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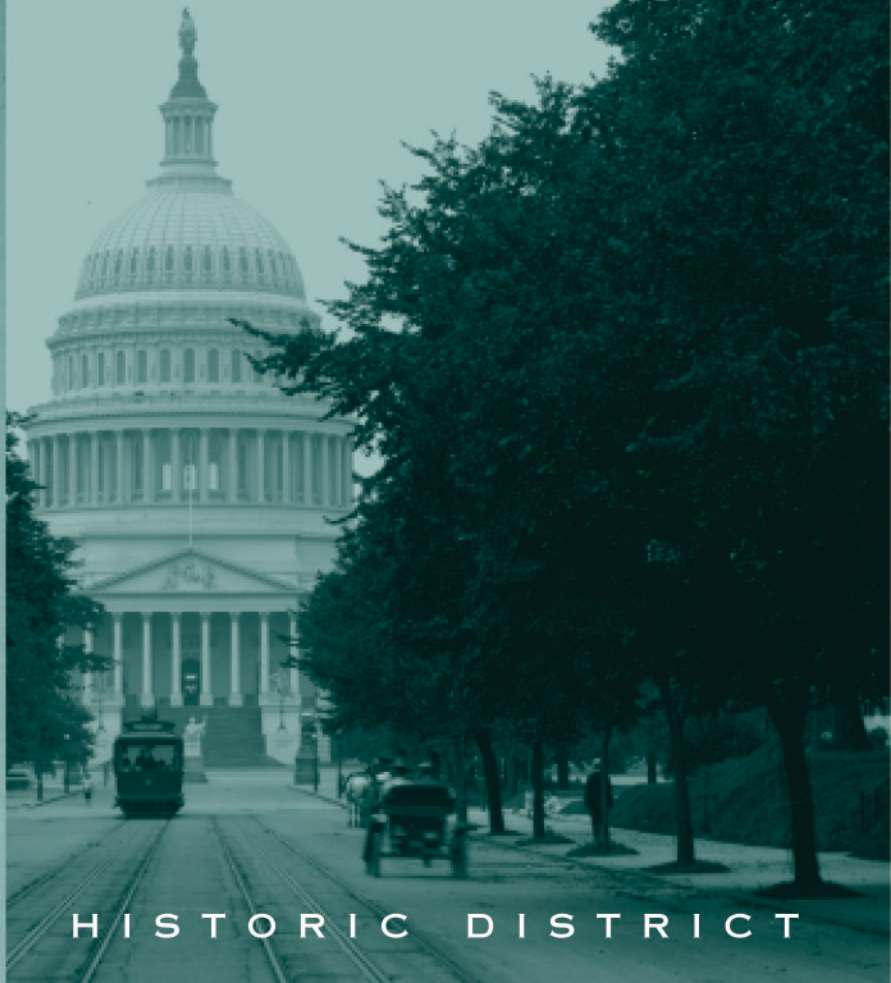


THE LINCOLN HOSPITAL (SITE OF TODAY'S LINCOLN PARK), SHOWN IN THIS CIVIL WAR ERA LITHOGRAPH ALONG WITH MILITARY ENCAMPMENTS EAST OF THE PARK, WERE AMONG THOSE VISITED BY WALT WHITMAN WHO MADE ROUNDS TO COMFORT THE INJURED AND DYING SOLDIERS.


FRONT COVER: AROUND 1880, A ROW OF ELM TREES WAS PLANTED TO EITHER SIDE OF EAST CAPITOL STREET, EVENTUALLY FORMING A BROAD CANOPY THAT ENCOURAGED RESIDENTIAL DEVELOPMENT ALONG THE CORRIDOR.

CAPITOL

HILL



HISTORIC DISTRICT



*“Around the Capitol are seven or eight boarding houses, one tailor, one shoemaker, one printer, a washing woman, a grocery shop, a pamphlets and stationery shop, a small dry-goods shop, and an oyster house. This makes the whole of the Federal city as connected with the Capitol.”
(Secretary of the Treasury, Albert Gallatin to his wife, January 1801)*

Although unimpressive in its initial years, this small collection of residential and commercial buildings described by Albert Gallatin in 1801 eventually grew into the Capitol Hill of today, including the monumental federal complex around the Capitol that holds international significance, and the extensive residential neighborhood that stretches beyond this core to the east.

The Capitol Hill Historic District is one of the oldest residential neighborhoods of Washington, DC. It is a large area stretching as far east of the U.S. Capitol grounds as 14th Street, south to the Navy Yard, and north to F Street, NE. The district, which includes 200 city squares and approximately 8,000 buildings, is one of the largest historic districts in the country. Its history spans the history of the city, beginning as a cluster of boarding houses around the Capitol to serve members of Congress and as a small, working-class community around the Navy Yard. Its principal period of growth occurred between 1880 and 1893 as residential development expanded to accommodate the growing numbers of middle-class government workers. Following this building boom and up to the mid-20th century, the neighborhood continued to push eastward, filling in the extensive open land between the Capitol and the Anacostia River. Although Capitol Hill owes its existence and growth to the presence of the federal government, the historic district excludes the Capitol grounds and the monumental core, and instead recognizes the neighborhood, its residents, and local institutions.

The street pattern of Capitol Hill follows Peter (Pierre) L'Enfant's plan, where a city grid intersects with diagonal avenues to create a variety of rectangular and irregular-shaped open spaces that serve as parks and green spaces. The wide avenues, with their deep setbacks and tall buildings provide grandeur, while the narrower, tree-lined grid streets offer an intimate feel and small-town charm. Architecturally, Capitol Hill is characterized by its cohesive collections of intact 19th-century row houses that line the major avenues and hidden alleys and reflect a variety of period styles, dominated by richly detailed and highly ornate brick Queen Anne examples. Historic churches, schools, commercial and institutional buildings punctuate these rows of residences.

THIS 1857 MAP OF WASHINGTON CITY BY A. BOSCHKE ILLUSTRATES THAT THE GREATEST DENSITY OF CAPITOL HILL'S PRE-CIVIL WAR DEVELOPMENT WAS FOUND AROUND THE CAPITOL BUILDING AND OUTSIDE THE NAVY YARD IN "NAVY YARD HILL."

RIGHT: AS THE LARGEST LANDOWNER IN THE FEDERAL CITY, DANIEL CARROLL BECAME AN IMPORTANT PLAYER IN THE EARLY DEVELOPMENT OF WASHINGTON, INVESTING IN SEVERAL REAL ESTATE VENTURES ON CAPITOL HILL.

EARLY HISTORY

Prior to European settlement, Indian tribes of the Algonquin family inhabited much of present-day Washington, DC. Nacochthanke, the largest Indian village in the area was located on the eastern shore of the Anacostia. In 1889, an old village site was recorded as being “just south of the Capitol, north of Garfield Park between 1st and 2nd Streets, SE.” Although some of the land forming Capitol Hill was cleared by the Indians for cultivation, most of it was heavily wooded and remained so until the mid-18th-century. By then, the majority of the land was owned by Charles Carroll, of the prominent Maryland Carroll family; Notley Young, longtime land owner in the area; and others, including Jonathan Slater, all of whom had cleared the forests, established plantations, and began the cultivation of tobacco and other crops.

Just prior to the establishment of the federal city, the area that later developed as Capitol Hill consisted of several large tracts of land extending east of Jenkins Hill (present site of the Capitol). While the hill’s western slopes remained heavily wooded, the plateau stretching east was cleared of trees and under cultivation. On this land above the Anacostia River two principal landowners, Charles Carroll of Carrollsburg and Jonathan Slater, operated plantations. The 1,400 acres of land owned by Charles Carroll since circa 1760 extended south of the Capitol to the Anacostia River. When Carroll built his Georgian house, Duddington Manor near Greenleaf Point (site of present Fort McNair), it was one of the first houses in the vicinity. During his three-decade-long ownership, Carroll divided his land into smaller tracts, including a 160-acre section which he platted as the town of Carrollsburg. Although the town never materialized, a reference to it survives in the 20th-century naming of the street, Carrollsburg Place in southwest DC. Another section of his land, including Jenkins Hill, the future site of the Capitol, went to his son Daniel Carroll of Duddington. In 1791, Daniel Carroll became one of the original nineteen city

proprietors who deeded land to the federal government for the establishment of the nation’s capitol.

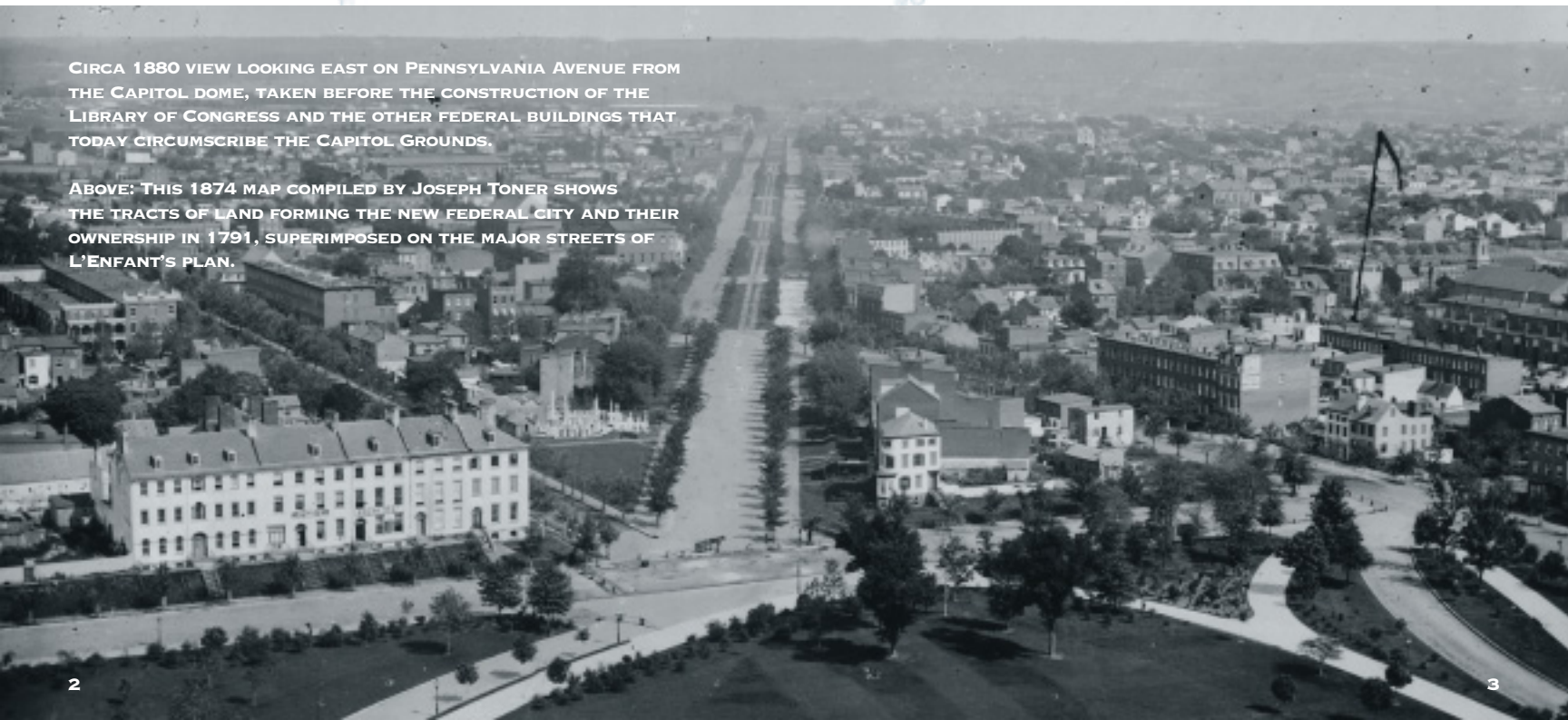
Jonathan Slater, owner of approximately 500 acres, purchased the majority of his land in 1764 and added to it over the years. Like other middle-size planters of his day, Slater resided on and worked his own land, living in his house near the present-day intersection of 8th and M Streets, SE. In March of 1791, Slater sold his land to William Prout, a British merchant and his future son-in-law. Prout purchased the land as a speculative venture with the expectation that it would be included in the new federal city. Like Daniel Carroll, Prout became one of the original city proprietors and was committed to the building of a new community on Capitol Hill.

THE FEDERAL CITY

Following the selection of Washington as the site for the federal city, the French artist and engineer, Major Peter (Pierre) Charles L’Enfant, prepared his famous plan for a portion of the ten-mile-square city, centered at the confluence of the Potomac River and the Eastern Branch (Anacostia River). L’Enfant’s plan combined an orthogonal city grid with diagonal avenues that took advantage of the natural terrain and allowed for expansive vistas. Capitol Hill figured prominently on L’Enfant’s plan with the Capitol, or “Congress House,” sited on Jenkins Hill, one of the highest points within the new Washington City, and described by him as a “pedestal waiting for a superstructure.” From the Capitol, wide avenues radiated on the diagonal and along the compass points, interrupted at major intersections by “reservations,” or open spaces that L’Enfant intended as places for monuments and memorials. For Lincoln Park, located on a rise of land one mile east of the Capitol, L’Enfant envisioned a “historic column” that would mark the prime meridian for the entire continent. Based upon L’Enfant’s plan, it was widely expected that the

CIRCA 1880 VIEW LOOKING EAST ON PENNSYLVANIA AVENUE FROM THE CAPITOL DOME, TAKEN BEFORE THE CONSTRUCTION OF THE LIBRARY OF CONGRESS AND THE OTHER FEDERAL BUILDINGS THAT TODAY CIRCUMSCRIBE THE CAPITOL GROUNDS.

ABOVE: THIS 1874 MAP COMPILED BY JOSEPH TONER SHOWS THE TRACTS OF LAND FORMING THE NEW FEDERAL CITY AND THEIR OWNERSHIP IN 1791, SUPERIMPOSED ON THE MAJOR STREETS OF L’ENFANT’S PLAN.





THIS MAP, PREPARED BY ARCHITECT/CARTOGRAPHER DON HAWKINS IN 1991, SHOWS THE TOPOGRAPHY OF THE CITY OF WASHINGTON IN 1792, COMBINED WITH THE L'ENFANT PLAN. CAPITOL HILL—AT THE HEIGHT OF A PLATEAU DESIGNATED BY HEAVY SHADING IN THE CENTER OF THIS SITE MAP—CLEARLY OCCUPIED A PROMINENT PLACE ON THE LANDSCAPE OF THE NEW FEDERAL CITY.



IN 1795 TO SHOWCASE HIS WEALTH, WILLIAM MAYNE DUNCANSON CONSTRUCTED THE MAPLES. LIKE MANY OTHER EARLY INVESTORS, DUNCANSON OVEREXTENDED HIMSELF, AND BY 1800 HAD LOST BOTH HIS MONEY AND HIS HOUSE. FOLLOWING ITS OWNER'S FINANCIAL RUIN, THE MAPLES STOOD VACANT UNTIL 1815 WHEN THE PROPERTY WAS PURCHASED AND RENOVATED BY FRANCIS SCOTT KEY, AUTHOR OF THE STAR SPANGLED BANNER. IN 1876, EMILY EDSON BRIGGS, A PIONEERING WOMAN JOURNALIST WHO WROTE UNDER THE PEN NAME "OLIVIA," PURCHASED THE MAPLES AND LIVED THERE UNTIL HER DEATH. IN 1936, BRIGGS' HEIRS SOLD THE MAPLES TO AN ANONYMOUS PURCHASER WHO DONATED IT TO FRIENDSHIP HOUSE, A SOCIAL SERVICE AGENCY FOUNDED IN 1904 AND STILL OPERATING OUT OF THE HOUSE TODAY.

city would develop to the east of the Capitol. L'Enfant himself wrote, "On this plateau the first settlement of a great city would necessarily take place..." For East Capitol Street—a 160-foot-wide monumental avenue extending from the "Congress House" east to a proposed bridge crossing the Anacostia River—L'Enfant

envisioned a grand commercial corridor, with an arcade "under whose cover Shops will be most conveniently and agreeably situated." Pennsylvania Avenue, laid roughly along the existing ferry road connecting the Maryland countryside across the Anacostia to the port at Georgetown, was an important artery anticipated as the ceremonial entrance to the nation's capital. Eighth Street, a broad street likely intended for commercial development, connected Pennsylvania Avenue to a site on the river proposed by L'Enfant as an "exchange," or trade center.

L'Enfant was committed to his plan and went to great lengths to ensure its accurate execution. Local landowner Daniel Carroll, one of the first residents to construct a substantial house in the new city, found himself affected by the endorsed street plan. In 1791, when Carroll began construction of his mansion, Duddington (named after his family seat on the Anacostia) on a site that projected into the route

L'Enfant had proposed for New Jersey Avenue, SE, L'Enfant ordered the partially erected house demolished. This act, in conjunction with L'Enfant's difficult personality, ultimately contributed to his early resignation as architect. Duddington was immediately rebuilt to face the proposed street, and stood as a local landmark until its demolition in 1886.

Other entrepreneurs, such as city proprietor William Prout and wealthy trader William Mayne Duncanson were, like L'Enfant, convinced of the future prominence of Capitol Hill. In 1791, Prout wrote a friend: "My land lies in the center and is the best situation in the whole city." In 1795, Duncanson, an early investor in Washington real estate, built The Maples (in the 600 block of South Carolina Avenue, SE), a grand Federal-style house that included slave quarters

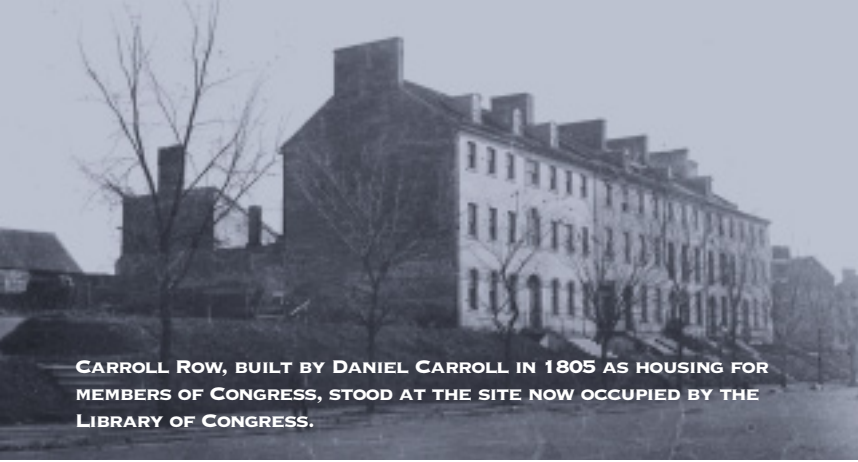


TUNNICLIFF'S TAVERN AT 9TH AND PENNSYLVANIA AVENUE, SE AND SHOWN IN THIS LATE 19TH-CENTURY PHOTOGRAPH OPENED IN 1795. WITHIN A FEW YEARS WILLIAM TUNNICLIFF MOVED HIS BUSINESS CLOSER TO THE CAPITOL. THE TAVERN LATER BECAME A HOTEL, PRIVATE HOME, AND BEER GARDEN BEFORE BEING DEMOLISHED IN 1936.

and stables and was described by George Washington as "a fine house in the woods."

Despite L'Enfant's vision, the city grew west of the Capitol toward the White House, rather than east toward the Anacostia.

Runoff from land cleared for agricultural purposes upstream of the federal city caused the river to silt up, forming wide marshes at its banks, and hampering construction of the active commercial port envisioned by L'Enfant. Meanwhile, the success of the port in Georgetown and the prestige of the White House neighborhood pulled development west. In fact, in the decade after the founding of the city, Pennsylvania Avenue, SE remained a rutted and bumpy dirt road. A lone tavern building stood at the corner of 9th Street and Pennsylvania Avenue welcoming travelers to the fledgling city.



CARROLL ROW, BUILT BY DANIEL CARROLL IN 1805 AS HOUSING FOR MEMBERS OF CONGRESS, STOOD AT THE SITE NOW OCCUPIED BY THE LIBRARY OF CONGRESS.

THE BOARDING HOUSE COMMUNITY

The first neighborhood called Capitol Hill was the small cluster of residential buildings located immediately adjacent to the Capitol grounds. In the capital's earliest years, few Congressmen wished to establish permanent residence in the city, preferring instead to live in boarding houses near the Capitol. Several local entrepreneurs, including George Washington, attempted to capitalize on this trend. In 1799, the former president built a double house designed by William Thornton just north of the Capitol facing North Capitol Street. Although Washington died before it was occupied, the building served as a boarding house/hotel until the site, including the stretch of North Capitol Street, was cleared for a park in the early 20th century. A plaque in the park marks the location of the building.

Daniel Carroll followed George Washington's lead with the construction in 1805 of a row of five elegant, Federal-style row houses. Carroll Row, later known as Duff Green's Row, is probably the most famous of the Capitol Hill boarding houses. From 1847 to 1849, during his first term in Congress, young Abraham Lincoln lived with his family in Mrs. Sprigg's boarding house in Carroll Row. During the Civil War, the houses served as a haven for fugitive slaves sought by bounty hunters. The row eventually became an annex to the



ALTHOUGH ALTERED, TWO NOTABLE FEDERAL-ERA DWELLINGS FORMING PART OF THE "BOARDING HOUSE COMMUNITY" ADJACENT TO THE CAPITOL SURVIVE: THE SEWALL-BELMONT HOUSE AT 2ND STREET AND CONSTITUTION AVENUE, NE (SHOWN HERE) AND THE MOUNTJOY BAYLY HOUSE AT 122 MARYLAND AVENUE, NE. TODAY, THE SEWALL-BELMONT HOUSE, A NATIONAL HISTORIC LANDMARK, IS HOME TO THE NATIONAL WOMAN'S PARTY AND A MUSEUM DEDICATED TO THE EQUAL RIGHTS MOVEMENT.

government's prison in the "old Brick Capitol" building, built across East Capitol Street as a temporary assembly place for Congress after the British burned the Capitol in 1814. In 1887, Carroll Row was razed for the construction of the Library of Congress (Jefferson building).

The wide and diagonal New Jersey Avenue leading from the Capitol to the Anacostia emerged as one of the most densely developed and fashionable streets of the early boarding house community. Daniel Carroll's Duddington and a sugar refinery-cum-brewery located at the river's edge attracted Thomas Law, a business partner of William Mayne Duncanson and investor in the city. During the 1790s, Law built one row of ten houses, followed by another group of three dwellings, as well as a single-family house for his own residence. None of these buildings survives.

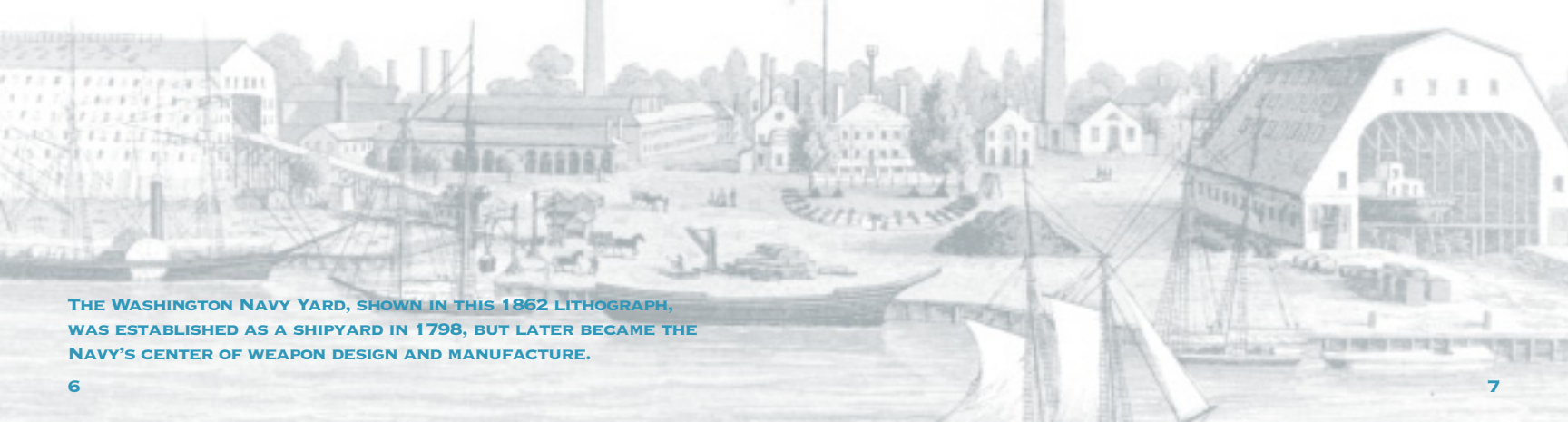
NAVY YARD HILL

At the same time the boarding house community was developing around the Capitol building, the 8th Street corridor was growing into "Navy Yard Hill." Although the site at the end of 8th Street was planned by L'Enfant as a commercial center, its protected inland location, deep harbor, and proximity to timber sources provided the ideal ingredients for the Navy looking to establish a shipbuilding yard. So, in 1798, one year after the founding of the United States Navy, Congress authorized the establishment of the Washington Navy Yard as one of six navy yards along the East Coast.

Skilled workers within the walls of the Navy Yard built and repaired ships and later designed and developed ordnance. Outside its walls on former farmland, businessmen and merchants erected shops catering to the ship-building industry and its growing numbers of workers, both military and civilian. A small concentration of working-class whites, slaves, free blacks, American-born and immigrant workers, all employed by the



THE HISTORIC ENTRANCE TO THE NAVY YARD, DESIGNED BY ARCHITECT BENJAMIN HENRY LATROBE AND COMPLETED IN 1806, SERVED AS THE OFFICIAL ENTRY POINT FOR IMPORTANT VISITORS ARRIVING BY BOAT TO EARLY WASHINGTON. IN THE 1880s, THE ORIGINAL ONE-STORY ENTRY WAS ALTERED BY ADDITIONS MADE ON TOP OF AND TO EITHER SIDE OF THE LATROBE-DESIGNED GATE.



THE WASHINGTON NAVY YARD, SHOWN IN THIS 1862 LITHOGRAPH, WAS ESTABLISHED AS A SHIPYARD IN 1798, BUT LATER BECAME THE NAVY'S CENTER OF WEAPON DESIGN AND MANUFACTURE.

Navy, built the first houses around the Yard's gates. Grocers, shoemakers, tailors, butchers, bakers and other merchants all vying for their business quickly established stores, turning Navy Yard Hill into a bustling commercial and residential community.

Likely inspired by George Washington's "party wall" proclamation of 1791 that allowed half of a party wall to be placed on the adjacent



THE URBAN CHARACTER OF THE EARLY HOUSES AROUND THE NAVY YARD ILLUSTRATES THE GENERAL EXPECTATION THAT NAVY YARD HILL WOULD QUICKLY GROW INTO A DENSE AND SIZEABLE URBAN COMMUNITY. THIS PAIR OF DWELLINGS STILL STANDS IN THE 700 BLOCK OF I STREET, SE.



THE CARBERY HOUSE AT 423 6TH STREET, SE, BUILT IN 1803, WAS OCCUPIED BY ARCHITECT BENJAMIN HENRY LATROBE WHILE HE WORKED ON THE DESIGN OF SEVERAL NAVY YARD BUILDINGS. IN 1833, THE BUILDING'S NAMESAKE, JAMES CARBERY, PURCHASED THE HOUSE, RESIDING THERE UNTIL HIS DEATH. THE CENTRAL TOWER WAS ADDED IN 1881.



SAMUEL N. SMALLWOOD, TWICE MAYOR OF WASHINGTON, MOVED INTO THIS FEDERAL HOUSE IN THE 300 BLOCK OF VIRGINIA AVENUE, SE. BUILT IN 1800 BY DR. FREDERICK MAY, THE HOUSE WAS RAZED IN THE 1960S TO MAKE WAY FOR THE SOUTHEAST-SOUTHWEST FREEWAY.

property, the first houses erected for the small community were typically modest-sized, two-story brick or frame structures built as pairs or in small groupings of three. The surviving houses from this period are readily distinguished by their steeply pitched gable roof forms and shared central chimneys.

From its founding, the Navy Yard employed African Americans, many of whom were slaves leased out by local owners. One worker, African-American Michael Shiner, began his 52-year career at the Navy Yard as a slave, and ended it as a freed man. During his tenure at the Yard, Shiner recorded many observations in his journals, including a vivid account of the British attack on Washington in August 1814. Three other former slaves who also worked at The Navy Yard, George Bell, Nicholas Franklin, and Moses Liverpool, organized the city's first school for blacks in 1807.

Some of Washington's most prominent residents lived alongside this working-class community. Naval officers, politicians, statesmen and other members of the city's establishment built houses along the



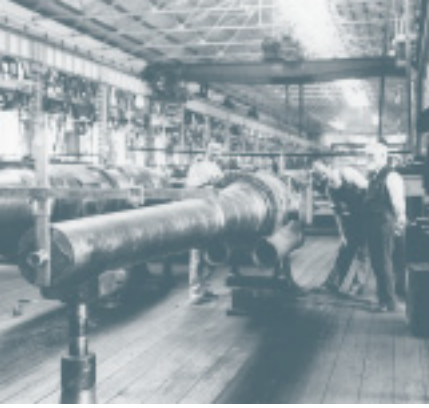
ABOVE: THE ORIGINAL CHRIST CHURCH, A TWO-STORY STRUCTURE BUILT IN 1807, SURVIVES BEHIND THE PRESENT GOTHIC REVIVAL FACADE AND TOWER CONSTRUCTED IN 1849 (THIRD STORY ADDED IN 1891) SHOWN IN THIS TURN-OF-THE-CENTURY PHOTOGRAPH.

LEFT: ORIGINALLY PART OF A MIXED METHODIST CONGREGATION FOUNDED IN 1805, EBENEZER UNITED METHODIST CHURCH WAS ESTABLISHED IN 1827 AS A SEPARATE CHURCH BY ITS AFRICAN-AMERICAN MEMBERS. THE PRESENT CHURCH BUILDING, AT 4TH AND D STREETS, SE (SHOWN) WAS BUILT IN 1897, REPLACING THE EARLIER FRAME CHURCH KNOWN AS "LITTLE EBENEZER."

streets between Pennsylvania Avenue and the Navy Yard. An 1836 obituary of Timothy Winn, a Naval officer who lived in Navy Yard Hill at 10th and I Streets, SE, noted that he was "a man of considerable scholarship, and possessed elegant taste and many accomplishments." His house was "one of the finest establishments in Washington ... the home of the most elegant and refined hospitality." Others of Winn's social standing, including an early mayor of Washington, Samuel N. Smallwood, and Navy Yard architect and engineer James Carbery lived near the Navy Yard.

CONGRESSIONAL CEMETERY AT 18TH AND E STREETS, SE, ESTABLISHED IN 1807, WAS CEDED TO THE VESTRY OF CHRIST CHURCH IN 1812. BY 1835, IT HAD ALSO BECOME THE UNOFFICIAL RESTING PLACE FOR MEMBERS OF CONGRESS WHO DIED IN OFFICE. OVER EACH GRAVE OF THE DECEASED, CONGRESS ERECTED A MONUMENT DESIGNED BY ARCHITECT BENJAMIN HENRY LATROBE. FOR MEMBERS WHO DIED BUT WERE BURIED ELSEWHERE, CONGRESS ERECTED CENOTAPHS, OR "EMPTY TOMBS" OF THE SAME LATROBE DESIGN AND SHOWN IN THIS PHOTOGRAPH. TODAY, THE CEMETERY IS AN ACTIVE BURIAL GROUND, MANAGED BY THE ASSOCIATION OF THE PRESERVATION OF HISTORIC CONGRESSIONAL CEMETERY.





BEGINNING IN THE 1830S, THE WASHINGTON NAVY YARD BEGAN THE PRODUCTION OF ORDNANCE. MORE THAN A CENTURY LATER, DURING WORLD WAR II, THE NAVAL GUN FACTORY AT THE WASHINGTON NAVY YARD WAS THE WORLD'S LARGEST MANUFACTURER OF WEAPONS.

As the community grew, several religious buildings of different denominations were constructed near the Navy

Yard and around the Capitol. In 1794, the federal city's first Episcopal church, Christ Church (Washington Parish) was created by an Act of the Maryland Assembly. For years, the congregation met in a tobacco barn near New Jersey Avenue and D Street, SE, before completing its two-story church building at 6th and G Streets, SE in 1807. Designed by Robert Alexander, the church was constructed on lots donated by local landowner and parishioner, William Prout.

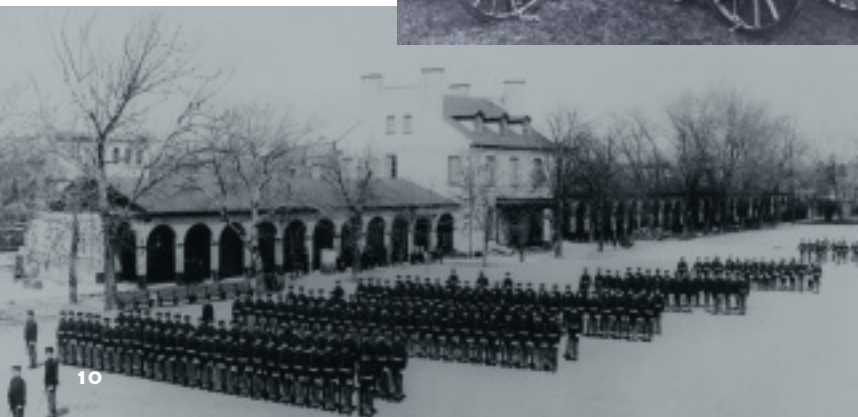
By 1820, congregations representing the Methodist, Catholic, Baptist, and Presbyterian denominations had all established churches on Capitol Hill. In 1827, African-American worshippers who attended the precursor to Trinity Methodist Church (now Capitol Hill United Methodist Church) at Seward Square managed to establish their own church, Ebenezer Methodist Church in a small frame structure at 4th and D Streets, SE. Ebenezer Methodist Church quickly became an important community institution, sponsoring in 1864 one of the first publicly funded schools for black students.

THE MARINE BARRACKS

When the United States moved its capital from Philadelphia to Washington in 1800, the United States Marine Corps, "entrusted with the protection of all federal buildings" was instructed to follow. The first company of Marines set up camp in Georgetown and later on E Street, NW, but in 1801, President Thomas Jefferson, on horseback and

RIGHT: THESE OFFICERS, SHOWN WITH THE COMMANDANT'S HOUSE IN BACKGROUND, WERE STATIONED AT THE MARINE BARRACKS IN 1896.

BELOW: THE ORIGINAL MARINE BARRACKS, SHOWN IN THIS CIRCA 1905 PHOTO, CONSISTED OF THE MARINE COMMANDANT'S HOUSE (NOT SHOWN) FACING G STREET, SE AND THIS LARGE PARADE GROUND AND QUARTERS FOR 500 ENLISTED MEN AND OFFICERS ALONG 8TH STREET, SE.



JOHN PHILIP SOUSA, BORN IN 1854 AT 636 G STREET, SE TO IMMIGRANT PARENTS (HIS MOTHER WAS BAVARIAN AND HIS FATHER, PORTUGUESE), WAS RAISED IN A HOUSE ON 7TH STREET, SE. SOUSA, SHOWN IN THIS CIRCA 1890 PHOTOGRAPH, BECAME A RENOWNED COMPOSER AND MUSICIAN. HE WAS DIRECTOR OF THE MARINE BAND FROM 1880-92.



accompanied by Marine Corps Lieutenant Colonel William Ward Burrows, selected the site between 8th and 9th and G and I Streets, SE for the Marine Barracks. The site was chosen for its proximity to the Navy Yard, but also had the advantage of being "within easy marching distance" of the Capitol and the President's House.

English architect George Hadfield, primarily known for his work on the U.S. Capitol building but also for his design of Old City Hall at Judiciary Square, designed the original barracks complex on the site, begun in 1801.

Established in 1798 and headquartered at the Marine Barracks, the Marine Band has played for every president since John Adams. Dubbed the "President's Own" by Thomas Jefferson, the band played all over Washington throughout the 19th century, at outdoor concerts, dancing assemblies, parades, civic affairs, and even worship services. From 1880 to 1892, under the leadership of John Philip Sousa, the Marine Band gained international acclaim. Sousa, who was born and raised in the neighborhood, composed dozens of stirring marches, among them the *Washington Post March* and *Semper Fidelis*, eventually gaining him the title of "March King."

Although the Marine Barracks did not employ civilian workers as the Navy Yard did, its existence on Capitol Hill contributed to the area's economic growth and stability, not to mention its character. In 1838, Major Augustus A. Nicholson, Quartermaster General of the Marines and a lavish entertainer, purchased the Maples, the large Federal house built by William Mayne Duncanson in 1795. During Nicholson's residency, the Maples became the unofficial Marine headquarters and the center of military social life.

CIVIL WAR-ERA DEVELOPMENT

In the decades leading up to the Civil War, the Capitol Hill community continued slow growth. The Capitol building, burned by the British in 1814, and the Navy Yard (set aflame by Navy Yard Commandant Captain Thomas Tingey, under orders of the Secretary of the Navy to prevent its capture by the enemy) were both rebuilt after the British invasion. Shipbuilding and ship repair resumed immediately at the Navy Yard, and in 1815, while the Capitol was being rebuilt, a temporary building, later dubbed the "Old Brick Capitol," was erected to house Congress. These highly visible construction projects gave the capital a renewed sense of permanence, while the Marine Barracks, one of the few public buildings spared by the British in 1814, provided Capitol Hill and the city with a sense of security.

Beginning in the 1830s, the function of the Navy Yard began to change from the construction of wooden ships to the large-scale manufacture of ordnance. During the Civil War, Commander Dahlgren, commandant of the Navy Yard, kept the Yard's shops



FUNDED BY A GROUP OF WASHINGTON RESIDENTS INTENT UPON KEEPING THE CAPITOL IN THE CITY, THE “OLD BRICK CAPITOL” WAS CONSTRUCTED IN 1815 AND SERVED AS A TEMPORARY HOME FOR CONGRESS UNTIL THE COMPLETION OF THE REBUILDING OF THE CAPITOL IN 1819. THE SUPREME COURT BUILDING OCCUPIES THE SITE TODAY.

FOR ALMOST FIFTY YEARS AFTER ITS CONSTRUCTION (1865-66), THE “OLD” NAVAL HOSPITAL, (PHOTO CIRCA 1910), CONTINUED IN USE UNTIL A NEW HOSPITAL WAS BUILT DOWNTOWN, AND EVENTUALLY BECAME THE TEMPORARY HOME FOR OLD SOLDIERS AND SAILORS.



IN 1876, THE BRONZE “EMANCIPATION” STATUE WAS ERECTED IN LINCOLN PARK, PAID FOR ENTIRELY BY FREED SLAVES.

open 24 hours a day to produce boat guns, shells, percussion caps, and 35,000 minie and musket balls per day. As activity within the walls of the Yard increased, troop activity surrounding the Yard also intensified. Guns were positioned to defend Latrobe Gate, while other entrances to the Yard were barricaded and fortified. Troops were present everywhere around Navy Yard Hill and the Capitol. Existing buildings were commandeered for military use and new buildings were constructed. The tower of Christ Church at 6th and G Streets reputedly served as a

was already the terminus of a long-standing transportation route (as early as 1830, an omnibus operated between the Navy Yard and Georgetown), the permanent Georgetown-Navy Yard line ultimately encouraged development along its heavily traveled route. From Georgetown, the line traveled east along Pennsylvania Avenue past the Capitol, then headed south on 8th Street, SE to the Navy Yard.

During the Civil War, due largely to the presence of the Navy Yard, Capitol Hill survived in relative prosperity. The years immediately following the Civil War, however, were difficult ones. Appropriations for the Navy were drastically reduced and the Navy Yard workforce fell to an all-time low. Despite this economic malaise, the population boom that followed the War brought new investment opportunities for entrepreneurs with the vision and money. In 1866, one such investor, Stephen Flanagan, a Philadelphia tugboat manufacturer, built one of Capitol Hill’s finest rows of residences on an undeveloped and remote street southwest of Lincoln Square. This row, Philadelphia Row on 11th Street, SE, located well east of the established residential streets around the Capitol, anticipated by several decades the eastward development of Capitol Hill beyond the one-mile radius of the Capitol.

Union lookout post; present-day Lincoln Park became a hospital site for wounded soldiers; Providence Hospital opened its doors to civilians and the military in a temporary home at 2nd and D Streets; and the Naval Hospital at 9th and Pennsylvania Avenue was under construction for the exclusive use of Navy personnel.

Lincoln Hospital, a Union hospital named in honor of the commander-in-chief, was sited at today’s Lincoln Park, a refuse heap prior to the Civil War. To memorialize the assassinated leader, an 1866 act of Congress officially designated the former hospital site as Lincoln Square. Ten years later, the bronze “Emancipation” statue was erected with funds provided by freed slaves. As such, the park held special appeal to African Americans and the site became a popular tourist attraction.

Capitol Hill benefited from the city’s first streetcar system, built during the Civil War to facilitate the movement of troops and supplies. The Georgetown-Navy Yard streetcar line opened in 1862 as one of the city’s first three horse-drawn streetcar lines (the 7th Street line and the 14th Street line were the other two). Although the Navy Yard

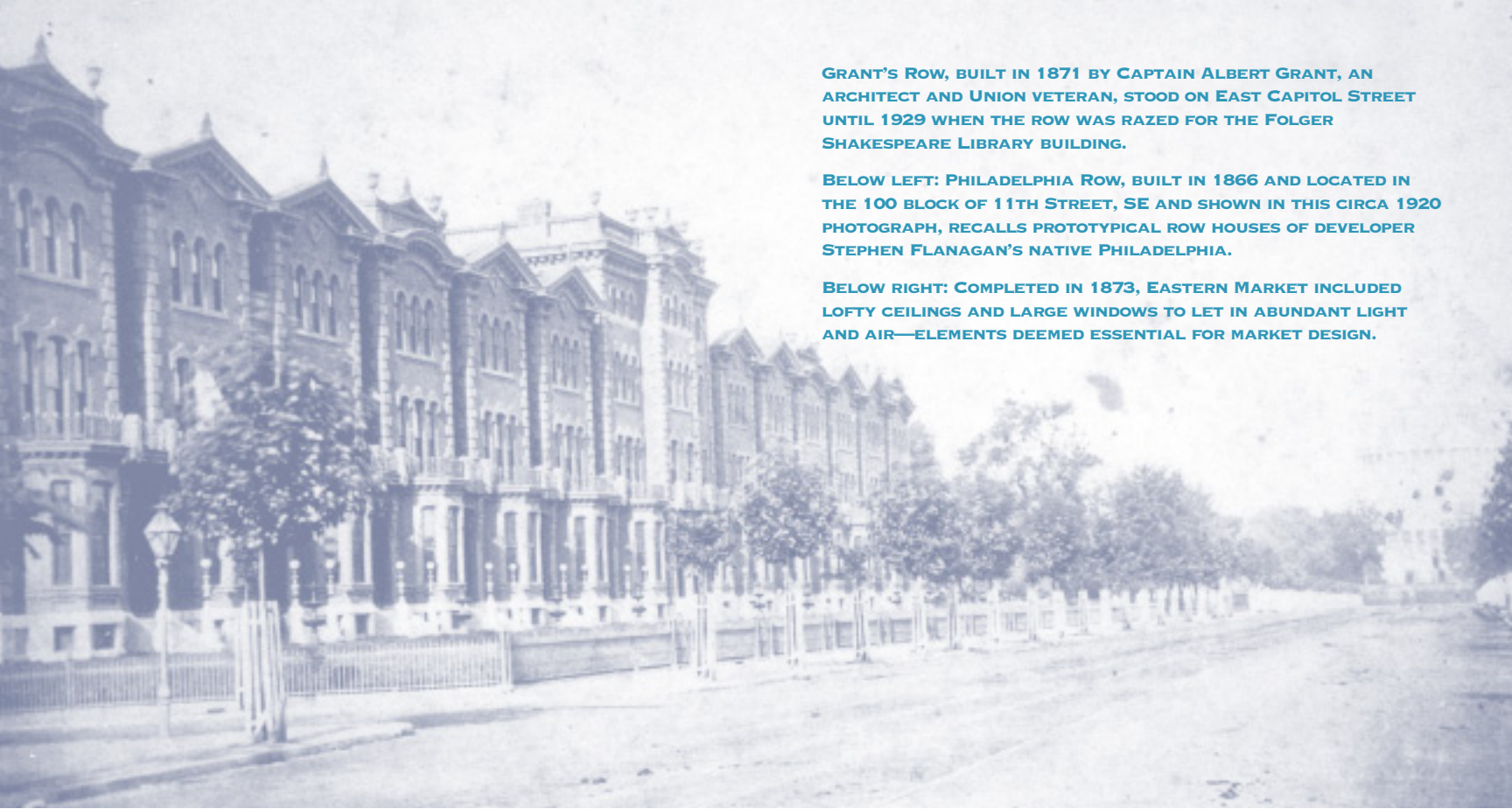
Several years later and closer to the Capitol, Milwaukee architect and Union veteran, Captain Alfred Grant envisioned the potential for a fashionable post-War residential district. In 1870-71, at a strategic



IN 1893, THE WASHINGTON & GEORGETOWN RAILROAD COMPANY BUILT THE NAVY YARD CAR BARN ACROSS FROM THE LATROBE GATE, INCREASING THE IMPORTANCE OF THE TERMINUS. THIS CIRCA 1900 PHOTOGRAPH SHOWS AN ELECTRIC STREETCAR, ADAPTED FROM AN EARLIER EXPERIMENTAL CABLE CAR, IN FRONT OF THE CAR BARN.

location on the south side of East Capitol Street between 2nd and 3rd Streets, Grant constructed a row of fourteen houses in an opulent Italianate style. Alas, Grant’s asking price of \$75,000 for the central two houses scared away even the British minister, interested in acquiring them for the British legation. After sluggish sales, Captain Grant

THIS 1863 ENGRAVING SHOWS BYSTANDERS WATCHING A MARINE CONTINGENT MARCH PAST THE MARINE BARRACKS ON 8TH STREET, SE.



GRANT'S ROW, BUILT IN 1871 BY CAPTAIN ALBERT GRANT, AN ARCHITECT AND UNION VETERAN, STOOD ON EAST CAPITOL STREET UNTIL 1929 WHEN THE ROW WAS RAZED FOR THE FOLGER SHAKESPEARE LIBRARY BUILDING.

BELOW LEFT: PHILADELPHIA ROW, BUILT IN 1866 AND LOCATED IN THE 100 BLOCK OF 11TH STREET, SE AND SHOWN IN THIS CIRCA 1920 PHOTOGRAPH, RECALLS PROTOTYPICAL ROW HOUSES OF DEVELOPER STEPHEN FLANAGAN'S NATIVE PHILADELPHIA.

BELOW RIGHT: COMPLETED IN 1873, EASTERN MARKET INCLUDED LOFTY CEILINGS AND LARGE WINDOWS TO LET IN ABUNDANT LIGHT AND AIR—ELEMENTS DEEMED ESSENTIAL FOR MARKET DESIGN.

declared bankruptcy, and Grant's Row became known as Grant's Folly. In 1928, industrialist Henry Clay Folger of Standard Oil wealth purchased the row houses and demolished them to make way for the Folger Shakespeare Library, constructed in 1932.

THE BUILDING BOOM

The major post-War stimulus to Capitol Hill came when Alexander "Boss" Shepherd, Vice President of Public Works during the city's brief period of Territorial Government (1871-74), proposed multi-million dollar, city-wide civic improvements. Although Capitol Hill saw many fewer improvements than did the northwest sector of the city, the Board of Public Works undertook several major projects on the Hill, including the paving of Pennsylvania Avenue and East Capitol Street, SE, the landscaping of Lincoln Square, and the construction of Eastern Market.

The streets were paved according to the 1870 "Parking Act." This Act recognized that Washington's wide avenues were not likely to be

fully graded and paved, and thus provided for green "parking strips" to either side of a central, paved area. Within this "parking," the city government would be responsible for planting trees and laying sidewalks. The act allowed the owners of the property facing the street to landscape and later (1899) fence the remaining land between the sidewalks and the property lines. Along East Capitol Street, a 50-foot roadway was paved down the center of the 160-foot planned avenue, leaving 55-foot "parking" strips to either side.

The construction of Eastern Market was part of the larger effort by the Board of Public Works to provide the city with up-to-date market structures. Several markets were planned, the designs of which were based upon an ideal market design established by architect Adolph Cluss, who designed the Smithsonian's Arts and Industries building, the Masonic Temple at 9th and F Streets, NW, along with a number of city schools and other notable buildings.

Other than these highly visible projects on Capitol Hill, the area was not a recipient of "Boss" Shepherd's largesse. The Board's programs were heavily focused on northwest Washington and thus greatly encouraged the growth of the city's fashionable quarters there.





FAR LEFT: CAPITOL HILL BUSINESSMAN JOHN HERRELL CONTRIBUTED TO THE RESIDENTIAL DEVELOPMENT OF CAPITOL HILL BY FINANCING THE CONSTRUCTION OF SEVERAL ROWS OF HOUSES, INCLUDING THE 900 BLOCK OF PENNSYLVANIA AVENUE, SE WHERE HE LIVED.

LEFT CENTER: BUILT BY ARCHITECT/BUILDER CHARLES GESSFORD FOR JUST \$10,000, THIS ROW OF 2-1/2-STORY QUEEN ANNE BRICK HOUSES WITH TWO-STORY PROJECTING BAYS IS TYPICAL OF THE LATE 19TH-CENTURY, MIDDLE-CLASS SPECULATIVE ROW HOUSES CONSTRUCTED ON CAPITOL HILL.

RIGHT CENTER: THIS ROW OF DWELLINGS IN THE 300 BLOCK OF A STREET, SE FEATURES FLAT FACADES WITH HEAVY WOODEN DOOR AND WINDOW HOODMOLDS, CHARACTERISTIC OF THE ITALIANATE STYLE AND WELL REPRESENTED IN THE CAPITOL HILL BUILDINGS OF THE 1870S.

FAR RIGHT: THIS SECOND EMPIRE STYLE HOUSE AT 316 A STREET, NE, CIRCA 1870, WAS THE HOME OF AFRICAN-AMERICAN ABOLITIONIST FREDERICK DOUGLASS. DOUGLASS LIVED HERE WITH HIS FAMILY FROM AT LEAST 1874 UNTIL 1878 WHEN HE MOVED TO CEDAR HILL IN ANACOSTIA.

For its growth, Capitol Hill depended on small-scale real estate speculators, local developers and committed residents and businessmen. In 1883, seventeen Hill residents signed a written document to the District Commissioners complaining of the city’s neglect of the area east of the Capitol. Several of these signers were pillars of the community, including local entrepreneur and businessman, John Herrell. Herrell, owner of a brick-making firm on Capitol Hill, and later founder and first president of the National Capital Bank and first president of the East Washington Savings Bank, is credited with the construction of several residential developments of the 1870s and 1880s.

Like Herrell, other small-scale developers, including the real estate firm of Weller and Repetti, builder William Yost, and the prolific builder Charles Gessford, at first constructed small groups of row houses on vacant lots close to the Capitol. Eventually, these

THE ROMANESQUE REVIVAL-STYLE MARY L. HILL HOUSE AT 408 A STREET, SE, DESIGNED BY ARCHITECT NICHOLAS T. HALLER, FEATURES AN INTRICATELY CARVED AND ARCHED ENTRY



developers and others capitalized on the extensive tracts of cheap and undeveloped land further east of the Capitol, where they built longer rows of attached housing. These row houses, taking advantage of economies of scale and inexpensive, mass-produced architectural elements, were affordable and appealed to the middle-class resident.

The “Projection Act,” passed in 1871, ultimately provided Capitol Hill with much of the architectural character that defines the historic district today. This act, along with L’Enfant’s wide streets and the landscaping promoted by the 1870 “Parking Act,” distinguishes Capitol Hill from older, 18th-century towns such as Georgetown and Alexandria. The “Projection Act” allowed bay windows, corner towers, and porches to project into public space. This projection legislation allowed developers greater freedom to introduce popular elements found in the evolving Queen Anne, Romanesque Revival, Italianate, and other Victorian-era styles.

In 1883, the federal government passed the Civil Service Act, a law that gave government workers greater job security and regular wages. Its passage, combined with the improvements to Capitol Hill’s infrastructure and the need to house the post-Civil War population boom, ensured the future growth of Capitol Hill as an important middle-class residential community of the nation’s capital. With the promise of a weekly paycheck, the growing federal workforce was quick to purchase the single-family row houses emerging all over Capitol Hill, within walking distance of the government’s greatest centers of employment: Congress, the Navy Yard, and the Government Printing Office. Thus, beginning in 1871, but climaxing in the decade between 1883 and 1893, Capitol Hill became home to many in the federal government workforce (both African American and white), their families, and the associated commercial, institutional, and service communities. During that period, Capitol Hill began to evolve into the Capitol Hill of today, with cohesive collections of brick row houses executed in a variety of Victorian-era styles, punctuated by stores on nearly every corner, and notable religious and educational institutions tucked into the residential blocks.

ARCHITECTURE

Short rows of flat-fronted Italianate-style dwellings constructed in the 1870s are widespread on Capitol Hill, with monumental examples along East Capitol Street. Buildings executed in the contemporaneous, but more exuberant Second Empire style are less common and are typically single, freestanding examples.

By the 1880s and 1890s, row house design on Capitol Hill exhibited the fashionable Queen Anne and Romanesque Revival styles, taking full advantage of the city's Projection Act of 1871. Flat fronts gave way to projecting bays, towers, and porches all protruding over the building line. Building facades became increasingly ornamental with an array of different and intricate brickwork designs, terra cotta decoration, and often included stained glass window and door transoms. Many of these row houses are the works of prominent local architects such as Thomas Franklin Schneider, Appleton P. Clark, Nicholas T. Haller, and Clement A. Didden.

As Capitol Hill's building lots facing the public avenues were filling, the alleys behind them began to be developed more intensively for both commercial and residential use. Several dairy operations, including Walker Hill Dairy behind 7th Street between G and E Streets, SE, operated in the area's alleyways, as did numerous stables and other light industrial/commercial concerns. In addition, hundreds of small dwellings arose in the alleys to house the city's poorest and mostly African-American residents. The squalid conditions of Navy Place, between 6th & 7th Streets, north of I Street, SE, and home to 280 African Americans living in 70 small houses without electricity or plumbing, became the focus of social reformers seeking to eliminate the crowded and unsanitary housing in the city. The dwellings in Navy Place near the Navy Yard were eventually demolished following passage of the Alley Dwelling Elimination Act in 1934, only to be replaced with subsidized housing for whites only. Many of Capitol Hill's other alley dwellings escaped demolition and were later renovated.

THE QUEEN ANNE-STYLE MAYERS BLOCK AT 221-225 PENNSYLVANIA AVENUE, SE INCLUDES BRICK CORBELING AND MOLDED TERRACOTTA TILES.



ABOVE: THE ROW OF FIVE DWELLINGS AT 1000-1008 PENNSYLVANIA AVENUE, SE BUILT BY WILLIAM YOST IN 1894 REPRESENTS THE QUINTESSENTIAL ROMANESQUE REVIVAL-STYLE ROW HOUSES OF CAPITOL HILL, CHARACTERIZED BY RUSTICATED STONE BASES, INTRICATELY CARVED STONWORK, SQUAT COLUMNS AND A GENERAL OVERALL MASCULINITY. YOST BUILT THE HOUSE AT 1002 FOR HIMSELF AND HIS FAMILY.

INSET: GESSFORD COURT, LIKELY NAMED AFTER PROMINENT LOCAL BUILDER CHARLES GESSFORD, RETAINS AN INTACT ROW OF TEN ALLEY DWELLINGS, CONSTRUCTED BEFORE 1900.



CLOCKWISE FROM TOP LEFT: THE WAUGH METHODIST CHURCH AT 308 A STREET, NE (NOW FAITH TABERNACLE) WAS ORIGINALLY BUILT IN 1858. THE PRESENT BUILDING DATES PRIMARILY FROM A CIRCA 1892 ENLARGEMENT.

MT. JEZREEL BAPTIST CHURCH, BUILT IN 1883, WAS DESIGNED BY CALVIN T.S. BRENT, THE FIRST AFRICAN-AMERICAN ARCHITECT TO PRACTICE IN WASHINGTON. THIS ILLUSTRATION SHOWS MT. JEZREEL BEFORE THE PRESENT ARTIFICIAL STONE FACADE WAS APPLIED TO THE BUILDING.

ST. MARK'S CHURCH, BUILT IN 1888-89 AND DESIGNED BY BALTIMORE ARCHITECT T. BUCKLER GHEQUIER, REFLECTS AN ENGLISH GOTHIC REVIVAL STYLE, WITH HIGH VICTORIAN DESIGN TREATMENT, INCLUDING TIFFANY STAINED-GLASS WINDOWS.

GRACE BAPTIST CHURCH, A ROBUST, ROMANESQUE REVIVAL-STYLE CHURCH AT 901 SOUTH CAROLINA AVENUE, SE AND BUILT IN 1891-95, HAS BEEN CONVERTED INTO CONDOMINIUMS.

RELIGION, EDUCATION, CULTURE

Capitol Hill's diverse population, including immigrants and African Americans, both free and enslaved, nurtured a wide range of religious faiths, and financial, cultural, and educational institutions. Thriving smaller communities of Eastern Europeans, Asians, Irish, and Germans that had established themselves near the Navy Yard and its jobs in the earliest years, moved north and east along with the rest of the population, bringing with them their cultural traditions and institutions.

From 1860 to 1898, thirty-five new churches formed in the larger Capitol Hill area, up from about a dozen in 1860. Several of these

churches were newly established African-American congregations, such as Mt. Jezreel at 5th and E Streets, SE, organized in 1883 and built by freed slaves. The majority of the others, however, were mission churches of existing congregations in and beyond Capitol Hill. In 1867, Christ Church organized St. Mark's Episcopal Church at 3rd and A Streets, SE, as a "colony" church, just as members of the Methodist Protestant Church at Virginia Avenue and 5th Street, SE



WALLACH SCHOOL, THE CITY'S FIRST SUBSTANTIAL SCHOOL BUILDING, WAS CONSTRUCTED IN 1864 AT 7TH AND PENNSYLVANIA AVENUE, SE (SITE OF PRESENT-DAY HINE JUNIOR HIGH SCHOOL).

organized the North Carolina M.P. Church in 1872. The Southeast Hebrew Congregation, organized in 1909, eventually purchased a permanent meeting place at 417 9th Street, SE. Like the residential and commercial buildings of the period, these religious edifices, often built on prominent corner lots, or facing public squares, were designed in a variety of Victorian-era styles by notable architects and designers.

Public school education in Washington, begun in a limited capacity for whites in 1804 and established for blacks only in 1862, gained a sense of permanency following the Civil War. Prior to 1862, black children attended schools in African-American churches, or those organized by individuals such as the Liverpool/Bell School. The post-War restructuring of the school system was complemented by the construction of a number of new and architecturally notable brick school buildings that catered to the widely scattered population of the

PROVIDENCE HOSPITAL WAS ESTABLISHED IN 1861 AT 2ND AND D STREETS, SE WHEN THE CITY'S ONLY EXISTING CIVILIAN HOSPITAL (AT JUDICIARY SQUARE) WAS TAKEN OVER BY THE UNION ARMY. THE NOW-DEMOLISHED MISSION-STYLE HOSPITAL, SHOWN HERE, WAS A 1904 REMODEL OF THE ORIGINAL PURPOSE-BUILT HOSPITAL BUILDING ON THE SITE. THE CLEARED SITE, TWICE SLATED FOR CONGRESSIONAL PARKING, BUT VOCIFEROUSLY OPPOSED BY LOCAL CITIZENS' GROUPS, WAS CONVERTED INTO A LANDSCAPED PARK IN 1979.

THIS AERIAL VIEW OF CAPITOL HILL LOOKING WEST FROM LINCOLN PARK TO THE CAPITOL SHOWS THE CONTRAST IN SCALE BETWEEN THE LARGE FEDERAL BUILDINGS AROUND THE CAPITOL AND THE NEIGHBORHOOD'S SMALLER AND PREDOMINANTLY 19TH-CENTURY BUILDINGS.



THE HILL IN THE 20TH CENTURY

At the turn of the 20th century, Capitol Hill was a collection of well-established and vibrant residential neighborhoods, composed of middle-class government workers. Around the Capitol, the federal government's presence on Capitol Hill expanded substantially. The Senate Park Commission Plan of 1901-1902 (the McMillan Plan) called for surrounding the Capitol with classically inspired buildings for the legislative and judicial branches of government. In 1904, the New York firm of Carrere & Hastings designed the Russell Senate Office Building and the Cannon House Office Building, both of which were completed in 1909. The construction of these buildings coincided with the

city. One of the first of these new schools, Wallach School, designed in an exuberant Renaissance Revival style by the firm of Cluss and Kammerhueber and constructed in 1864, was located on the north side of Pennsylvania Avenue, SE at 7th Street. The architectural success of Wallach School inspired the construction of other well-designed public school buildings, a trend that continued into the 20th century. Lincoln School, the first public school for black students in the city, was a humbler frame structure, built in 1865 at 2nd and C Streets, SE.

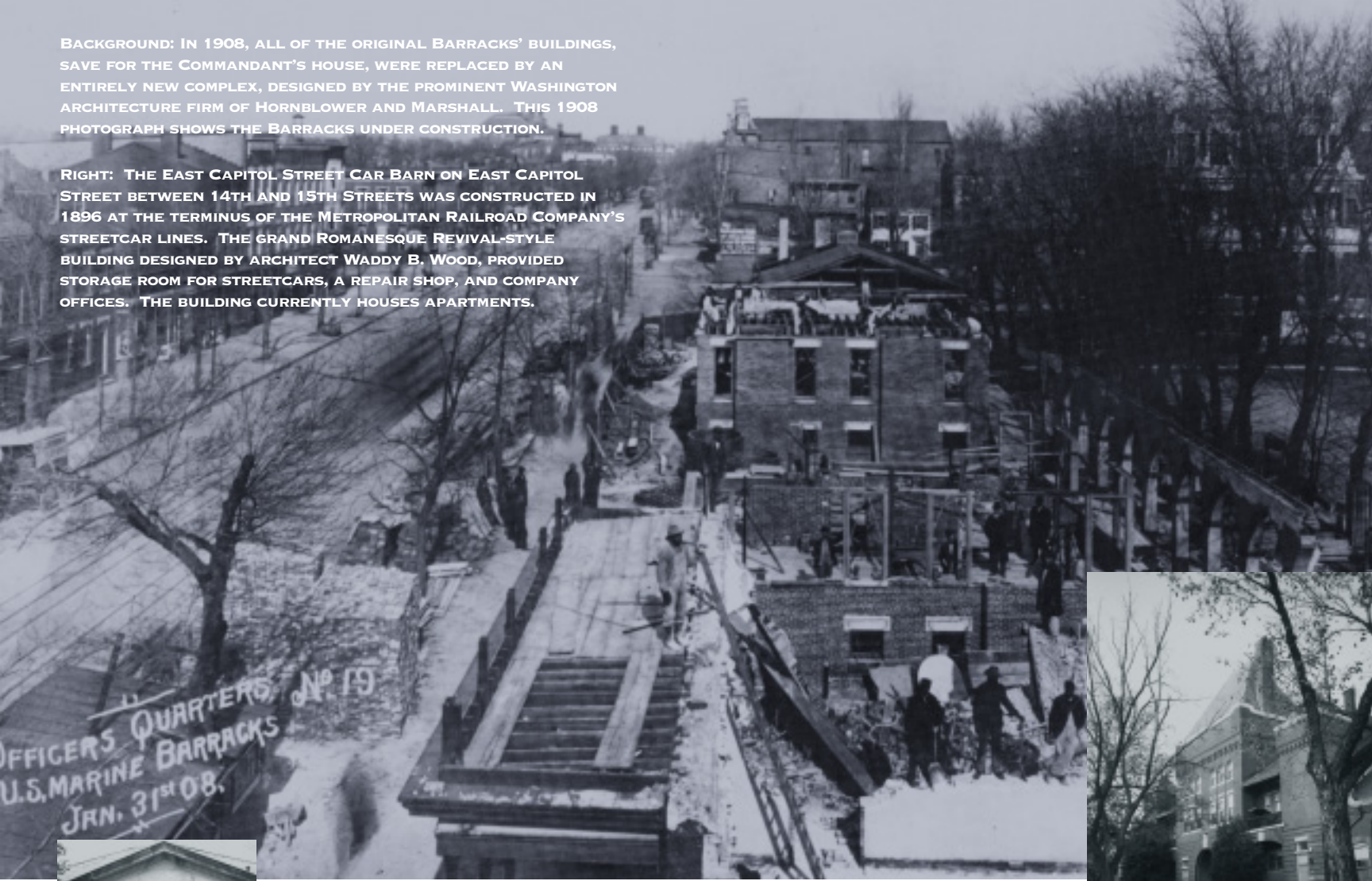
Other institutions, such as Providence Hospital, the National Capital Bank and the East Washington Savings Bank were also established, as were a number of fraternal organizations, including the Naval Lodge and the Harmony Lodge of the International Order of Odd Fellows, a building still standing at 516 8th Street, SE.

construction of Daniel Burnham's Union Station and followed the 1897 completion of the Library of Congress building, designed by the architectural firm of Smithmeyer and Pelz.

Throughout the first half of the 20th century, the federal government continued to expand its complex of buildings around the Capitol, in particular the Supreme Court Building, and pushed for the development of East Capitol Street as the "Avenue of the States." The Supreme Court project at 1st and East Capitol Streets began with the purchase of land in 1928 and ended with the dedication of the Cass Gilbert-designed Supreme Court building in 1935. The National Capital Park and Planning Commission scheme to line East Capitol Street with monumental structures remained unrealized, though talk of its implementation continued into the 1960s. While these new

BACKGROUND: IN 1908, ALL OF THE ORIGINAL BARRACKS' BUILDINGS, SAVE FOR THE COMMANDANT'S HOUSE, WERE REPLACED BY AN ENTIRELY NEW COMPLEX, DESIGNED BY THE PROMINENT WASHINGTON ARCHITECTURE FIRM OF HORNBLOWER AND MARSHALL. THIS 1908 PHOTOGRAPH SHOWS THE BARRACKS UNDER CONSTRUCTION.

RIGHT: THE EAST CAPITOL STREET CAR BARN ON EAST CAPITOL STREET BETWEEN 14TH AND 15TH STREETS WAS CONSTRUCTED IN 1896 AT THE TERMINUS OF THE METROPOLITAN RAILROAD COMPANY'S STREETCAR LINES. THE GRAND ROMANESQUE REVIVAL-STYLE BUILDING DESIGNED BY ARCHITECT WADDY B. WOOD, PROVIDED STORAGE ROOM FOR STREETCARS, A REPAIR SHOP, AND COMPANY OFFICES. THE BUILDING CURRENTLY HOUSES APARTMENTS.



CAPITOL HILL'S SOUTHEAST BRANCH LIBRARY WAS CONSTRUCTED WITH FUNDS PROVIDED BY THE CARNEGIE CORPORATION IN 1922. THE NORTHEAST BRANCH LIBRARY (NOT SHOWN), BUILT DURING THE LEAN YEARS OF THE DEPRESSION, WAS ERECTED WITH FUNDS OBTAINED BY CONGRESSIONAL APPROPRIATIONS.

20th-century buildings transformed the Capitol grounds into a monumental federal center, their development also resulted in the elimination of much of Capitol Hill's earliest building stock. Daniel Carroll's Duddington and Thomas Law's speculative row houses along New Jersey Avenue fell to this progress, as did George Washington's double house, the "Old Brick Capitol," Carroll Row, and Grant's Row, to name just a few.

At a local level, the Capitol Hill economy benefited from an expanded federal presence. The Navy Yard Hill neighborhood, which had suffered a post-Civil War slump from reduced military spending, began to experience its own revival. With President Theodore Roosevelt's revitalization of the U.S. Navy, ordnance production at the Navy Yard was up, once again establishing the Yard as the city's largest industrial employer and once again attracting a diverse work force to the neighborhood. The Marines, committed to their Capitol Hill presence, began a major, multi-year rebuilding program that sparked a private development boom in the immediate vicinity of 8th Street that had ripple effects across all of Capitol Hill. New, 20th-century buildings, including multi-story apartment buildings, banks,

and theaters arose in place of older 19th-century structures. At the same time, new and extended streetcar lines on Capitol Hill opened up new corridors for development, expanding the residential core of the neighborhood. In the early 1890s, the Metropolitan Railroad Company extended its East Capitol Street line to 15th Street, making the area east of Lincoln Square more accessible. In 1908, Capitol Traction Company extended its U Street line to 8th Street, NE, then down 8th Street to the Navy Yard, providing the northeast section of Capitol Hill direct access to area jobs. During and after World War I, the city experienced another tremendous surge in population that again transformed Capitol Hill, pushing development further east into the undeveloped blocks of land between Lincoln Park and the Anacostia River. Row house construction built to attract government workers and

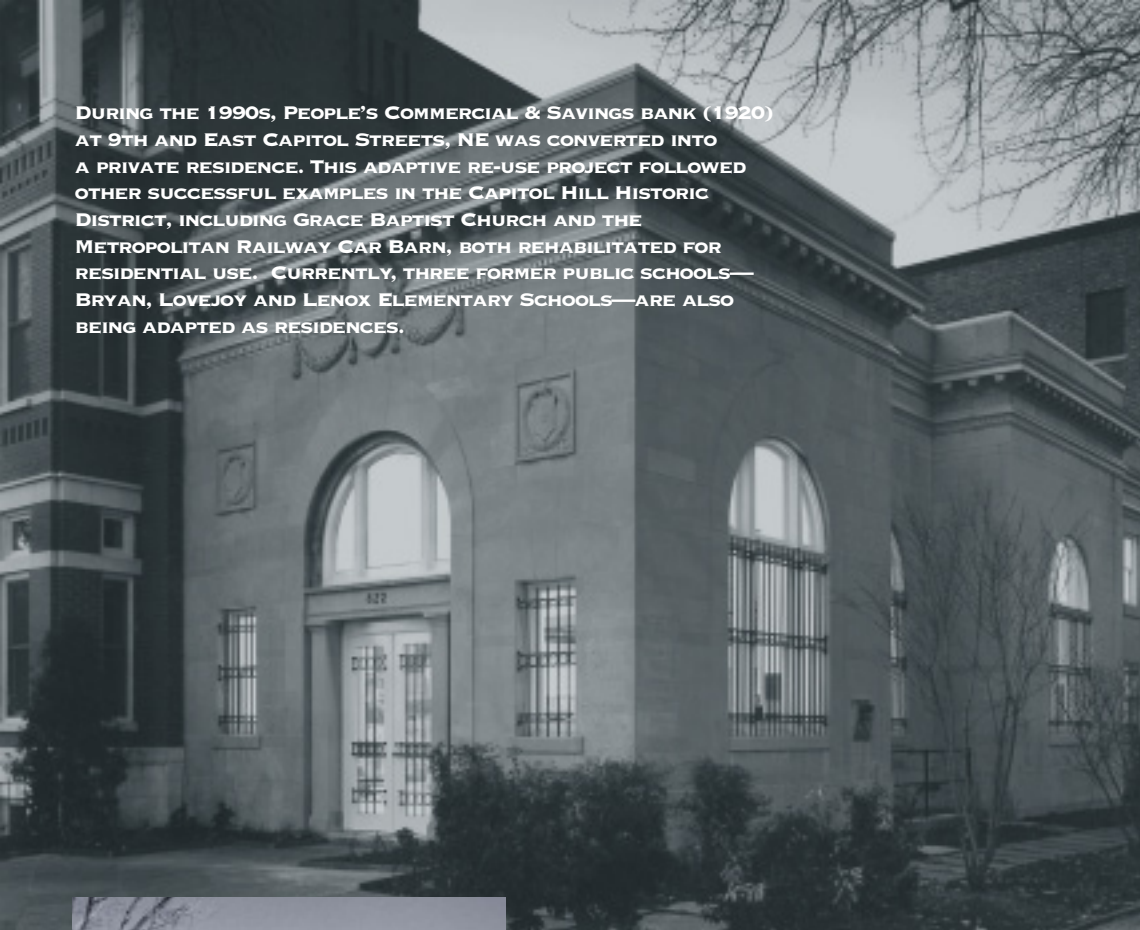
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THE SURVIVING ACADEMY THEATER AT 535 8TH STREET, SE, SHOWN IN THIS SNOWY 1960 WINTER SCENE, WAS ONE OF FOUR THEATERS ALONG 8TH STREET, SE BUILT IN THE FIRST DECADES OF THE 20TH CENTURY THAT CATERED TO THE NAVY YARD COMMUNITY. THE MORE ARCHITECTURALLY PROMINENT PENN THEATER ON PENNSYLVANIA AVENUE FOLLOWED IN 1935.



DURING THE 1990S, PEOPLE'S COMMERCIAL & SAVINGS BANK (1920) AT 9TH AND EAST CAPITOL STREETS, NE WAS CONVERTED INTO A PRIVATE RESIDENCE. THIS ADAPTIVE RE-USE PROJECT FOLLOWED OTHER SUCCESSFUL EXAMPLES IN THE CAPITOL HILL HISTORIC DISTRICT, INCLUDING GRACE BAPTIST CHURCH AND THE METROPOLITAN RAILWAY CAR BARN, BOTH REHABILITATED FOR RESIDENTIAL USE. CURRENTLY, THREE FORMER PUBLIC SCHOOLS—BRYAN, LOVEJOY AND LENOX ELEMENTARY SCHOOLS—ARE ALSO BEING ADAPTED AS RESIDENCES.

and civilian personnel diminished at the Navy Yard, the vitality of the neighborhood declined. At the same time, the trend for established middle-class residents (both African American and white) to abandon city neighborhoods for emerging suburbs intensified. The formerly owner-occupied, Victorian-era row houses were left vacant or divided up as flats, or floor-by-floor apartments, attracting lower-income and more transient residents.

As the growth of the suburbs drew middle-class residents away from Capitol Hill transforming its socio-economic composition, public housing, urban renewal and social reform efforts of the 1960s and 70s also contributed to its loss of historic buildings, particularly in that area around the Navy Yard. Modern apartment blocks and town house complexes replaced 19th-century residential and commercial buildings. The Southeast-Southwest Freeway, built in the late 1960s along the line of what was Virginia Avenue, obliterated an array of buildings, many of which



THE WASHINGTON MECHANICS SAVINGS BANK (1908) AT THE CORNER OF 8TH AND G STREETS, SE IS ONE OF SEVERAL BANKS THAT WERE BUILT TO SERVE THE VARIOUS NEIGHBORHOODS OF THE GROWING CAPITOL HILL.

were distinguished Federal and Greek Revival-style residences that had once attracted members of the political and professional elite.



INITIALLY, ARCHITECTS DESIGNED APARTMENT BUILDINGS TO FIT NEATLY INTO THE STREETScape, RESPECTING THE SCALE



CREATED BY THE EXISTING ROW HOUSES, AS DID APPLETON P. CLARK IN HIS DESIGNS FOR THE 1914 LINVILLE APARTMENTS ON 6TH STREET, NE. BY THE 1920S, HOWEVER, LARGER AND TALLER APARTMENT BUILDINGS, SUCH AS THE ART DECO CONGRESSIONAL APARTMENTS, ON CONSTITUTION AVENUE, NE, WERE BUILT WITH LESS REGARD TO THE SCALE OF THE SURROUNDING BUILDINGS.

returning soldiers and their families remained popular. However, multi-story apartment

buildings, more effectively able to house the growing population and increasingly acceptable to the middle-class resident, became the building of choice for developers.

As the city's population soared, the need for housing and city services such as schools, firehouses, post offices, libraries, and other public amenities grew. Following an established model, the Office of the Municipal Architect designed and built a number of new two- and three-story brick school buildings across Capitol Hill. Prior to 1954 and the landmark decision *Brown vs. the Board of Education*, the city built separate schools for African Americans and whites. Because of the racial diversity of Capitol Hill's neighborhoods, these formerly segregated school buildings are often found within blocks of each other.

Following World War II, the Navy began to contract the production and manufacture of weapons to private firms, leaving the Navy Yard an obsolete facility. This drastic reduction in ordnance production converted the bustling Navy Yard from an employment center of tens of thousands to one of just a few thousand. As the number of military

At the same time large numbers of Capitol Hill's buildings were being eradicated in the name of urban renewal in the post-World War II era, a movement towards the "restoration" of the Hill's neglected 19th-century building stock began. In 1949, Supreme Court Justice

POST-WORLD WAR II RESTORATION

THE LONG-STANDING, SINGLE-FAMILY ROW HOUSE PERSISTED IN THE HISTORIC DISTRICT WELL INTO THE 20TH CENTURY. THIS STREET, LEXINGTON PLACE, NE, WAS PART OF THE 1910 WHOLESALE DEVELOPMENT OF THE SURROUNDING SQUARE BY THE KENNEDY BROS. BUILDERS, IN ASSOCIATION WITH ARCHITECT A.H. SONNEMAN.



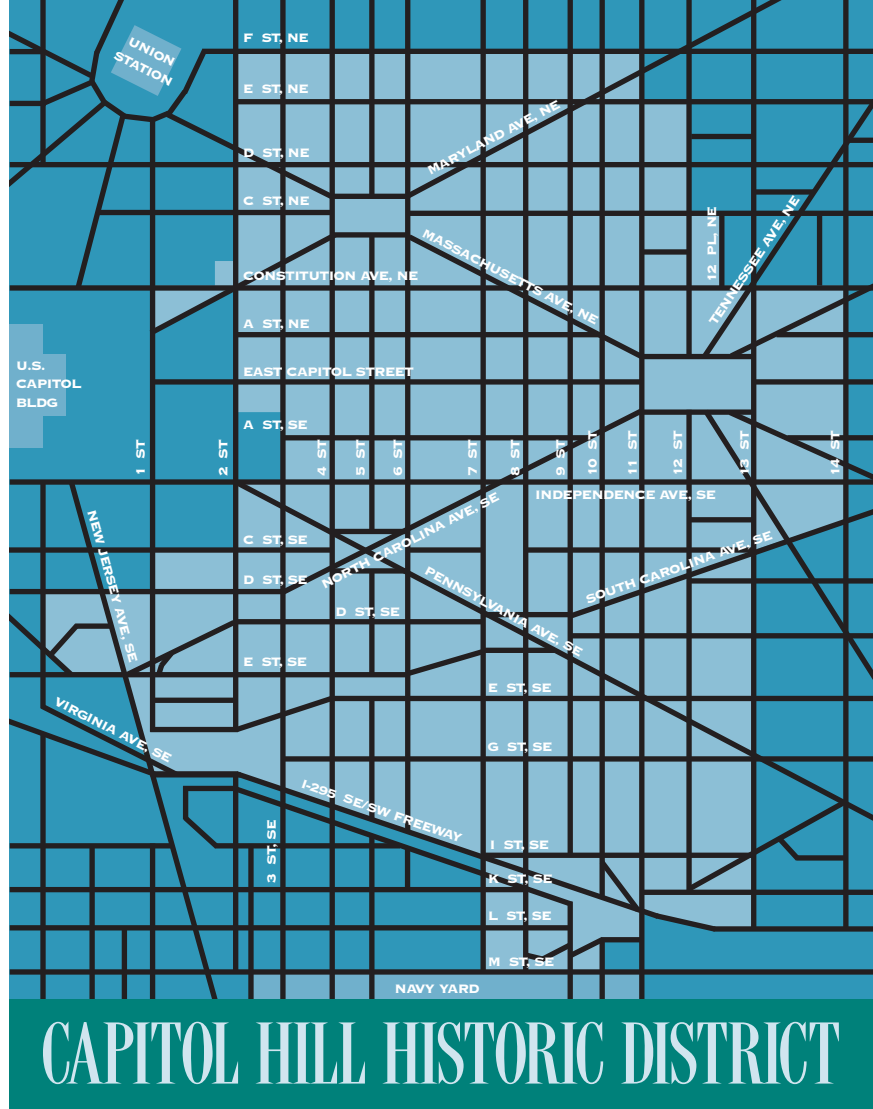
William O. Douglas bought a row house on Capitol Hill, renovated it and breaking with the norm of other politicians who resided in northwest DC, moved into it. Douglas' move to Capitol Hill inspired others to follow, and directly encouraged the renovation, restoration, and rebuilding of many of the Hill's 19th-century buildings found within a roughly eight-block radius of the Capitol building. Several early projects attracted the attention of

realtors who then sought out houses on Capitol Hill to renovate and resell for a profit. In 1953, alley dwellings—once targeted for demolition by social reformers—were renovated and touted in magazine and newspaper articles of the period as a “homeowners dream come true.”

Since the 1886 demolition of Daniel Carroll's Duddington, residents of Capitol Hill have repeatedly witnessed the elimination of historic buildings for new private and public developments. By the mid-20th century, resentment over these losses intensified and a movement to reject the unnecessary demolition of historic fabric gained momentum. In 1955, the Capitol Hill Restoration Society (CHRS) was organized with the purpose of promoting a better residential neighborhood, including the preservation of historic sites. In 1964, Capitol Hill was identified as a *Landmark of the National Capital*, and in 1973 was designated an historic district. In 1976, the Capitol Hill Historic District was listed in the National Register of Historic Places.

Today, Capitol Hill is home to a variety of people: homeowners and renters; third-generation residents and transients; senators and tradespeople; families with children; single persons and couples without children; the elderly; and the rich and poor, among others. Although horses no longer deliver milk from local dairies, houses are no longer heated by coal, and street lamps are no longer lit by oil, the Capitol Hill of today closely resembles that of the 19th century. Rows of late 19th-century red brick houses line the pedestrian-filled neighborhood streets, Eastern Market still offers food and crafts, and corner stores and cafes draw in passers by.

BUILT ON THE SITE OF THE ELLEN WILSON DWELLINGS (PRIOR TO THAT, NAVY PLACE), THE “TOWNHOMES OF CAPITOL HILL” PROJECT WAS DESIGNED BY LOCAL ARCHITECT AMY WEINSTEIN AND COMPLETED IN 2001. THE PROJECT, WHICH INCLUDES SUBSIDIZED AND MARKET-RATE HOUSING, HAS BEEN HAILED AS A MODEL BY THE URBAN PLANNING, DESIGN AND PRESERVATION COMMUNITIES.



CAPITOL HILL HISTORIC DISTRICT

KIMBERLY PROTHRO WILLIAMS, AUTHOR
 SPONSORED BY THE CAPITOL HILL RESTORATION SOCIETY (CHRS) AND THE DC PRESERVATION LEAGUE (DCPL), THROUGH A GRANT FROM THE DC HISTORIC PRESERVATION OFFICE.
 BROCHURE DESIGN BY HENNESSEY, INK

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