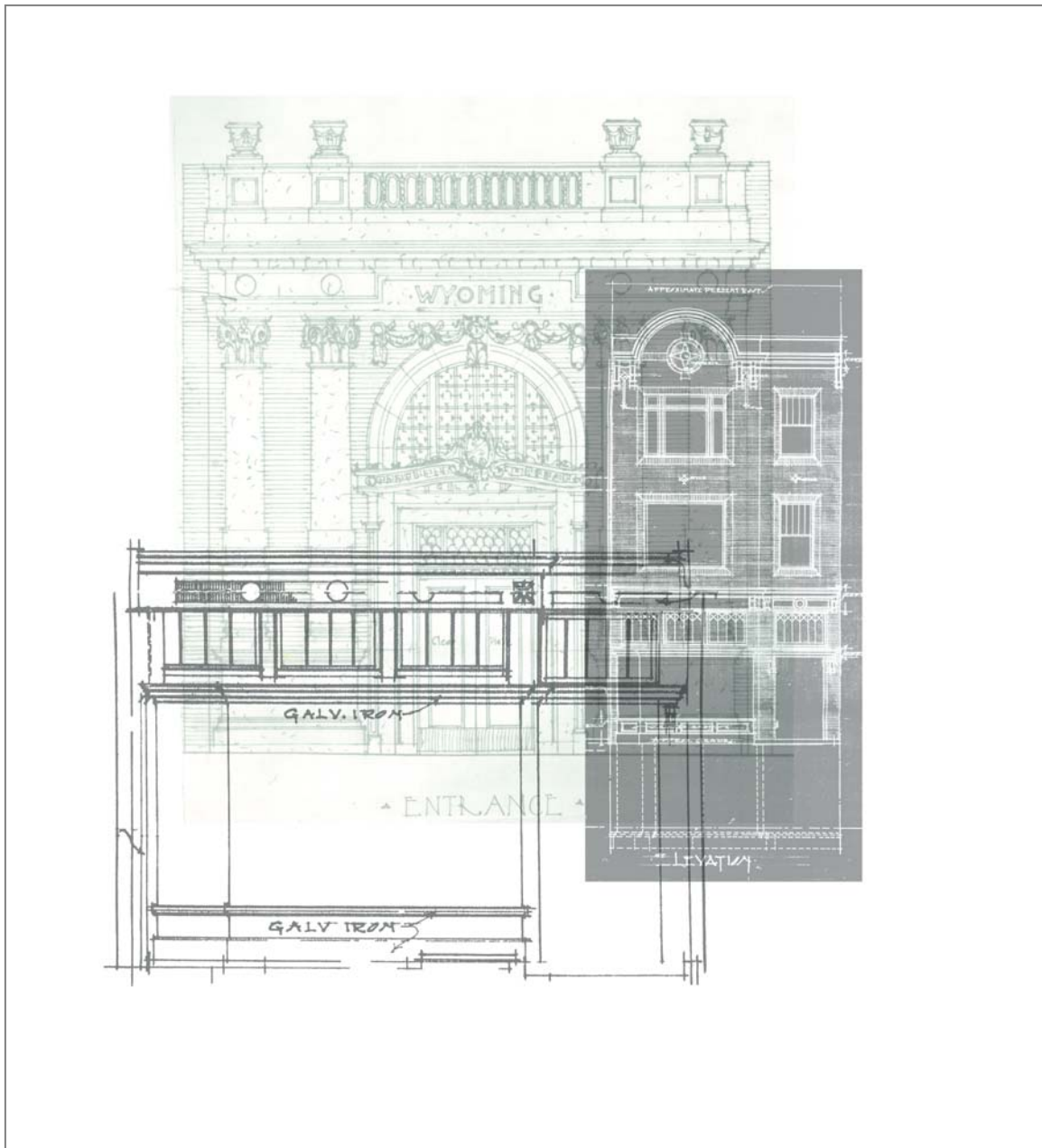


Intensive-Level Survey of the Washington Heights Area of Washington, D.C.



Final Report

**EHT Tracerics, Inc.
June 2005**

**INTENSIVE-LEVEL SURVEY OF
THE WASHINGTON HEIGHTS AREA
OF WASHINGTON, D.C.**

Final Report

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2005

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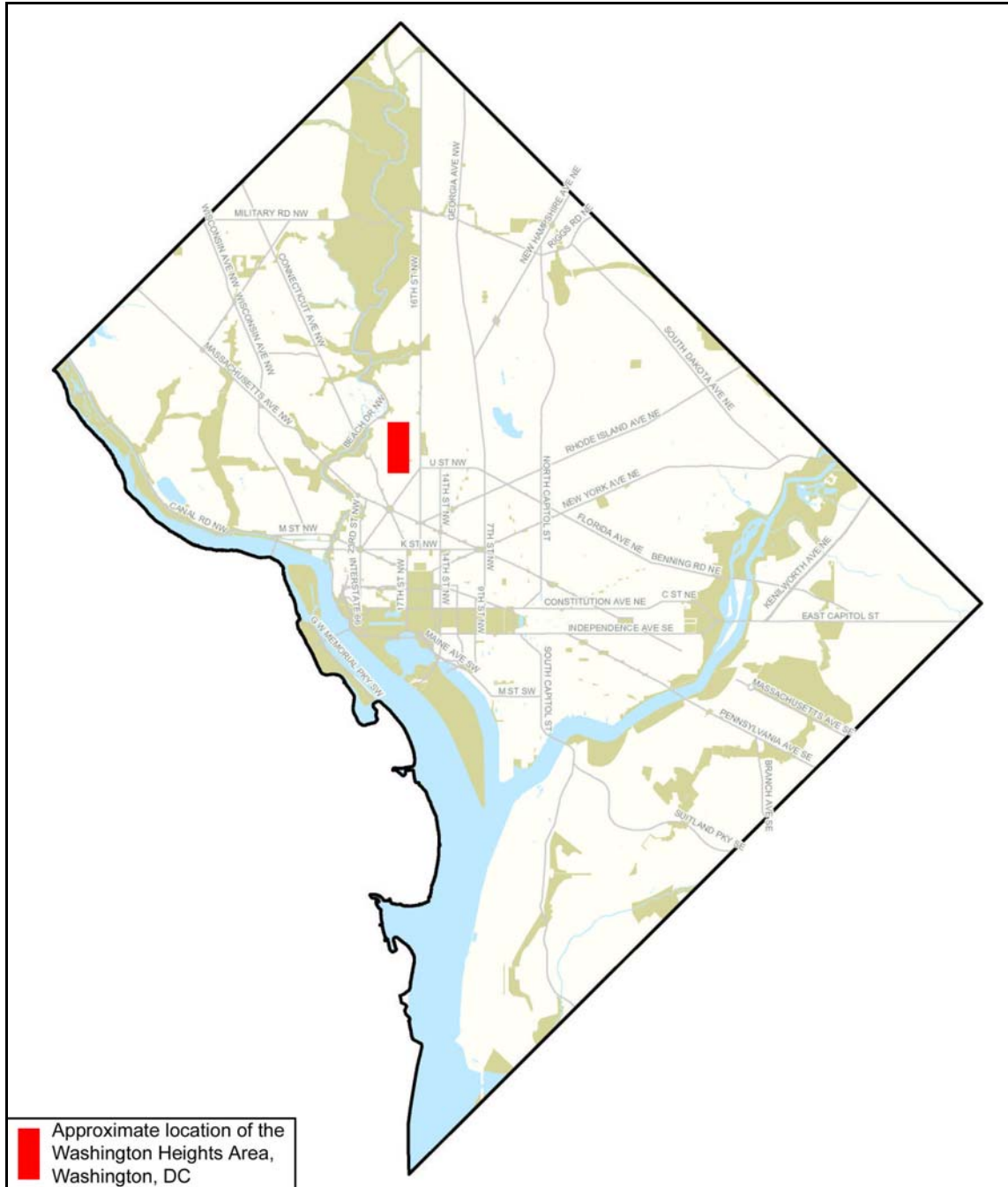


Figure 1. Location Map of Washington Heights area

ABSTRACT

The Intensive-Level Survey of the Washington Heights Area of Washington, D.C., was conducted between August 2004 and August 2005 by the architectural and historic preservation firm of EHT Tracerics, Inc. under the direction of the District of Columbia State Historic Preservation Office (DCSHPO) and the Office of Planning. EHT Tracerics worked closely with volunteers of the Kalorama Citizen's Association (KCA), which had a Memorandum of Understanding with the DCSHPO that outlined the priority to survey and document the Washington Heights area. The project was to oversee the intensive-level volunteer survey, record and analyze survey documentation in a newly created computer database, and prepare a detailed historic context of the Washington Heights area. The intensive-level survey ultimately resulted in the preparation of survey documentation for approximately 329 buildings on 320 properties in Washington Heights. A detailed historic context, survey findings, and recommendations were prepared as part of the Intensive-level Survey report. Recommendations for individual and historic district nominations to the D.C. Inventory of Historic Sites and the National Register of Historic Places were made, with defined areas and periods of significance.

As stated in the historic context, the significance of Washington Heights began in 1888 with the establishment of the "Commissioner's Subdivision of Washington Heights." At this time, the city of Washington was expanding rapidly as new subdivisions were planned north of Boundary Street (Florida Avenue), which was serviced by the electric streetcar in 1888. Residential construction in Washington Heights, beginning in the 1890s, consisted of speculative rowhouses often built in groups for middle-class workers and their families who purchased the houses from developers. Although many of these houses were owner occupied, an equal number were rental units. Unlike the suburbs directly west of Washington Heights, only a few large single dwellings were built for Washington's upper class. Between 1891 and 1900, seventy-two building permits were issued in Washington Heights. Residential construction began to shift in the first decades of the twentieth century as apartment building construction changed the demographics of the neighborhood and brought upper-class, often transient residents to the neighborhood. The apartment buildings, both luxury and modest, were constructed in Washington Heights by some of the city's most prominent developers who employed Washington's finest architects. In the 1910s, several commercial buildings were constructed along the streetcar routes on 18th Street and Columbia Road, bringing self sufficiency to the neighborhood. The advent of the automobile physically affected Washington Heights by the 1920s as private garages were built behind the rowhouses along the alleys, and large public garages and service stations were constructed near 18th Street and Florida Avenue. Many of the rowhouses along 18th Street were soon transformed into businesses on the street level and projecting storefront windows were added to the buildings. In a few instances, the rowhouses were demolished or underwent complete façade renovations for commercial use. By the 1950s, the neighborhood's demographics began to change as many white residents relocated to the suburbs. As new ethnic groups moved to Washington Heights, it soon became a diverse multi-cultural district and an urban destination within the city. In the 1950s and 1960s, development finally came to the southwest section of Washington Heights, once the site of a large country estate. This mid- to late-twentieth-century construction consisted of notable large-scale modern architecture that was considered cutting edge for Washington, D.C. at that time. Today, the

building fabric of Washington Heights is illustrative of its evolution from a late-nineteenth-century suburb to a twenty-first-century urban neighborhood.

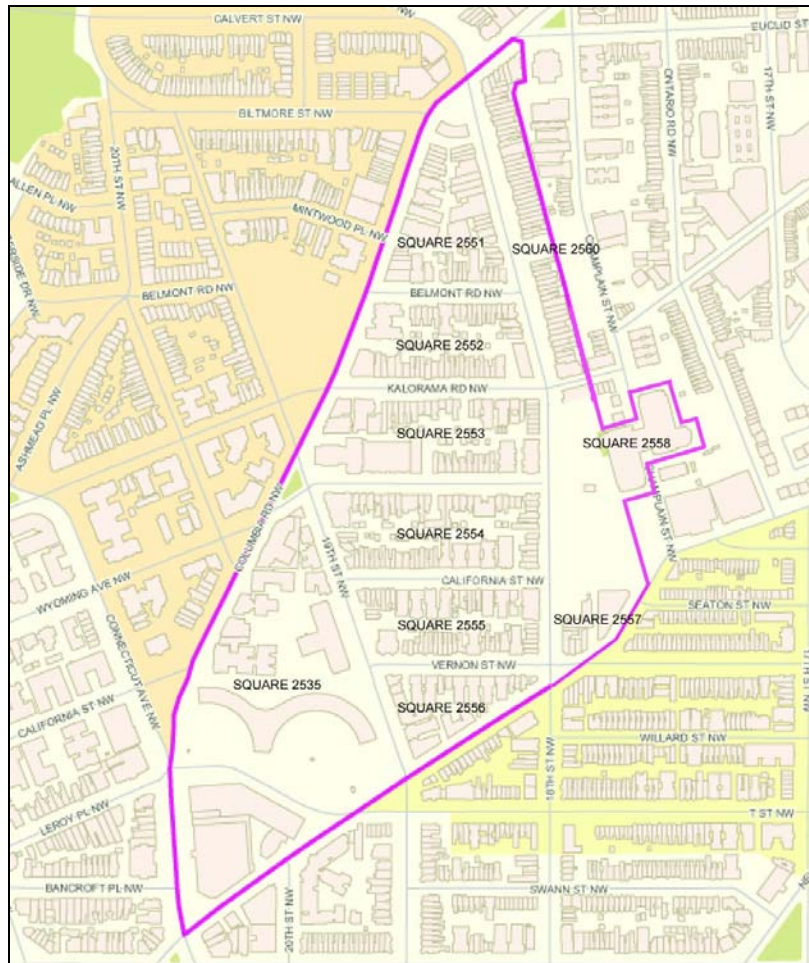


Figure 2. Intensive-Level Survey area of Washington Heights.

The Intensive-Level Survey, which was to consist of approximately 380 properties but ultimately resulted in the documentation of 329 buildings on 320 properties, centered on the recordation of *all* resources in the defined boundaries of the Washington Heights area. A building, such as a house, barn, church, hotel, or similar construction, refers to a shelter constructed for any form of human activity. A property, in the District of Columbia, is defined as a lot or parcel within a square, which is maintained by the Office of the Surveyors.

The Washington Heights survey area is located within the boundaries of what is known historically as “Commissioner’s Subdivision of Washington Heights,” and was officially entered into city records in 1888. This original subdivision was bounded by Florida Avenue on the south, 19th Street on the west, the east side of Columbia Road on the northwest, and 18th Street on the east, including the lots located

on the east side of 18th Street. The boundaries of the Washington Heights survey area were consistent with these historic boundaries except for slight modifications of the eastern border in which the boundary extends to the east to include the entire Marie Reed School Community Center on Square 2556. Square 2535 was also included within the survey area due to its significance historically as Oak Lawn and Temple Heights and currently as the site of the Washington Hilton and the North and South Universal buildings.

Each resource documented was defined by its architectural style and period of development based on an on-site visit and intensive-level research. Digital photographs and black-and-white photography documented the current condition of each resource. At the conclusion of the survey and research tasks, each property was evaluated for its contribution to the historic context of the Washington Heights area. EHT Tracerics used historic maps, subdivision plats, land records, tax assessment and real estate records, oral histories, local and federal repositories such as the Washingtonia Room of the Martin Luther King, Jr. Memorial Library, the D.C. Archives, and the Washington Historical Society, and our vast knowledge of architectural styles to properly identify historic resources to be included in the Intensive-Level Survey. Essential to this process was the building permit documentation gathered by Brian Kraft for the DCSHPO and the survey documentation previously collected and recorded in the Integrated Preservation Software (IPS) database. This existing documentation, together with that gathered in 2005 by the KCA survey volunteers, was entered into an Access database created by Larry Karr specifically for this project. The database has 355 records (320 extant properties and 35 demolished properties). Volunteers took black-and-white photographs and digital images of each primary resource and any secondary resources. This work resulted in the comprehensive documentation of *all* properties in the Washington Heights area of Washington, D.C. to the standards of the DCSHPO.

One outcome of the Intensive-Level Survey is the recommendation for further survey work and nomination of properties to the District of Columbia Inventory of Historic Sites and the National Register of Historic Places. The recommendations with justification for proposed work are noted in detail in a separate section of this report. The findings include the individual nomination of the Washington Hilton as a modern landmark and the creation of a Washington Heights Historic District roughly bounded by Florida Avenue on the south, Columbia Road to California Street on the west, the eastern side of Columbia Road on the northwest, and both sides of 18th Street on the east. The defined areas of significance for the proposed historic district are community planning and development, architecture, and commerce. The period of significance is 1891 to 1950.

ACKNOWLEDGMENTS

EHT Tracerics wishes to thank the staff of the District of Columbia State Historic Preservation Office (DCSHPO) and the members of the Kalorama Citizen's Association (KCA) for their commitment and support to this project. Additionally, EHT Tracerics extends their gratitude to Ann and Larry Hargrove, Larry Karr, and Linda Ingram, who championed the survey and documentation efforts.

EHT Tracerics would also like to thank the Washingtonia Room at the Martin Luther King, Jr. Memorial Library, the District of Columbia Archives, the Washington Historical Society, the National Archives, and the Library of Congress. The many historians, architectural historians, and archaeologists who have so admirably documented this area of the District of Columbia from its initial rural development in the eighteenth century to its urban growth in the early to mid-twentieth century deserve praise. A special word of gratitude is sent to the many residents of the Washington Heights area, who allowed access to their properties and provided valuable information regarding the history of the area, previous residents, and individual resources.

STAFFING

Funded by the District of Columbia State Historic Preservation Office (DCSHPO), the Intensive-Level Survey of the Washington Heights area was contracted to EHT Tracerics, an architectural history firm specializing in historic preservation. Laura V. Trieschmann served as Project Director/Senior Architectural Historian, responsible for overseeing the completion of the project. Project Manager/Architectural Historian Patti Kuhn prepared the historic context and final survey report as well as conducted supplementary research for these products. Together with Ms. Trieschmann, she conducted the final assessment of the resources. Megan Rispoli, Project Assistant/Architectural Historian, entered survey data into the database and aided in the creation of the final products. Historian Andrea Schoenfeld provided addition archival research for the historic context.

The on-site survey and photography, as well as much of the archival documentation, was conducted by volunteers organized by KCA. The volunteers were directed by residents and KCA members Ann Hargrove and Linda Ingram. Larry Karr, member and current treasurer of KCA, created and provided technical support for the project's Access database. Several volunteers from KCA aided the project by conducting research and documenting the buildings through survey forms and photographs. A complete list of volunteers organized alphabetically within each assigned task includes:

Survey Volunteers

Mary Belcher
Peter Brink
Susan Brink
Laurie Clarke
Matt Forman
Ann Hargrove
Larry Hargrove
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Gretchen Ellsworth
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Ann Hargrove
Linda Ingram
Jacques Peters
Bonnie Rowan

Database Volunteer

Larry Karr

FUNDING AND EQUAL OPPORTUNITY INFORMATION

This project is funded in part by a grant from the U.S. Department of Interior, National Park Service's Historic Preservation Fund Program, and is being administered by the District of Columbia State Historic Preservation Office (DCSHPO).

This program has received Federal financial assistance from the identification, protection, and/or rehabilitation of historic properties and cultural resources in the District of Columbia. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability in its federally assisted programs. If you believe that you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, U.S. Department of the Interior, 1849 C Street, N.W., Washington, D.C. 20240.

This final survey report has been financed in part with Federal funds from the U.S. Department of the Interior, National Park Service. However, the contents and opinions contained in this publication do not necessarily reflect the views or policies of the U.S. Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the U.S. Department of the Interior.

INTRODUCTION

Objectives

The goal of the Intensive-Level Survey project was to oversee volunteers and evaluate the documentation collected about the historic properties and their resources within the Washington Heights area in an effort to more fully comprehend and support their contribution to the District of Columbia's heritage. The project was intended to: 1) collect historical information and survey documentation for *all* properties, regardless of construction date, within the defined boundaries of Washington Heights; 2) synthesize and complete documentation of the properties into a computerized database format (Access); 3) recommend individual and/or historic district nominations to the District of Columbia Inventory of Historic Sites and the National Register of Historic Places; and 4) heighten public awareness about historic resources in the Washington Heights area to encourage citizen appreciation of their history.

Scope of Work

The project was organized into basic tasks:

- 1) The reconnaissance-level survey, photography, and research of approximately 380 historic resources in the Washington Heights area. These tasks were designed to be conducted by volunteers of the Kalorama Citizen's Association (KCA) under the direction of EHT Tracerics;
- 2) The preparation of a historic context that documents the development and growth of Washington Heights from the eighteenth century to the present, with a detailed architectural and historical statement;
- 3) The computerized documentation of the resources, including original construction permit information, architectural description with digital image, and statement of significance. Further, evaluations of the integrity and contributing/non-contributing status of each extant resource within the defined boundaries of the survey area was conducted; and
- 4) The identification of potential individual landmarks and/or historic districts eligible for listing in the District of Columbia Inventory of Historic Sites and the National Register of Historic Places.

Methodology

Approach

The Intensive-Level Survey of the Washington Heights area was accomplished by working closely with the residents of the neighborhood, members of the Kalorama Citizen's Association, and the District of Columbia State Historic Preservation Office; by taking full advantage of a computerized database format to record and analyze the data; by understanding the history and architectural development to ensure that the historic context accurately illustrates the neighborhood's development and growth; by utilizing years of sound survey and documentation experience to ensure an efficient effort; by employing a management methodology that guarantees adherence to the contract schedule; and by maximizing the potential of an experienced staff.

To achieve the desired products, EHT Tracerics organized a team with the credentials, skills, and successful experience to do the work. The team was composed of four members: a Project Director/Senior Architectural Historian, Project Manager/Architectural Historian, Project Assistant/Architectural Historian, and Historian. The Project Director/Senior Architectural Historian managed the administration of the project, directed the tasks and was responsible for overseeing the production of the final products. She also functioned as the primary architectural historian, working with the team to evaluate the resources based on the historic context. Additionally, the Senior Architectural Historian was responsible for assessing potential landmarks and historic districts. The Project Manager/Architectural Historian organized the survey based on the accepted methodology, trained the volunteers, and monitored the survey activities. She was responsible for directing and educating the volunteers in the survey and documentation tasks, and reviewing and analyzing the results of the tasks. Together with the Senior Architectural Historian, she evaluated each property within the significance outlined in the context statement, which she prepared. The Project Assistant was responsible for conducting the data entry, assisting with the research, and ensuring the products (including computer-generated survey forms, maps, digital images, and black-and-white photographs) were properly labeled and formatted. The Historian researched and documented the development of the neighborhood, its residents, and the history of individual resources.

The recordation of the properties to DCSHPO standards ensured the successful completion of the contract. Implementing the Survey Design, 329 resources were surveyed to a reconnaissance level by volunteers and entered into the computerized database by EHT Tracerics. The computerized database has 359 records (320 extant properties consisting of 329 primary buildings and 39 demolished resources). A total of 67 secondary resources, which includes 66 garages and one carriage house, were recorded. The extant primary resources range in date from 1890 to circa 2005.

Each reconnaissance-level survey form represented a single property, which was denoted by its square and lot number. For those lots containing more than one resource, a single record was created in the computerized database. Each completed form that contained a primary resource(s) included a detailed physical description of that primary resource(s) as well as a brief description of the secondary resource(s) on the property. It also included a brief evaluation of the property as an entity, placing it in

its local historical and architectural context. The individual survey forms were printed on archival paper and placed in three-hole binders, by square and lot. One binder was prepared for each square. Digital photographs that document the resources accompanied all forms. Black-and-white photographs were taken of all primary and secondary resources. Contact sheets were developed and labeled noting addresses. The photographic documentation included at a minimum one view of the primary resource and one view of the secondary resource(s), if applicable.

The final survey report included the methodology, inventory, historic context and architectural description, survey findings, and recommendations. The report is illustrated with maps of the survey area, historic and current images of properties within the defined boundaries of the Washington Heights area, and maps indicating the boundaries and the contributing/non-contributing status of each property based on the recommended area(s) and period(s) of significance for a proposed historic district.

Work Plan

Implementation of the proposed work was based on the following task descriptions:

- TASK 1: Project Management and Meetings
- TASK 2: Volunteer Training Sessions
- TASK 3: Review/Analyze Volunteer Survey and Research
- TASK 4: Data Entry of Survey and Research Information
- TASK 5: Evaluation of Properties
- TASK 6: Context Statement
- TASK 7: Final Survey Report with Recommendations
- TASK 8: Project Submittal and Presentation

TASK 1: PROJECT MANAGEMENT AND MEETINGS

Project management consisted of establishing a work schedule, coordinating with KCA and DCSHPO staff, establishing work assignments, arranging for the necessary materials to undertake the work tasks, and maintaining the project schedule. The project director functioned as liaison between KCA, DCSHPO staff, volunteers, and the project team. Activities included regular monitoring of the project's progress, preparation of the monthly progress reports, and attendance at required progress meetings. The project was managed through a system of task-oriented hierarchy. Incremental monitoring was combined with milestone review indicated as "Results" for each task listed in the work plan. The management plan allowed for six meetings between KCA, DCSHPO, and EHT Tracerics.

RESULTS: Monthly Progress Reports Progress Meeting with KCA and DCSHPO

TASK 2: VOLUNTEER TRAINING SESSIONS

This effort included the preparation of an educational handout about the survey for the public. The material explained the purpose of the project, methodology, objectives, boundaries, participants, and other relevant information. The volunteers were recruited and coordinated by KCA. The assignment of tasks and training was conducted by EHT Tracerics in coordination with KCA and the DCSHPO. Volunteers were educated in the on-site survey of the specific resource types and style present in Washington, D.C. Instruction was provided for the photographic survey of the properties (digital images as well as black-and-white images). Research instruction focused on biographical and census documentation, historic maps and photographs, and any other relevant archival documentation. Permit information was provided by the DCSHPO, but reviewed to ensure accuracy.

**RESULTS: Educational Handout (no less than 25 copies)
Training Sessions for Volunteers (two minimum)
Assignment of Tasks to Volunteers**

TASK 3: REVIEW/ANALYZE VOLUNTEER SURVEY AND RESEARCH

The documentation gathered by the volunteers was collected and organized by square in folders. The Architectural Historians reviewed each survey form and research assignment for accuracy. The permit information provided by the DCSHPO was analyzed to ensure accuracy based on the survey and research documentation.

RESULTS: Survey and Research Information by Square in Folders

TASK 4: DATA ENTRY OF SURVEY AND RESEARCH INFORMATION

The archival and historic documentation collected was entered into a computerized database designed by Larry Karr of KCA. The computer-generated All-Data Survey Forms included all relevant architectural and historic documentation collected for each property, and a color digital image of the primary resource.

**RESULTS: Data Entry of Documentation
Computer-Generated Survey and Research Forms**

TASK 5: EVALUATION OF PROPERTIES

The archival and historic documentation collected was analyzed and all properties were evaluated for their integrity and contributing status within the significance of the historic context. Based on this evaluation, a map showing the status of each property included in the survey boundaries was prepared based on the evaluation of the recommended local and/or National Register Historic District boundaries. Properties within the survey boundaries that qualified for individual designation as local and/or state landmarks and/or listing in the National Register of Historic Places will be clearly marked on the map.

**RESULTS: Status Map of All Properties
Recommended Boundary Map and Individual Landmarks**

TASK 6: CONTEXT STATEMENT

A context statement was developed that provides the framework for the significance within which each resource was evaluated. The context documented the area's social, cultural, political, and physical history. This document was developed in a format that allowed for it to be easily interpreted into an architectural description and significance statement as required for the completion of the National Register Historic District nomination.

**RESULTS: Draft Context Statement
Final Context Statement**

TASK 7: FINAL SURVEY REPORT WITH RECOMMENDATIONS

A survey report was prepared that includes a detailed methodology, inventory, context statement, and recommendations for further work. The report included maps and representative images, both historic and current, of the properties in the neighborhood. The resource lists note property address, historic name, square and lot number, property type, date of construction, style, and architect if known. The recommendations included a list of properties recommended for listing in the District of Columbia Inventory of Historic Sites and the National Register of Historic Places individually and/or as a district. The report included a list of all volunteers, including name and work completed as part of this project.

**RESULTS: Draft Survey Report
Final Survey Report**

TASK 8: PROJECT SUBMITTAL AND PRESENTATION

A final public presentation was held to inform the community of the project findings and recommendations for further action. The meeting included a narrated PowerPoint presentation that explained the activities of the project, participants, historic context of the area, and recommendations. Members of the audience were encouraged to participate with the editing of the context summary to ensure accuracy and assist in the recommendation of further actions.

The final products submitted include the following:

- 1) Six (6) printed copies (black-and-white, 3-hole-punched and inserted in a non-plastic binder) of the survey report including context statement and recommendations;
- 2) Two (2) digital copies of the survey report on CDs (in a format agreed to by the DCSHPO and the consultant);
- 3) One (1) color, high-quality computer-generated All-Data Survey Form for each building, site, and/or structure surveyed. Forms were submitted in a binder format approved by the DCSHPO and organized by square and lot;
- 4) One (1) set of CDs containing one color, digital image of each building, site and/or structure surveyed;
- 5) One (1) set of CDs containing a copy of the database of survey information collected for each building, site and/or structure;
- 6) One (1) copy of the handouts used to educate the community about the project;
- 7) One (1) set of labeled, black-and-white photographs (35 mm) of each building, site and/or structure surveyed (contact sheets with labeled inventory);
- 8) One (1) set of all archival research collected during the tenure of the project, including but not limited to the United States Census records, relevant copies of *Washington Post* articles, and vertical files of principal resources;
- 9) Training session(s) for volunteers and regularly scheduled meetings (two minimum); and
- 10) Maps showing the survey boundaries, status of each property within the historic context, and recommended boundaries and individual landmarks.

Historic Context

HISTORIC DEVELOPMENT OF WASHINGTON HEIGHTS

The area known as Washington Heights, located north of Florida Avenue in what is now the heart of the Adams Morgan neighborhood, contains one of the finest eclectic collections of architecture in Washington, D.C. From late nineteenth-century rowhouses and early twentieth-century luxury apartment buildings to a renowned modern hotel, the development of Washington Heights illustrates its varied past and its evolution from a streetcar suburb to an urban center.

The Early History of Washington Heights: ca. 1700 - 1909

Historic Washington Heights and its neighboring nineteenth-century suburbs, all share a similar history originating from a 600-acre tract conveyed to John Langworth by Charles II of England in the seventeenth century. By the eighteenth century, Anthony Holmead, one of the original proprietors of the District of Columbia, owned a portion of the tract bordering Rock Creek.¹ Holmead called this particular area “Widow’s Mite,” a name whose origins have long been debated. In 1750, Holmead left the property to his nephew and the younger Holmead constructed a three-story brick house on the property known as Rock Hill (the present-day intersection of 23rd and S Streets). By 1795, Holmead had constructed a new house farther north on his property and sold part of his holdings, along with Rock Hill, to Gustavus Scott, a District commissioner. Scott built a large house on the site of Rock Hill and renamed the estate Belair. The estate eventually was sold to poet and diplomat Joel Barlow, who in the early 1800s renamed the estate Kalorama, from the Greek word meaning “fine view.”² Although the estate was subsequently sold to a number of owners and subdivided, the name Kalorama prevailed.

By the fourth quarter of the nineteenth century, Kalorama and its adjacent property were quickly becoming prime real estate for the expansion of the federal city and its newly-created subdivisions. As planned by Pierre L’Enfant, Florida Avenue was known as Boundary Street and, as its name suggests, it was the border between what was then Washington City and Washington County. Several country estates were located in this area during this time, one being “Oak Lawn.” In 1873, Thomas P. Morgan purchased the 10-acre site bounded by what now consists of Connecticut Avenue, Columbia Road, 19th Street, and Florida Avenue. Morgan enlarged the 1820s Federal-style house previously erected on the site to a four-story Second Empire mansion. The high elevation of the lot allowed for a commanding view of the city from the house. Morgan, a Union Officer in the Civil War (1861-1865), was best known for his accomplishments as a Washington businessman and as a councilman and alderman of Washington, D.C. Morgan also was a District of Columbia Commissioner from 1879 to 1883. Only a year after constructing

¹Michael R. Harrison, “Above the Boundary: The Development of Kalorama and Washington Heights, 1872-1900,” *Washington History* v.14, no.2 (Fall/Winter 2002): 57.

²Harrison, “Above the Boundary,” 57.

Oak Lawn, Morgan sold the property to Edward C. Dean, president of the Potomac Terra Cotta Company.³ After the sale, the area was often referred to as “Dean’s Tract.”⁴

Although there were only about half a dozen houses in Kalorama at the end of the twentieth century, development was growing to the south in Dupont Circle and Kalorama soon became a choice setting for Washington’s wealthiest residents. When government officials, diplomats, business leaders, and military officers began to construct grand houses in this section of the city, the real estate prices for adjacent land began to increase in value.⁵ Due to the pressures of housing the burgeoning population of Washington, D.C., landowners and developers began to speculate large increases in land values due to the desirable location of Kalorama.

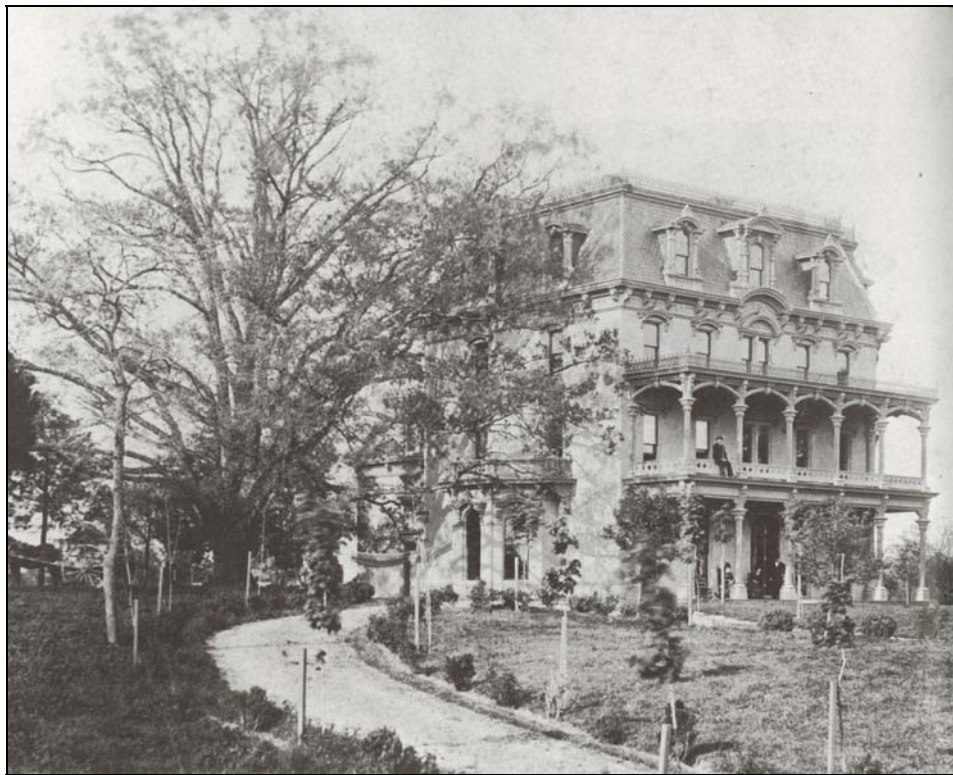


Figure 3. Oak Lawn. James M. Goode, *Capital Losses, A Cultural History of Washington’s Destroyed Building* (Washington, D.C.: Smithsonian Institution Press, 1979), 76.

³ James M. Goode, *Capitol Losses, A Cultural History of Washington’s Destroyed Buildings*, (Washington, D.C: Smithsonian Institution Press, 1979), 76-77.

⁴ “Mason’s Make Payment on New Temple Site,” *The Washington Post*, 2 July, 1922.

⁵ Harrison, “Above the Boundary,” 59.

The first subdivision created in the area was William M. and W.W. Corcoran's Washington Heights. Recorded on July 20, 1872, Washington Heights lined Columbia Road, a long-established country road leading in and out of the city. An article in the June 17, 1882 issue of the *National Republic* described the new suburbs and "suburban residences:"

The city has extended so far to the north and west that the heights of the Holmead estate are now becoming the most attractive portion of the city for residences. The summer temperature is at least five degrees lower than in the city, and refreshing breezes sweep over from the valley of Rock Creek. There is no city in the land that has been so lavishly supplied by nature with locations for rural homes. Within a few months some of our leading citizens have taken steps to utilize and beautify these elevations overlooking the city. The lands on the Washington Heights, a part of the old Holmead estate, have been platted, streets have been opened, trees set, and building lots put into market . . . these lots lying close and overlooking the city . . . are the choicest investment offered to the public.⁶

Between 1880 and 1883, four new subdivisions were laid out in Kalorama. The development of the area increased at a rapid pace between January 1887 and February 1888 as six more subdivisions were platted. One of these subdivisions was Truesdell's Addition to Washington Heights, part of George's Truesdell's land across Kalorama Road from this country home, Managasset.⁷ Neighboring subdivisions included Belair Heights to the west, Kalorama Heights in the center, Tuttle's Subdivision east of the Kalorama Estate, and Presbury & Goddard's Subdivision to its west.⁸ All of these subdivisions, although named individually on the 1903 *Sanborn Fire Insurance Maps*, were generally referred to as Washington Heights.⁹

A large portion of the land that makes up present-day Washington Heights was originally part of a 38.5-acre tract owned by John Little. The tract, containing portions of Widow's Mite and the neighboring colonial land grant of Mount Pleasant, was located north of Boundary Street (Florida Avenue) and east of 19th Street and Columbia Road. In 1887, when the area was developing rapidly, this tract was owned by a "complex web of heirs, successors, purchasers, and creditors," the most prominent being William P. Kellogg – the former governor, congressman, and senator from Louisiana.¹⁰ After a lawsuit, the

⁶ Quoted in Emily Hotaling Eig, "Kalorama: Two Centuries of Beautiful Views," in *Washington at Home: An Illustrated History of Neighborhoods in the Nation's Capita*, ed. Kathryn Schneider Smith (Northridge, California: Windsor Publications, Inc., 1988), 183.

⁷ Managasset, now demolished, was located on the block now bordered by Kalorama Road on the north, 19th Street on the east, Wyoming Avenue and Columbia Road on the south, and 20th Street on the west. Harrison, "Above the Boundary," 61.

⁸ Eig, "Kalorama: Two Centuries of Beautiful Views," 183.

⁹ Sanborn Map Publishing Company, *Insurance Maps: Washington, D.C.*, 1903 Vol. 1 Sheets 81-85

¹⁰ Harrison, "Above the Boundary," 61.

issue surrounding the complex ownership of the site was handed over to the Equity Court of the District of Columbia.

A small commission was appointed by the court for the purpose of surveying the land and creating a plan for its subdivision. The team was made up of two real-estate men, Thomas J. Fisher and William Young, and a city surveyor, William Forsyth. Working closely with the property owners, particularly William Kellogg, Fischer and Young developed a plan for the subdivision, laying out the streets and alleys. The “Commissioner’s Subdivision of Washington Heights” was recorded by Forsyth on February 1, 1888.¹¹

In 1893, the government responded to the issues surrounding the uncoordinated development of suburban land developing on the outskirts of the original city by establishing the Highway Act of 1893. Its goal was to prepare a street plan for the expanding city that would be consistent with L’Enfant’s original design. Confusion surrounded the Highway Act, however, as it was unclear if existing subdivisions would have to reconfigure its roads to conform to the new plan. Consequently, land transfers and construction were virtually halted as developers feared that expensive land would be condemned for street right-of-ways.¹² An amended Highway Act passed in 1898 exempted all subdivisions that had been established prior to 1893. Relieving developers’ uncertainties, the amended Highway Act, along with major improvements in public services, prompted a surge in building construction after 1898.¹³

Residential Construction

Gas and water service came to Washington Heights by 1889 and many of the streets were paved with asphalt.¹⁴ Construction in Washington Heights began in the late 1890s and primarily consisted of rowhouses and some freestanding houses which were often built by speculative developers. Despite the introduction of city infrastructure as well as the sale of many of the new lots, construction did not come quickly to Washington Heights and its surrounding subdivisions. According to real estate maps from 1887 and 1892, most of the development was concentrated around the projected path of Connecticut Avenue. Generally, the first people to build in the area were city leaders, military officers, and businessmen who were often involved in real estate.

One of the first recorded building permits issued in Washington Heights was for a three-story brick dwelling at 1862 Wyoming Avenue in 1891. Although four building permits for dwellings were issued between 1894 and 1896, construction did not really commence until 1897 when twenty-three building permits were recorded, all for dwellings. After the amended Highway Act passed in 1898, building permits applications for Washington Heights increased to a total of twenty-four in 1899 compared to only twelve in 1898. By

¹¹ Harrison, “Above the Boundary,” 62.

¹² Eig, “Kalorama: Two Centuries of Beautiful Views,” 183.

¹³ Eig, “Kalorama: Two Centuries of Beautiful Views,” 183.

¹⁴ Harrison, “Above the Boundary,” 65.

1903, the Sanborn Fire Insurance Maps illustrate a developing neighborhood with blocks of rowhouses often surrounded by empty lots. Approximately 118 buildings were constructed in Washington Heights by 1903. Between 1891 and 1900, seventy-two permits were issued in Washington Heights. In 1905, *The Washington Post* reported “Heights are Booming” as “Most of the permits taken out were for small residences valued [from] \$3,000 to \$10,000, the figures being enlarged considerably by several apartment-house plans.”¹⁵ The article pointed out that most of the construction was taking place in Columbia Heights and Washington Heights.¹⁶

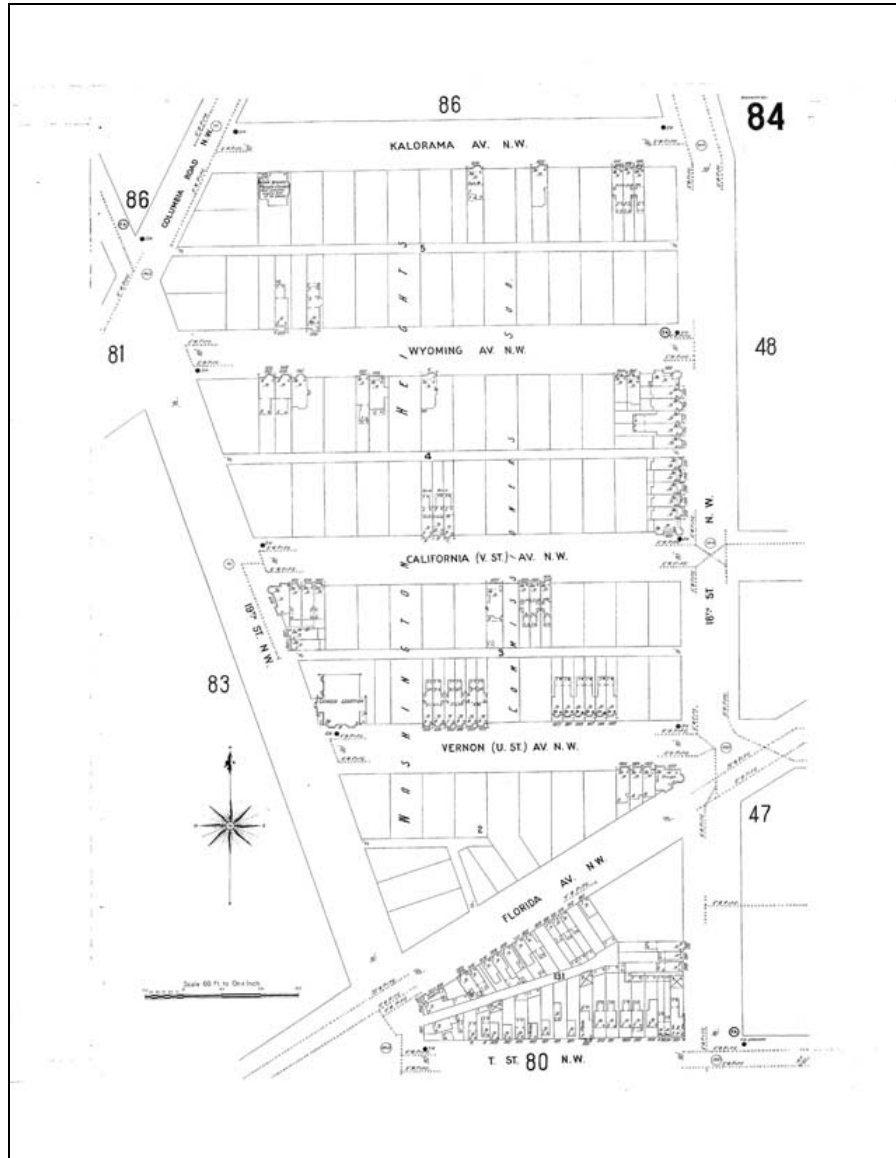


Figure 4. Development in Washington Heights by 1903. Sanborn Map Company, *Fire Insurance Maps of Washington, D.C.*, Volume 1, Plate 84, 1903.

¹⁵ “Growth of Suburbs,” *The Washington Post*, 10 December 1905.

¹⁶ Columbia Heights is located north of Washington Heights.

The early years of the twentieth century marked the beginning of apartment building construction in Washington Heights. Between 1903 and 1910, twenty-nine building permits were issued for apartment buildings in Washington Heights. The first apartment building was constructed in 1903 at 1809-1811 Kalorama Road (The Margaret). The modest three-story brick apartment building was designed by Nicholas R. Grimm for developer Harry Wardman. Residents of the apartment building at 1809-1811 Kalorama Road in 1910 included a railroad clerk, a physicist for the Bureau of Standards, a claims court lawyer, a scientist for the U.S. Geological Survey, a clerk at a real estate office, and a cook for a private family, illustrating its affordability to working middle-class residents by the second quarter of the twentieth century.¹⁷



Figure 5. The first apartment building constructed in Washington, Heights, The Margaret, 1807-1811 Kalorama Road, N.W. Constructed in 1903. Photo taken by KCA Volunteers, 2005.

Luxury apartment buildings were also built in Washington Heights, the most notable being the Wyoming Apartments at 2022 Columbia Road, N.W., which was constructed in 1905 with B. Stanley Simmons as architect and Lester A. Barr serving as developer. Luxury apartment buildings were characterized by the inclusion of a grand public lobby and special facilities such as dining rooms, laundry, reception rooms, and housing for a full-service staff. Other luxury apartments built in the early twentieth century were the Oakland (2006 Columbia Road, 1905-1911), and the Netherlands Apartments (1852 Columbia Road, 1909). These apartment buildings brought wealthy and prominent residents to the neighborhood compared to the working middle class that occupied the rowhouses and smaller apartment buildings. Occupations of residents of the Oakland in

¹⁷ *U.S. Census Records*, 1910.

1910 included lawyer, Naval and Army Officers, and clerk. Residents in the Wyoming in 1910 held similar occupations including U.S. Army doctor, lawyers, bankers, and architects. Many of the residents in both the Oakland and Wyoming had servants.¹⁸

Transportation: Streetcars

Washington Heights had the advantage of being in close proximity to the streetcar lines, further promoting its attractiveness as a suburb. The first horse-drawn streetcar that serviced the southern edge of the neighborhood was operated by the Connecticut Avenue and Park Railway Company, chartered in 1868. This line was an extension of an existing line run by the Metropolitan Railroad Company, established in 1864. This extension ran from 17th and H Streets north up Connecticut Avenue to Boundary Street (Florida Avenue).¹⁹ The streetcar line did not continue up Florida Avenue from this point as the grade was too steep for the horse-drawn cars.²⁰



Figure 6. “Metropolitan horsecar 27 on Rock Creek’s line on Boundary Street (Florida Avenue) between Connecticut Avenue and 18th Street.” Found in Leroy O. King, Jr., *100 Years of Capital Traction: The Story of Streetcars in the Nation’s Capital* (Dallas, Texas: Taylor Publishing Company, 1972), 31.

In 1888, the Rock Creek Railway of the District of Columbia was chartered and in September of 1892, the electric streetcar began servicing the residents of Washington Heights. The original route ran along 18th Street north of U Street and crossed Rock Creek Park on what was later Calvert Street (then Cincinnati Street). After the opening

¹⁸ *U.S. Census Records*, 1910.

¹⁹ LeRoy O. King, Jr., *100 Years of Capital Traction: The Story of Streetcars in the Nation’s Capital* (Dallas, Texas: Taylor Publishing Company, 1972), 7, 8.

²⁰ EHT Tracerics, National Register Multiple Property Document: “Historic Streetcar and Bus Resources of Washington, D.C., 1862-1962,” June 2005 revised.

of the line, the Rock Creek Railway constructed an iron bridge across Rock Creek at Calvert Street and at this point, the streetcar continued northward on Connecticut Avenue to Chevy Chase Lake, Maryland.²¹ By 1893, the line extended from U Street to 7th Street, intersecting with several downtown lines and making the neighborhood even more accessible. In 1896, the Metropolitan extended its service up Columbia Road and began taking travelers as far as Park Road in Mount Pleasant.²² The streets in Washington Heights that contained the streetcar lines subsequently developed as the commercial centers of the community as businesses were established along Florida Avenue, Columbia Road, and primarily 18th Street.

Although Connecticut Avenue was an important and highly-traveled street in the city during the early development of Washington Heights, its importance decreased once it reached Boundary Street (Florida Avenue). At this point, it became a winding road that terminated abruptly at Woodley Lane (now Belmont Road), directly south of Rock Creek. A bridge was needed to continue Connecticut Avenue across Rock Creek and to the developing sections of Northwest Washington. As the result of a design competition, renowned railroad-bridge designer George S. Morrison was chosen to design the new bridge. Construction began in 1897 and was completed in 1907. At the time of its construction, the bridge, now known as the Taft Bridge, was the first and largest unreinforced concrete bridge in the world.²³

The extension of Connecticut Avenue, however, bisected the newly-created subdivisions in Kalorama, forever dictating their development. The neighborhood west of Connecticut Avenue, now known as Sheridan-Kalorama, developed with large lots and grand, individually commissioned, freestanding houses that became the residences of Washington's elite. Washington Heights and its adjacent suburbs (such as Kalorama Triangle to the north) would become a working middle-class neighborhood with well-designed, spacious, speculative housing centered along the streetcar lines.²⁴ The lots near Connecticut Avenue and the intersection of California Street, Wyoming Avenue, Kalorama Road, and Belmont Road soon became the prime location for luxury apartment buildings that would later define that section of the neighborhood.

Institutional Buildings

Washington Heights developed and its residents began moving into the new single-family houses that lined the streets, buildings were constructed to meet the religious, educational, and social needs of the community. One of the oldest institutions in Washington Heights is the Washington Heights Presbyterian Church at 1860 Kalorama Road. The congregation first organized in 1900 when residents started holding Sunday school and services on Kalorama Road, first in the coach house of Colonel George Truesdell and later in the Parker Mann Studio (owned by Mrs. William Belden Noble) at

²¹ King, *100 Years of Capital Traction*, 28.

²² Harrison, "Above the Boundary," 65.

²³ Eig, "Kalorama: Two Centuries of Beautiful Views," 184.

²⁴ Eig, "Kalorama: Two Centuries of Beautiful Views," 186.

2129 Kalorama Road.²⁵ A petition was later presented to the Presbytery of Washington requesting permission to organize a new parish. Soon after, a committee was organized and a site was chosen for the new church on the southwest corner of Kalorama Road and Columbia Road. The parish was officially organized on June 16, 1901 and ground was broken on January 19, 1902 for the construction of the one-story, Gothic Revival church.²⁶ Designed by congregation member Captain William Somerville (residence at 2024 Columbia Road), the brick church, covered in stucco, contained a “graceful tower” over the main entrance and “high arched windows of stained glass.”²⁷ The first services for the forty-member congregation were held on April 20, 1902 with pastor Reverend E. Lawrence Hunt proceeding.²⁸ The church was altered in 1908 when a congregation member paid for the renovation of the church in memory of her late husband, Frank B. Gibson, a Washington, D.C. banker. At this time, the east wall of the church was extended twenty-five feet and the pews were reoriented to face east.²⁹

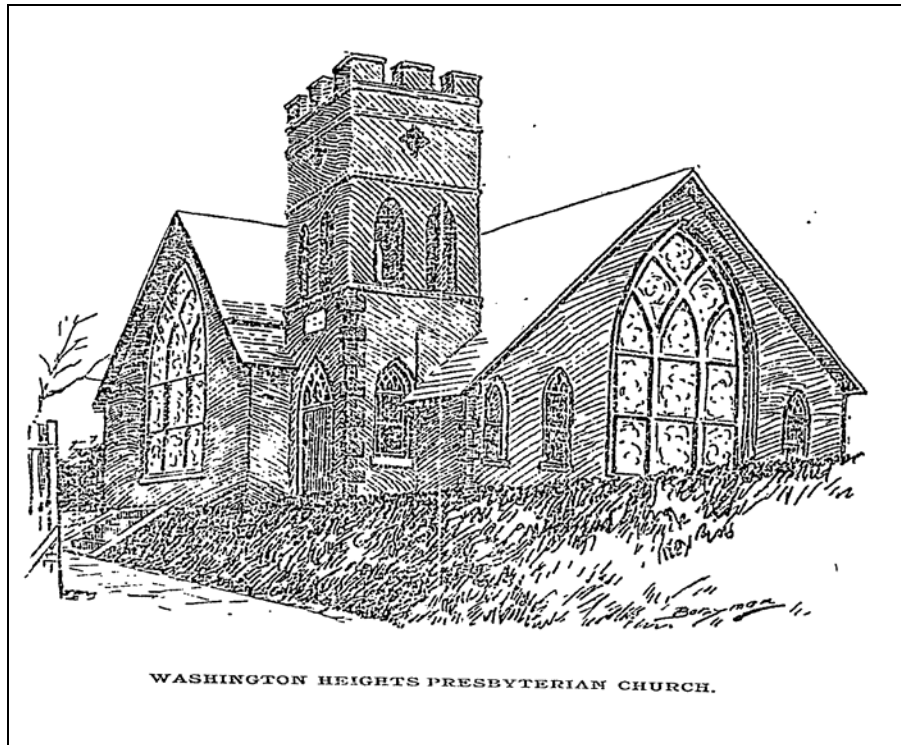


Figure 7. The Washington Heights Presbyterian Church, designed by congregation member Captain William Somerville in 1902. Found in “Life Story of Jesus,” *The Washington Post*, 7 February, 1903.

²⁵ “New Pastor Installed,” *The Washington Post*, 7 October 1901.

²⁶ “Dedicated to Christ: Services at the Washington Heights New Church,” *The Washington Post*, 28 April 1902.

²⁷ “Dedicated to Christ: Services at the Washington Heights New Church,” *The Washington Post*, 28 April 1902.

²⁸ “Church is Completed,” *The Washington Post*, 20 April 1902.

²⁹ The church was altered again in 1925 with the addition of a Sunday school room and a kitchen. “Washington Heights Presbyterian Church Organized Its Sunday School in a Stable,” *Washington Star*, 24 September 1949.

Washington Heights received its first neighborhood school in 1902 when the Morgan School opened at 1773 California Street (near the intersection of Florida Avenue and V Street). The elementary school was named after city commissioner Thomas P. Morgan, who was remembered not only for his interest in bettering the public schools of Washington, D.C., but as a former resident of the neighborhood.³⁰ Plans for the building were announced in 1900 with the commission of Waddy B. Wood as architect.³¹ On the day of the dedication, D.C. Commissioner Henry B.F. Macfarland commended the new school building in his remarks: “This is an auspicious morning for Washington Heights, for in opening this beautiful building for the uses of a public school we are adding to the wealth of this section in incalculable terms and for all the future.”³² The school would remain as a focal point of the community for decades to come.

Commercial Development

Several commercial buildings were constructed in Washington Heights during the first decade of the twentieth century, many built by speculative developers. Commercial buildings constructed during this time were concentrated along the streetcar routes on Columbia Road, Florida Avenue, and 18th Street. As a result, these businesses were not only accessible to residents of Washington Heights, but also to others who traveled via streetcar. One example is the commercial building at 2414-2416 18th Street, constructed in 1905 for owner Lisle S. Lipscomb to the designs of architect William Palmer. In 1907, developer William P. Kellogg constructed three buildings next door at 2418-2422 18th Street with builder Louis H. Emmert. During the 1910s, this block of buildings along 18th Street housed two grocers, a dry goods store, a hardware store, and a plumber. Similarly, Susie Richardson Oswell, along with Emmert, built a group of six one-story buildings at 2000-2010 18th Street. Soon after their construction in 1907, these buildings contained a men’s furnishing store, a tailor, a stationary store, a shoemaker, and a hardware store. Other commercial buildings constructed at this time include a meat store at 2315 18th Street (1911), and cigar store 2333 18th Street (1909).³³ A one-story grocery store was also constructed at 1900-1902 Wyoming Avenue, near Columbia Road, in 1902.

By the 1910s, Washington Heights had essentially developed beyond a residential neighborhood. While it offered affordable housing for the middle class, and upscale housing for transients and the upper class, its residents also had accessibility to a school, a church, and several retail stores. All of these conveniences, including downtown Washington, D.C., were accessible by streetcar.

³⁰ Morgan lived at 1715 Riggs Place, NW. *U.S. Census Records*, 1900, 1910.

³¹ “Plans of New Schools,” *The Washington Post*, 22 November 1900.

³² “Opened a New School,” *The Washington Post*, 4 October 1902.

³³ *Boyd's Directory, District of Columbia*, Washington, D.C.: R.L. Polk & Co, 1915.

Residents

The first residents of Washington Heights were predominately middle-class workers, many working as clerks for the federal government. Other examples of occupations included draughtsman, typewriter, geologist, lawyer, and newspaper clerk. Census records indicate that immigrants in Washington Heights were not common at the turn of the twentieth century as most residents had been born in the United States. However, they did illustrate the transient nature of the city as residents came from a variety of different states. Although a large number were born in Washington, D.C., Maryland, and Virginia, residents were also from the Northeast, Midwest, and Southern parts of the United States including Rhode Island, New Jersey, New York, Minnesota, Ohio, Iowa, North Carolina, Louisiana, and Florida. The residents seemed to be evenly divided in terms of owners or renters. However, most of the original owners of the houses who were listed on building permit applications did not live in the neighborhood, suggesting the dominance of speculative building in Washington Heights.

Most households in 1900 had at least one servant, many of whom served as cooks and lived with the family. These servants were typically female and black, representing the only African-American residents in the neighborhood at the turn of the twentieth century. Households with servants would not necessarily be considered wealthy, but were middle-class workers who often had children, extended family, or boarders living in the house as well. The number of school children living in the neighborhood was also high as it consisted primarily of young families.

Notable residents during this time period include Architect Waddy B. Wood. Wood first lived in Washington Heights in 1899 at 1736 (currently 1796) Columbia Road. From 1900 to 1901 Wood lived in the adjacent rowhouse at 1734 (currently 1794) Columbia Road neighborhood with his wife, Lindsay, 23, and a female, African-American servant. Wood also designed these rowhouses, including the adjoining rowhouse at 1732 (currently 1792) Columbia Road, in 1897.

Lester A. Barr (1854-1937), a prominent businessman in Washington's real estate and financial circles, was a resident of Washington Heights. Barr lived in the Wyoming (2022 Columbia Road), the apartment building he financed, beginning in 1909. Barr developed several buildings throughout the city, many in the Kalorama neighborhoods including the rowhouses at 1815-1819 Belmont Road in Washington Heights. Barr was fifty years old when he moved into the Wyoming with his family including his wife, two sons, and two daughters. He lived in the building until his death in 1937.

Washington Heights, 1910 - 1939

The early decades of the twentieth century brought change to Washington Heights as the neighborhood grew and development proceeded accordingly. The opening of the upscale and fashionable Knickerbocker Theater (2454 18th Street) in 1917 was representative of what has been coined the “white glove era” of Washington Heights.³⁴ Commercial development expanded along Florida Avenue and Columbia Road and at the same time, several existing rowhouses along 18th Street were also converted to stores on the street level. By 1925, few available lots remained in Washington Heights.

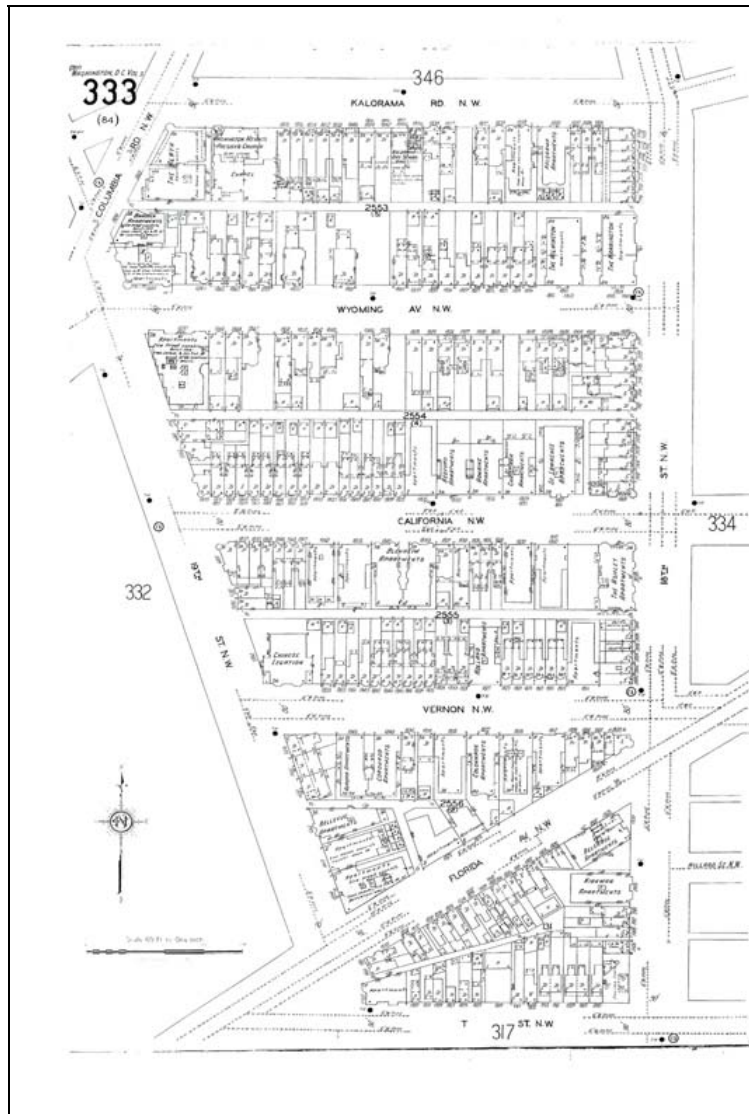


Figure 8. Development in Washington Heights by 1927-1928. Sanborn Map Company, *Fire Insurance Maps of Washington, D.C.*, Volume 3, Plate 333, 1927-1928.

³⁴ Jeffrey R. Henig, *Gentrification in Adams Morgan: Political and Commercial Consequences of Neighborhood Change* (Washington, D.C.: Center for Washington Area Studies, George Washington University, 1982), 13.

Oak Lawn, holding on to its country-house roots among the midst of dense development, was finally sold and development plans ensued. Adams School was constructed along 19th Street in 1931 as the population expanded and more room was needed for the neighborhood's school children. The automobile age also made its impact on the neighborhood as more residents of the District began to own and use their own cars for transportation. As a result, many residents of Washington Heights built garages behind their rowhouses facing the alleys. Overall, technological and societal changes forever altered the way Washington Heights residents worked, traveled, and lived their daily lives.



Figure 9. The Regent Theater. Robert K. Headley, *Motion Picture Exhibition in Washington, D.C.: An Illustrated History of Parlors, Palaces, and Multiplexes in the Metropolitan Area, 1894-1997*. (Jefferson, North Carolina: MacFarland & Company, Inc. 1999), 37.

Theaters

Between 1906 and 1912, the entire country experienced the largest theater building boom in history. Washington, D.C. was not an exception; between 1906 and 1913, ninety-seven theaters opened in the city – several located in Washington Heights.³⁵ The Washington Theater was constructed circa 1912 at the intersection of 18th Street, Vernon Street, U Street, and Florida Avenue (2009-2013 18th Street). The 400-seat theater was designed by MacNeil and MacNeil for a cost of \$19,970 and was part of a complex that contained seven stores. In 1914, MacNeil and MacNeil built an airdome, called Washington Park, adjacent to the Washington Theater. The hot summer weather in

³⁵ Robert K. Headley, *Motion Picture Exhibition in Washington, D.C.: An Illustrated History of Parlors, Palaces, and Multiplexes in the Metropolitan Area, 1894-1997*, (Jefferson, North Carolina: McFarland & Company, Inc. 1999), 17.

Washington, D.C., prompted many theater owners to erect open air theaters, or airdomes, to attract patronage. Airdomes typically were created by a tall fence surrounding a plot of ground with a screen on one side and a ticket booth on the other side. They were also inexpensive to construct as well as to maintain. Owners frequently built airdomes adjacent to their indoor theaters; in inclement weather, the show could easily be moved indoors.³⁶ The 50-by-105 foot Washington Park contained a brick booth, box office, and rest rooms. Presumably the Washington Theater, along with the Washington Park, closed just prior to 1919 as a 1919 *Baist* Map illustrates a garage on the site.

A vacant lot separated the Washington Theater from the Regent Theater, located at 2021 18th Street. MacNeil and MacNeil designed the Regent in 1913. The *Washington Post* described the 347-seat theater as having “a front of tapestry brick trimmed with ornamental molds.”³⁷ The lobby of the theater had terrazzo flooring with a mosaic border. Other details included enameled ironwork and mahogany woodwork and chairs. The Regent operated with the Washington Theater, showing the same movies but at different times. In 1922, the Regent was to be torn down and a new theater, the Astor, designed by architects Gregg and Leisenring, was to be built in its place. Although the Regent was razed, the new theater was never built.³⁸

The most infamous theater located in Washington Heights was the Knickerbocker Theater at Columbia Road and 18th Street (2454 18th Street). The theater was designed by a young Washington, D.C. architect, Reginald W. Geare under the direction of Harry Crandall, also a Washingtonian, who owned a chain of local movie theaters. Designed in the neoclassical style, the theater’s curving grand façade followed the bend in Columbia Road.³⁹ The theater, which sat 1,800 persons at its capacity, not only showed movies, but plays, concerts, lectures, and other events. When the theater opened in October of 1917, it was acclaimed as “wholly unlike anything of the kind yet built in Washington,” with its “walls of Indiana limestone and Pompeian art brick.”⁴⁰ Harry M. Crandall was congratulated for “the realization of plans which represent a long forward step in the elevation of the motion picture in the Capital City.”⁴¹

³⁶Headley, *Motion Picture Exhibition in Washington, D.C.*, 47.

³⁷“New Style of Film Theater,” *The Washington Post*, 19 October 1913.

³⁸ The site housed an auto supplies shop and a service station from 1920 to 1956 and it is currently used as a parking lot. Headley, *Motion Picture Exhibition in Washington, D.C.*, 309.

³⁹. Goode, *Capitol Losses*, 219.

⁴⁰ “New Theater Near Completion,” *The Washington Post*, 7 October 1917.

⁴¹ “Opened By Film Stars,” *The Washington Post*, 14 October 1917.



Figure 10. The façade of the Knickerbocker Theater just after the disaster on January 22, 1922. Found in James M. Goode, *Capitol Losses, A Cultural History of Washington's Destroyed Buildings*, (Washington, D.C: Smithsonian Institution Press, 1979), 416.

The excitement surmounting the theater was soon eclipsed by disaster. On January 22, 1922, only five years after the theater opened, a heavy snowstorm hit Washington, D.C., covering the city in twenty-eight inches of snow. Despite the weather, the theater opened that evening as usual featuring a silent film. The second show of the evening was just beginning when the roof of the building collapsed due to the weight of the snow. Ninety-eight people died and over one-hundred were injured. After an investigation, it was discovered that the roof beams were inserted two inches into the walls instead of the required eight inches. The city government quickly imposed a strict building code for all theaters within the District of Columbia. Crandall later hired New York architect Thomas W. Lamb to rebuild the theater, called the Ambassador, within the walls of the Knickerbocker. Completed in 1923, the Ambassador continued to show movies until 1969 when it was demolished.⁴²

⁴² Goode, *Capitol Losses*, 219.

Commercial Development

By 1915, as the neighborhood grew and 18th Street and Columbia Road became a heavily-traveled streetcar route, many of the buildings on these streets that were originally built for residential use were converted to commercial use at street level. One example was a rowhouse located at 2481 18th Street on the northeast corner of 18th Street and Columbia Road, designed by architect Waddy B. Wood in 1899. In 1915, a drug store was located on the first floor of the building while the remainder of the building was residential. It became People's Drug store in the 1920s. In many cases, proprietors lived in one of the upper floors and ran their businesses on the first story. Some examples of businesses operating along 18th Street in 1915 include a florist, a cigar shop, a bicycle shop, a shoemaker, and a delicatessen.⁴³ When the city's first zoning law came into affect in 1920, the city followed many of the already-established uses as guidelines.⁴⁴ As a result, the lots bordering 18th Street from Florida Avenue to Columbia Road and the lots bordering 18th Street and Columbia Road on Square 2551 were zoned as a "1st Commercial District" in 1920.⁴⁵ These first zoning laws influenced future use and construction along 18th Street and Columbia Road.

Several new purpose-built commercial buildings were constructed in Washington Heights during the 1910s and 1920s along Florida Avenue, Columbia Road, and 18th Street. In 1920, the Piggly Wiggly Stores, Inc. announced that it was opening approximately twenty-five stores in Washington, D.C. The building on 2009 18th Street was one of nine stores built new – the remaining sixteen stores throughout the city were located in existing buildings rehabilitated for the company's use. The Piggly Wiggly stores were to operate on the "cash and carry, self-serve" plan" and were consequently compact buildings.⁴⁶ When the stores opened on May 6, 1920, "a constant stream of people walked through the stores all day to become acquainted with the modern methods that are used in the chain."⁴⁷ The store operated at this location, on the site of the former Regent Theater, until the late 1930s. It was later demolished. By 1925, Piggly Wiggly had remodeled the building at 2459 18th Street, built in 1907, for a new store. This building remained a grocery store, operated by Safeway Stores Inc. in the 1940s, until the 1950s.

⁴³ *Boyd's Directory, District of Columbia*, Washington, D.C.: R.L. Polk & Co, 1915.

⁴⁴ Zoning Commission of the District of Columbia, "Experiences With Zoning in Washington, D.C., 1920-1934." Recorded by S.C. Lindholm, Engineer to the Zoning Commission, Washington, D.C., 1935.

⁴⁵ Zoning Commission, *Use Map of the District of Columbia*, 1920

⁴⁶ "Piggly-Wiggly to Open Here May 1," *The Washington Post*, 28 March 1920.

⁴⁷ "Piggly-Wiggly Stores Now Open," *The Washington Post*, 7 May 1920.

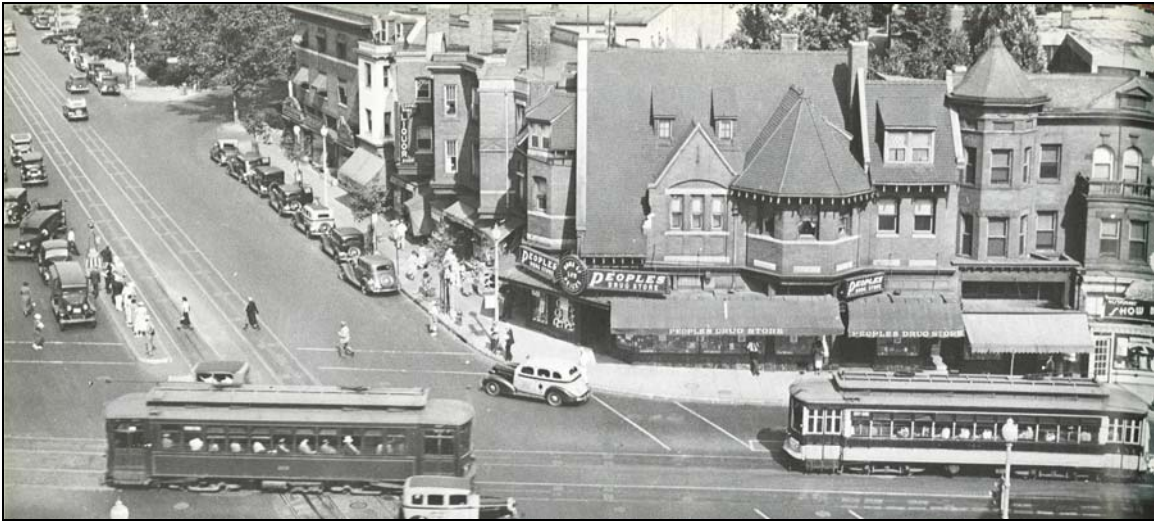


Figure 11. “Inbound Chevy Chase Lake car and a 700 bound for Chevy Chase Circle on 18th Street and Columbia Road in 1934.” Found in Found in Leroy O. King, Jr., *100 Years of Capital Traction: The Story of Streetcars in the Nation’s Capital* (Dallas, Texas: Taylor Publishing Company, 1972), 7.

Along Columbia Road, a row of commercial buildings was constructed in 1937 to the designs of well-respected Washington, D.C. architect George T. Santmyers. The one-story buildings at 1856 and 1864 Columbia Road were constructed of brick with concrete facades. In 1939, the businesses located in the buildings included a dry cleaning business, a beauty shop, and two grocery stores. By 1948, Safeway Stores moved in to 1864 Columbia Road (it remains a grocery store today).

Street vendors also came to the neighborhood, drawn to the commercial nature of 18th Street and Columbia Road. One such vender, who traveled to Washington Heights from her home in Anacostia stated, “I would go up to 18th and Columbia Road which was a great place to sell flowers to the dignitaries of Washington.”⁴⁸ The evolution of 18th Street in the early twentieth century marked the beginning of its evolution from a residential street to a busy commercial corridor that is still present today.

Transportation: Automobiles

The automobile age made its mark upon Washington Heights as residents began to construct garages behind their homes. The emergence of garages in Washington Heights directly reflects the rising number of automobiles in Washington, D.C., suggesting that as District residents became automobile owners, they also began to build garages to house them. A 1925 article from the *Evening Star* reported that twenty percent of all D.C. workers were riding in automobiles to work instead of public transportation such as streetcars or buses. The article also stressed that a great number of the 72,482 private automobiles registered in the District in 1925 belonged to residents who lived in the

⁴⁸ Mart Malakopf, “Adams Morgan. . . The Millionth Go-Round,” *Cityscape* (October 1975): 44, found in Henig, *Gentrification in Adams Morgan*, 52.

outlying sections of the city. Here, the report stated that the ratio was around 12 to 20 passenger automobiles per 100 persons compared to 5 to 10 in the central areas of the city.⁴⁹ Many private garages were built in Washington Heights during the 1920s. The 1911 and 1913 *Hopkins* and *Baist* Maps show few garages in the neighborhood, however, by 1925 around one hundred garages, including multi-car garages, were located at the rear of the lots, accessible from the alleys.

It was during the 1930s, however, that the number of automobiles in Washington, D.C. and the number of garages constructed in Washington Heights began to rise. By 1930, the *Washington Herald* stated that Washington, D.C. had one automobile for every 4.6 residents.⁵⁰ A 1930 *Washington Times* article, entitled “Washington Has 173,661 Autos But That is Not Enough,” states that the automobile had become a necessity and that almost every family owned one. The article also emphasizes that “In keeping with the modern emancipation of women, every family in comfortable circumstances should now have at least TWO AUTOMOBILES – one for the husband, the other for the wife and children.”⁵¹ Throughout the 1930s the number of automobiles in Washington, D.C. continued to rise and, by 1934, one in every three Washingtonians owned an automobile.⁵² By this time, a majority of the dwellings in Washington Heights had a garage.

Beginning in the 1910s, automobile repair/service businesses began to develop along 18th Street and Florida Avenue. The first in Washington Heights was constructed at 2424 18th Street in 1916 by Mount Pleasant Garage Company. The architect, W.C. Nichols, designed the three-story, fireproof building with a façade of “rough texture brick and ironwork.”⁵³ The first story of the building contained two supply stores flanked by the entrance and repair shops, the second story served as storage space, and the third story housed the main shop. *The Washington Post* described the garage as having two heavy iron entrance doors along 18th Street “opening from the interior by the push of an electric button. Cars can be run directly onto the second floor by way of a side alley, which rises eight feet above the level of Eighteenth Street.”⁵⁴ A three-ton elevator carried automobiles up to the third story. The building provided storage for up to 250 automobiles.

By 1920, Uptown Auto Supply had opened at 2019 18th Street and a commercial building constructed at 1783 Florida Avenue, originally containing an oyster house after it was constructed in 1912, became the location of an “auto top” and service station business in 1925. Liberty Garage also opened around this time at the corner of Florida Avenue and California Street across from the Morgan School (1781 Florida Avenue, N.W.). Built in 1921, the two-story garage held a capacity of 100 cars and also contained a filling station on the site. An additional service station and auto garage was located on the site of the

⁴⁹ “Fifth of Workers Here Ride in Autos, Report Declares,” *The Washington Star*. 9 September 1925.

⁵⁰ “D.C. Has Auto for Every 4.6 Residing Here,” *The Washington Herald*. 1 June 1930.

⁵¹ “Washington Has 173,661 Autos But That is Not Enough,” *The Washington Times*, 9 August 1930.

⁵² “One of Three Persons There Owns an Auto,” *The Washington Herald* 17 August 1934.

⁵³ “Building More Active,” *The Washington Post*, 16 January 1916.

⁵⁴ “Building More Active,” *The Washington Post*, 16 January 1916.

Regent Theater on the corner of 18th and California Streets by 1928. All of these auto service buildings were concentrated in close proximity to Florida Avenue as well as Columbia Road and Connecticut Avenue, all highly-traveled thoroughfares.

Oak Lawn

In 1922, Oak Lawn, then known as “Dean’s Tract,” became the chosen site of a new Masonic temple for the Grand Lodge of the Masons of Washington. The masons purchased the property for \$900,000 and planned to erect a \$3,000,000 structure that would “not only mark an epoch in Masonic life throughout the country, but will give Washington one of the most magnificent buildings in this part of the country.”⁵⁵ A plan for the building materialized by 1930 and was designed by New York architect Harvey W. Corbett. Disputes over the design of the building, however, along with the impending Great Depression, halted the project.⁵⁶ The site was referred to as Temple Heights. Even though the temple was never built, the name prevailed and was used for the next several decades.



Figure 12. Aerial view of “Oak Lawn,” Washington, D.C, site of the Washington Hilton Hotel, between 1909 and 1932. The Library of Congress.

Development of the site surfaced once again in the 1940s with perhaps one of the most famous plans involving architect Frank Lloyd Wright. Wright designed a “self-contained community” containing apartments, hotel, theater, shops, theater, ballroom, cocktail lounge, and a parking garage for the site. Frank Lloyd Wright said of the project, which he called “Crystal Heights,” “it will not be built on ‘the heights’ . . . rather it will be of

⁵⁵ “Mason’s Launch Move for \$3,000,000 Temple,” *The Washington Post*, 23 May 1922.

⁵⁶ “Temple Heights Plan is Shown to Hoover,” *The Washington Post*, 14 May 1931.

“the heights.”⁵⁷ The design included “21 buildings all in one” that would vary in height due to the topography of the site.⁵⁸ Further underscoring Wright’s emphasis on nature, the Treaty Oak was to be one of the central features in the design of one of the terraces. Crystal Heights was compared to Wright’s famous Imperial Hotel and Tokyo and Wright himself claimed “Versailles won’t look like much compared to this when it is finished.”⁵⁹

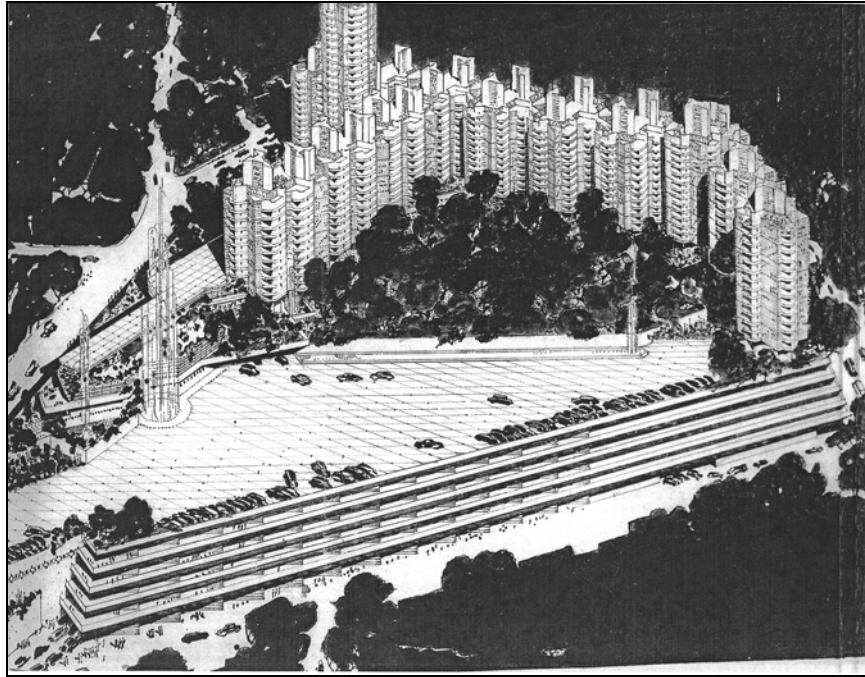


Figure 13. Frank Lloyd Wright’s design for Crystal Towers. Found in Bruce Brooks Pfeiffer, *Treasures of Taliesin, Seventy-Six Unbuilt Designs*, ed., Susan H. Wilson (Carbondale, Illinois: Southern Illinois University Press, 1985), 24b.

The magnificent “Crystal Heights” never materialized due to zoning issues and neighborhood opposition.⁶⁰ *The Washington Post* later reported, “It was Wright’s project here for “Crystal City” in 1940 which plunged the city into a still-remembered debate about civic art and which yielded one of the architect’s greatest large-scale designs and some of his best written opinions.”⁶¹

⁵⁷ “Architect Visions \$15,000,000 City of Future of Temple Heights,” *The Washington Post*, 25 September 1940.

⁵⁸ “Architect Visions \$15,000,000 City of Future of Temple Heights,” *The Washington Post*, 25 September 1940.

⁵⁹ James M. Goode, *Best Addresses: A Century of Washington’s Distinguished Apartment Houses* (Washington, D.C.: Smithsonian Books, 1988), 361-362.

⁶⁰ “Nolen Offers Plan to ‘Save’ Crystal City,” *The Washington Post*, 27 December 1940.

⁶¹ Frederick Gutheim, “Critic Urges Another Look At New Design For Hilton,” *The Washington Post*, 10 September 1961.

Institutional Buildings

In 1911, a Montessori school was established in a three-story rowhouse at 1840 Kalorama Road. The founder of the Montessori education principles, Italian educator Dr. Marie Montessori, visited the school in December of 1913.⁶² In 1920, the school was used as the “Children’s House” for children ranging from three years to six years old.⁶³ At this time, a one-story frame building adjoined the school and provided space for an exercise room. The building, however, was deemed a fire hazard, and in 1924, the school expanded with a one-story brick building constructed in the adjacent lot at 1836 Kalorama Road.⁶⁴ The school advertised its French and rhythmic dancing lessons as well as its playground and “supervised play until 5 o’clock.”⁶⁵ By 1932, the school was known as the Kalorama Day School and accepted children from ages nineteen months to third grade. The school provided an alternative to public school education for the residents of Washington Heights and its presence is indicative of the neighborhood’s demographics during the early twentieth century.

By the 1920s, congestion in the District’s public schools caused a great need for new facilities. Relief came in 1928 with the construction of the John Quincy Adams School in Washington Heights on 19th and California Streets. A headline from *The Washington Post* proclaimed, “New Adams School to be City’s Finest.”⁶⁶ The plan for the twenty-five-room, \$640,000 Adams elementary school was hailed as “the biggest, finest and most expensive grade school in the District.”⁶⁷ The elementary school replaced the old Adams School, located on R Street between 17th Street and New Hampshire Avenue (1730 R Street), the Force School on Massachusetts Avenue between 17th and 18th Streets (1738-1744 Massachusetts Avenue), and the Morgan School. At the time, the old Adams School, built circa 1888, and the Force School, built in 1890, were in desperate need of modernization as they were not equipped with electricity, were inadequately heated, and were in need of sanitary improvements. In addition, the small classrooms were dark and the schools were not in a convenient location for the neighborhood children. During a time of segregation, the new Adams school was specifically built for white students – the Morgan school was to become a black school after the construction of the new school.

In 1925, the District of Columbia purchased the site for the Adams School at 2000 19th Street, N.W in Washington Heights for \$142,000. The location of the site was not considered “ideal,” but in a residential neighborhood “almost wholly built up largely of apartment buildings,” it was the best available.⁶⁸ The site substantially increased the cost of the project due to its slope and the need for grading. Municipal Architect Albert L. Harris designed a Colonial Revival, three-story building with a T-shaped plan that rose

⁶² “Dr. Montessori at School,” *The Washington Post*, 6 December 1913.

⁶³ The primary school, for children six years to ten years old, was located at 1525 35th Street, N.W. *Washington Post*, 11 January 1920.

⁶⁴ “Building’s Removal Sought,” *The Washington Post*, 30 September 1920.

⁶⁵ *The Washington Post*, 16 November 1924.

⁶⁶ “New Adams School to be City’s Finest,” *The Washington Post*, 19 August 1928.

⁶⁷ “New Adams School to be City’s Finest,” *The Washington Post*, 19 August 1928.

⁶⁸ “New Adams School to be City’s Finest,” *The Washington Post*, 19 August 1928.

above street level on 19th Street. Classrooms were aligned along 19th Street while the rear wing held the assembly hall and cafeteria. It was the first school in the District to provide a cafeteria and contain toilet facilities on each of its three floors. Grades above the second level had two classrooms each while both first and second grades had three rooms each. The school also contained a kindergarten room, two “manual training instruction rooms,” a “domestic art” room, a junior high school laboratory for the two upper grades, and two play rooms. At the time of its construction, the school was a state-of-the-art facility and contained a larger number of rooms compared to other schools in the District. The entire cost of the project was over \$600,000 – more than double the cost of other grade schools built in Washington, D.C. at that time.⁶⁹ The school opened in January of 1930 and nearly 800 people attended the official dedication of the building on May 27, 1930 to celebrate its success as “the best in school house planning and construction.”⁷⁰ Soon after the opening of the Adams School, the Morgan School was renovated for use as a “colored” school. It reopened in February of 1930 with an eight-room addition.⁷¹

The students of the Adams School reflected the demographics of the residents of Washington Heights. With its location near several embassies, Washington Heights was home to a large number of diplomats whose children attended Adams School. As a result, Adams School became known as a “melting pot” of international students. In 1946, forty-two countries were represented among the students of Adams School and over one-fifth of the students had parents or grandparents who were born outside of the United States. Excluding the Webster Americanization School, the Adams School was thought to have more foreign-born children than any other public school in the city.⁷² This changed in 1949 when the Webster School (10th and H Streets, N.W.) closed and its students were moved to Adams School, which was operating below capacity. Afterwards, nine of the classrooms at the Adams School were dedicated to the Americanization sector.⁷³

Residents

Generally, the types of residents living in Washington Heights did not change greatly from 1900 to 1930 as the majority still consisted of working middle-class families. Many of the residents worked for the federal government, which had doubled in size during this time due to President Roosevelt’s New Deal programs. A large percentage of the residents of Washington Heights also included military personnel. However, while the luxury apartment buildings brought prominent residents to the neighborhood, the smaller apartment buildings around the edges of the neighborhood began to attract lower-class residents. This was the first major demographical change in Washington Heights since its establishment.

⁶⁹ “New Adams School to be City’s Finest,” *The Washington Post*, 19 August 1928.

⁷⁰ “School Dedication Attended by 800,” *The Washington Post*, 28 May 1930.

⁷¹ “Three Buildings Augment Schools,” *The Washington Post*, 15 January 1930.

⁷² “Envoys’ Children Help Make School a Melting Pot,” *The Washington Post*, 19 September 1947.

⁷³ Saba Bireda, “Adams Elementary School,” *DC North*, (August 2003): 38.

The large-scale apartment buildings in Washington Heights attracted wealthy and prestigious residents – in many cases transient workers employed by the current administration. The Wyoming, for example, became the home of Washington’s military, political, cultural, and social elite. Over 120 of its residents regularly found their names in *Who’s Who in the National’s Capital* (1921-1922, 1929-1930, 1934-1935) and a study of the *Elite List* and *Blue Book* from 1906 to 1933 shows the Wyoming to have a consistently high number of prominent residents in Washington, D.C. society. Perhaps the most notable residents were Dwight and Mamie Eisenhower, who lived in the Wyoming from 1927 to 1935. Respected Washington, D.C. architect Arthur Heaton also resided at the Wyoming from 1918 through 1929. In 1920, the Wyoming was the residence of District of Columbia Supreme Court Justice Walter I. McCoy (who was formerly a Congressman from New Jersey, D 1911-1914), the Ambassador of Montenegro, and several high-ranking Army and Navy officials. In 1930, the Chief Surgeon of the U.S. Government, and the Surgeon General of the U.S. Army were residents of the Wyoming.

Other luxury apartment buildings, including the Oakland and the Netherlands, also were the residences of many prominent Washingtonians. In 1920, residents at the Oakland Apartments included many high-ranking military officials including a Commander of the United State Navy and a Lieutenant Colonel in the United States Army and in 1930, the Oakland was the home of John S. McCain, Commander of the United States Navy. According to the 1920 Census, the family of Senator John Hollis Bankhead, Jr., who was the uncle of famous actress Tallulah Bankhead, lived at the Netherlands apartments at 1860 Columbia Road. Like the Wyoming and the Oakland, many military officials and government workers also lived at the Netherlands.

A small number of immigrants lived in Washington Heights at the turn of the twentieth century.⁷⁴ However, by the 1920s and 1930s, more immigrants moved to Washington Heights and a large percentage were from European countries including England, Ireland, Germany, France, Italy, Poland, and Greece. The new wave of immigrants also included many non-European immigrants from Japan, China, and the Philippines. A large number of the immigrants living in Washington Heights by 1920 were Jewish immigrants from Russia. While most of the immigrants were working class, including tailors, merchants, and shoemakers, others were trained professionals such as physicians and teachers. The majority of the immigrants rented apartments, however, some also owned rowhouses in Washington Heights. By 1920 and 1930, many of the immigrants also lived and operated businesses along 18th Street. For example, in 1930, a German upholsterer, an Armenian and a Syrian rug maker lived and worked from their rowhouses at 2341 and 2409 18th Street. In addition, a Russian upholsterer and his wife ran a shop from their home at 2431 18th Street.

Washington Height’s location near many of the city’s embassies also brought many immigrant workers to the neighborhood. For example, in 1920, a Swiss immigrant, living at 1849 Kalorama Road, was a bookkeeper for the Swiss legation, a Polish

⁷⁴ *United States Census Records*, 1910.

immigrant, who rented an apartment at the Wyoming, served as a counselor for the Polish legation, a French Canadian, lodging at 2102 California Street, was a stenographer for the French Embassy, and a Cuban immigrant, a roomer at 2413 18th Street, worked for the Cuban embassy.

In the 1910s and 1920s, African Americans living in Washington Heights still primarily consisted of servants, living in homes of their white employers, or janitors, living in the large apartment buildings where they worked. Other black employees commuted to work from Southeast Washington and Virginia “to their jobs as servants, maids, laundrymen, and chauffeurs for the dignitaries and other affluent citizens living along 19th Street and Columbia Road.”⁷⁵

By 1930, particular blocks in Washington Heights became home to black families. According to the 1930 census records, all of the residents of the two apartment buildings at 1812 and 1818 Vernon Street were black. However, ten years earlier, the residents of 1812 Vernon Street were all white. The same occurrence is apparent on the opposite side of Vernon Street, which was all white in 1920 and composed entirely of black residents by 1930. The 1930 black residents at 1812 Vernon Street had occupations including waiter, porter, chaffer, messenger, janitor, and mechanic compared to secretary of a senator, clerk for the United States government, automobile salesman, and newspaper correspondent who were white residents living in the building in 1920. This change in demographics illustrates a transition in the 1930s when household servants, and those working in the large apartment buildings, began moving closer to where they worked.⁷⁶



Figure 14. “Looking south at the intersection of Columbia Road and Eighteenth Street, April 1, 1951.” Found in Peter R. Penczer, *Washington, D.C. Past and Present* (Arlington, Virginia: Oneonta Press, 1998), 140.

⁷⁵ Harrison, “Above the Boundary,” 15.

⁷⁶ “Adams Morgan: A Portrait of a Community in Transition,” *The Washington Post* 14 May 1984.

Washington Heights - 1940 to the Present

The 1940s and 1950s brought major changes in Washington Heights both from a demographic and development standpoint. A citywide housing shortage during World War II caused many of the houses in the neighborhood to be transformed into rooming houses. While residents in other neighborhoods called for zoning changes to prevent uncontrolled density and new commercial development, Washington Heights and its surrounding neighborhoods did not challenge existing zoning and actually encouraged change. In the late 1940s and early 1950s, white middle-class residents began to move out to the surrounding suburbs. This change was prompted by Supreme Court rulings that struck down housing covenants in 1948 and segregated schools in 1954.⁷⁷ The congregation of the Washington Heights First Presbyterian Church noted, “the lure of suburban life made itself felt and people began moving away. . .”⁷⁸ As the middle-class white residents began moving out, lower-income blacks moved in. The redevelopment of Southwest Washington beginning in the mid 1950s brought several lower-income families to Washington Heights as they were forced to relocate from their homes. Furthermore, the 1968 riots caused many residents, who could afford to do so, to move to the suburbs.⁷⁹ Other social changes, such as the growing use of the automobile, expansion of the highway system, affordability of suburban housing, and the integration of public schools furthered the “white flight” to the suburbs.⁸⁰ Hispanics and other ethnicities also began to move into the neighborhood. By the 1970s, however, gentrification also began to take place as upper-income white families began to move back into the neighborhood. Although streetcars were slowly replaced by buses beginning in the 1920s, the final streetcar lines were replaced with bus service in 1962. By this time, 18th Street and Columbia Road were no longer utilized by the streetcar and the automobile took further control of the streets.

Good Will Baptist Church (formerly Washington Heights Presbyterian Church)

In 1955, after fifty-two years, the congregation of the Washington Heights Presbyterian Church made the decision to relocate to the nearby Maryland suburb of Bethesda due to a “waning membership and a changing neighborhood.”⁸¹ A community study conducted the previous year found that many of its members lived outside of the community and that there were six other Presbyterian churches within a one-and-a-half-mile radius.⁸² Congregation membership was also down to 380 from 500. The final mass was held on January 30, 1955 and the church building was put up for sale.⁸³

⁷⁷ Cadaval, Olivia. “Adams Morgan: New Identity for an Old Neighborhood.” *Washington at Home: An Illustrated History of Neighborhoods in the Nation’s Capital*, ed. Kathryn Schneider Smith, ed. (Northridge, California.: Windsor Publications, Inc., 1988), 233.

⁷⁸ “Faith in ‘Divine Pattern’ Sparks a Waning Flock,” *The Washington Post*, 11 May 1957.

⁷⁹ “Morgan School Set to Drop Antioch Project,” *The Washington Post* 17 January 1968.

⁸⁰ Henig, *Gentrification in Adams Morgan*, 15.

⁸¹ “Faith in ‘Divine Pattern’ Sparks a Waning Flock,” *The Washington Post*, 11 May 1957.

⁸² “Presbyterians Plan Last Service in Church Built in ’02,” *Washington Star*, 20 January 1955.

⁸³ “53-Year-Old Church Holds Last Service,” *The Washington Post*, 31 January 1955.

In 1956, the Good Will Baptist Church purchased the church at 1860 Kalorama Road for \$110,000 and celebrated its 25th Anniversary in November as they moved in to their new church. The Good Will Baptist congregation was established in November, 1931 by the Reverend James L. Pinn, a professor of the School of Religion at Howard University. First meeting at Pinn's home, the congregation worshipped at 1619 U Street beginning in 1932 until its move to Washington Heights. The congregation was known for its involvement in community service and its pastor and members frequently volunteered at hospitals as well as welfare and penal institutions.⁸⁴ Since its move to Washington Heights, the congregation, with over 450 members, has continued to be a significant presence in the community. Several community groups, such as the Kalorama Citizens Association, meet regularly at the church.

Washington Heights to Adams Morgan

By the 1950s, the segregation of the Adams School and the Morgan School caused tension in a neighborhood that had been changing demographically since the 1930s. Washington Heights, now an urban neighborhood compared to its original suburban roots, was experiencing decline and deterioration spurred by preference for the outlying suburbs in Virginia and Maryland. Over half of the estimated 17,000 persons living in the neighborhood were African American. House values were decreasing, and nine blocks of the neighborhood's housing were named among the 100 worst in the city by the Community Renewal Program.⁸⁵ The first step toward change came with the 1954 Supreme Court decision that outlawed school segregation. The once-segregated Adams and Morgan schools became the catalyst for a racially-divided neighborhood as its citizens joined together in 1955 and created the Adams Morgan Better Neighborhood Conference. Its purpose was not only to promote school integration, but to "arouse interest in community problems and deal with the growing physical deterioration in the area."⁸⁶ With help from the city and American University, the Neighborhood Conference set up a demonstration project that would organize the neighborhood into block associations to help with the planning process. A federal grant further propelled the project. The Neighborhood Conference established a Community Council and a Planning Committee and began discussing plans for an urban renewal plan with the National Capital Planning Commission (NCPC).⁸⁷ It was the first time in the city that "residents, businessmen and property owners, including educational, cultural and religious enterprises met with professionals to plan together."⁸⁸

The Adams Morgan community included several of the historic subdivisions in the Kalorama area including Washington Heights, Kalorama Heights, Meridian Hill, and Lanier Heights. Its boundaries were S Street to the south, Connecticut Avenue to the

⁸⁴ "Good Will Baptists Plan to Observe 25th Year," *The Washington Post*, 10 November 1956,

⁸⁵ List created by the Community Renewal Program. "Ills That Begot Renewal Plan Still Beset Adams-Morgan," *The Washington Post*, 10 October 1967.

⁸⁶ "Ills That Begot Renewal Plan Still Beset Adams-Morgan," *The Washington Post*, 10 October 1967.

⁸⁷ "Blight Project Gets Federal Aid," *The Washington Post*, 1 May 1958

⁸⁸ Wolf Von Eckardt, "The Adams Morgan Story: Citizen Action Bugged Down," *The Washington Post*, 15 November 1964.

west, Calvert Street and Columbia Road to the north, and 16th Street to the east. With 18th Street being the commercial center of the neighborhood, Washington Heights comprised a large section of the newly-formed community along its western boundary. Renewal plans were drawn up and presented to the neighborhood in April of 1960. Among the objectives were the need to maintain and improve the shopping area and community facilities, reduce traffic in the residential areas, and remove dilapidated buildings and blight – including the removal or improvement of the industrial area between 16th and 18th Streets.

A highway plan propelled the redevelopment plans for Washington Heights. According to a Washington Post article from 1957, the “Inner Loop freeway system, “some of the worst housing in the Northwest urban renewal area would be replaced by the center leg of the proposed Inner Loop freeway system and by new apartment dwellings. . . .” The proposed freeway connected Interstate 295 in Prince George’s County, Maryland, to Route 50 and 66 in Arlington County by a direct route through Washington, D.C. Plans for the freeway illustrate its location along Florida Avenue, directly south of Washington Heights.⁸⁹ The proposed freeway would not only have caused destruction to many historic neighborhoods in Washington, D.C., but would also have brought congestion to those areas bordering the freeway, including Washington Heights which was in close proximity to the freeway’s path.⁹⁰

Concern was expressed, however, over an urban renewal plan similar to that of Southwest Washington, D.C., where a large percentage of the buildings were demolished and residents were displaced. As fears mounted, the neighborhood began to question the conditions of the proposed urban renewal plan, especially the plans for high-rise apartment buildings, scattered site public housing, and the issues surrounding private restoration versus public control.⁹¹ Ultimately, the project was rejected by the NCPC in 1965 with the reasoning that it “was not in the public interest.”⁹² Additionally, the Inner Loop freeway was never constructed.

Education once again became the forefront of the community in the 1960s. After complaints from many parents concerning the unsatisfactory education provided by the Morgan School, the city government voted to allow a community council to govern the school – one of the first community-controlled schools in the country. The Morgan Community School Board became a strong voice in the community and the improvements made to the school system.⁹³ In 1967, the Adams Morgan Community Council and the Washington Board of Education approved a plan allowing Antioch College to run the Morgan School. Antioch College was based in Yellow Springs, Ohio, and operated a work-study program designed to prepare students for teaching positions in slum schools. The project allowed Antioch “interns” to teach in Washington’s schools.

⁸⁹ Erwin Knoll, “Inner Loop Plan Aims at N.W. Slums,” *The Washington Post*, 12 October, 1957.

⁹⁰ Grace Bassett, “Zone Plans For Temple Heights Hit By Cafritz,” *The Washington Post*, 1 August, 1956.

⁹¹ “Ills That Begot Renewal Plan Still Beset Adams-Morgan,” *The Washington Post*, 10 October 1967.

⁹² “NCPC Kills Renewal for NW Section,” *The Washington Post*, 5 February 1965.

⁹³ Saba Bireda, “Adams Elementary School,” *DC North* (August 2003): 38.

The community elected a council to administer the project. The project began with the Morgan School in 1967 and was to expand to the Adams School in the following year. By January of 1968, the Council was unhappy with Antioch's role in the Morgan School and made steps toward dropping the program. Problems with the programs surmounted mostly due to the college not being located in Washington, D.C. and the staff not being familiar with the diversity of the Adams Morgan neighborhood.

Despite the termination of the Antioch College program in 1968, the community continued to move forward with improving the educational facilities. By 1972, plans for a new school evolved to replace the aging Morgan School with its "dingy yellow and blue" walls and floors, which "show the wear of generations."⁹⁴ The community had high hopes for the new school, which was to become the stronghold in a neighborhood that was quickly changing. The principal emphasized, "Practically every component of community life is involved in the school," so "the school becomes the center for the community."⁹⁵ The design of the new school was to reflect the community's wish for imagination in education and as well as its extreme desire for involvement.

Planning for the building took over two years at a cost of \$6.3 million dollars.⁹⁶ Construction began in 1972 and during this time, the old Morgan School was demolished. Louis E. Fry of the Washington architectural firm of Fry and Welch designed the open-plan building, only the second of its kind in the city at the time of its construction.⁹⁷ The building contains two wings on either side of Champlain Street that are connected by an enclosed bridge. The elementary school, containing pre-school through seventh grade, occupied one third of the space while the remaining sections of the building were designed specifically for community-related activities including an amphitheater and an indoor, Olympic-sized swimming pool. The facilities extend across the former Happy Hallow Playground on 18th Street, allowing for a large amount of outdoor recreation space.

In 1977, the school opened as the Marie Reed Community Center, symbolizing the unity and the evolution of the neighborhood. The center was named after Bishop Marie H. Reed (1915-1969), the first chairman of the Morgan Community School Board in 1967. Reed was also an active member of Adams Morgan Planning Council and the Vice Chairman of the Adams Morgan Community Council. She was a graduate of Armstrong and Cardozo High Schools and Howard University in Washington, D.C., and, in 1940, Reed completed her ministry studies at Saint Ann's Spiritual School in Baltimore. Soon after she graduated, Reed opened her own church at 1732 Seaton Street near Washington Heights. Reed was greatly involved in the neighborhood's school system and was a well-respected leader in the community.⁹⁸ With its additional services, including a free clinic for adults and children and an after-school education program, the center remains an

⁹⁴ "New Morgan School Slated in Two Years," *The Washington Post*, 21 June 21 1972.

⁹⁵ "New Morgan School Slated in Two Years," *The Washington Post*, 21 June 1972.

⁹⁶ "New Morgan School Slated in Two Years," *The Washington Post*, 21 June 1972.

⁹⁷ "A Community Center for Adams Morgan," *The Washington Post*, 30 March 1978.

⁹⁸ "Marie H. Reed Community Learning Center, Washington, D.C., Dedication Program," 7 May 1978.

important component of the Adams Morgan community and signifies the efforts put forth by the community, including leaders like Marie Reed.

The Washington Hilton and Other Recent Development

Construction on Temple Hills finally came in the 1950s and 1960s, almost thirty years after the masons purchased the site. Washington developers Morris Cafritz and Charles H. Thompkins bought the land in 1945 for over one million dollars. Plans were announced in 1952 for a four-building residential, office, and hotel project called “Universal City.” The first building to be erected was the eight-million dollar “Park at Your Desk” building (currently the South Universal Building), designed by architect Le Roy L. Werner. It contained 225,000 square feet of office space as well as parking for 600 cars.⁹⁹ During site preparation in 1953, after a lifespan of about 350 years, the Treaty Oak succumbed to a bulldozer.¹⁰⁰ Oak Lawn was also demolished as part of the site clearance.

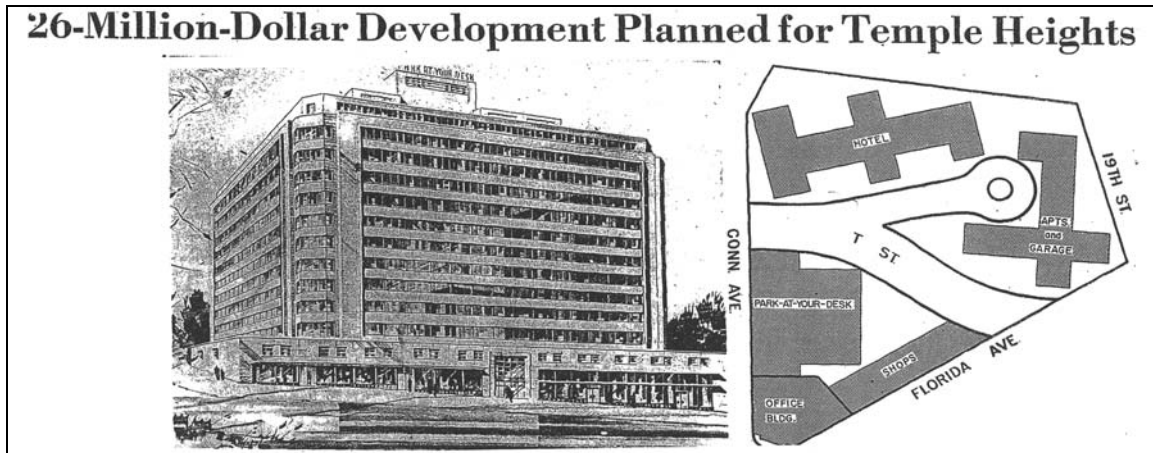


Figure 15. “Park at Your Desk” office building, currently the South Universal Building, 1825 Connecticut Avenue, N.W. Found in “26-Million Dollar Development Planned for Temple Heights,” *The Washington Post*, 23 November 1952.

In 1961, the five northern acres of Temple Heights, bordered on the south by T Street and Florida Avenue, were sold for more than four-and-a-half million dollars to the Hilton Corporation.¹⁰¹ Cafritz and Thompkins previously approached New York architect William B. Tabler to design a grandiose hotel on the site before the sale and Tabler continued to work on the design under the Hilton Corporation’s ownership. Tabler was well-known in the architectural profession for designing several hotels including the

⁹⁹ “20-Million-Dollar Development Planned for Temple Heights,” *The Washington Post*, 23 November 1952.

¹⁰⁰ “Treaty Oak’s Life Ended at 3 ½ Centuries When Bulldozer Felled Temple Heights Tree,” *The Washington Post*, 22 March 1953.

¹⁰¹ “Hilton Will Add \$30 Million Hotel, Washington’s Largest, On Conn. Ave.,” *The Washington Post*, 10 August 1961.

Statler Hilton in Washington, D.C. (now the Capital Hilton, 1001 16th Street, N.W.). Conforming to the height restrictions of the city, Tabler's design for the Washington Hilton included a ten-story curving building formed by the convergence of two semicircles. In the end, Wolf Von Eckardt, renowned architectural critic for *The Washington Post*, applauded the new hotel as a "clean, modern, noble and appealing design" and "among the city's most attractive recent business structures."¹⁰²

The remaining section of Temple Hills, on the south side of T Street, became the site for a twelve-story, ten million dollar office building. It was developed by Morris Cafritz on a site adjacent to the Universal Building (Park at Your Desk) and was called the North University Building (1875 Connecticut Avenue, 1961). The architect for the building was Edwin Weihe, AIA, and Associates, a well-known Washington, D.C. architectural firm.



Figure 16. The Washington Hilton, view from Connecticut Avenue looking east, 1980. General Photograph Collection, City Museum of Washington, D.C.

Today, this section of Washington Heights facing Connecticut Avenue shows the most change since the neighborhood's early development as a residential suburb on the edge of the federal city. The commercial nature of Connecticut Avenue lends itself to large-scale development and illustrates the evolution of the city as the borders expanded northward. In particular, the Washington Hilton, with its commanding architecture and location as

¹⁰² Wolf Von Eckardt, "Hilton Did Well With D.C. Hotel," *The Washington Post*, 3 January 1965.

well as its varied history, has become a recent-past landmark of Washington Heights and Washington, D.C.

Additional recent construction in Washington Heights includes Gelmar Towers, an apartment building located at 1930 Columbia Road (1950); the Georgian Apartments located on the site of the T.O. Selfridge House at 1880 Columbia Road (1964); and a bank located on the site of the Knickerbocker Theater/Ambassador Theater at 1800 Columbia Road (1978).

Residents

The neighborhood once again changed demographically after World War II (1941-1945) as more African Americans began moving into the neighborhood. Affordable housing, created by the transformation of many single-family dwellings into rooming houses and multi-family housing initially brought lower-income residents to the neighborhood. Census records show that the population of Washington Heights was 28.2 percent black in 1940 and 35 percent black in 1950. The black population continued to increase to 53.9 percent and 71.1 percent in 1960 and 1970, respectively. By the 1980s, this trend reversed and the African-American population dropped to 65.8 percent as whites and other ethnicities began moving into the neighborhood.¹⁰³

By the late 1960s and 1970s, Adams Morgan was known for its diverse ethnic population. New ethnic groups, including Latin Americans, Caribbeans, Southeast Asians, and Africans, moved into the neighborhood and represented a new group of immigrants in Washington, D.C. and the neighborhoods “previously populated primarily by migrants from the Carolinas and Virginia, as well as transient federal workers, have become sites for the emergence of multicultural and multinational communities.”¹⁰⁴ As described by author Olivia Cadaval, “A walk along Eighteenth Street from Florida Avenue to Columbia Road, and then east to Mount Pleasant Street, offers a glimpse of the delicate coexistence of diverse immigrants, who are carving out physical and cultural space while creating new identities for themselves in Washington.”¹⁰⁵

Hispanics became one of the most prominent ethnic groups in Washington Heights beginning in the 1950s and 1960s. Along with a large number of Cubans, these residents emigrated from Mexico and Puerto Rico, as well as from South American countries and began to establish businesses, including restaurants and specialty grocery stores, in the neighborhood specifically oriented to Hispanic residents. By 1977, the Kalorama Day Center became the Spanish Education Development Center, reflecting the prominence of the Latin American population in Washington Heights. The center was an integral part of

¹⁰³ Data from Washington, D.C. Census Tract 40. Census of Population and Housing, Census Tracts, Washington, DC-MD-VA. 1980 date from “Initial Census Tract Data From 1980 Census,” report by D.C. Office of Planning and Development, found in Henig, *Gentrification in Adams Morgan*, 23.

¹⁰⁴ Olivia Cadaval, “The Latino Community: Creating an Identity in the Nation’s Capitol,” found in *Urban Odyssey, A Multicultural History of Washington, D.C.*, Francine Curro Cary, ed. (Washington, D.C.: Smithsonian University Press, 1996), 231.

¹⁰⁵ Cadaval, “The Latino Community,” 231.

the Hispanic Heritage Festival, which was held in the community beginning in 1970. The center remains in operation today and provides educational services for low-income Latin American families.

In the 1970s and 1980s, property values rose rapidly as young professionals began to move into the neighborhood. Gentrification and revitalization occurred as new residents began to rehabilitate the houses of Washington Heights that had begun to deteriorate from years of neglect. Many of the large apartment buildings were converted into condominiums. The new residents of Washington Heights represented a group of “young, idealistic, and politically radical activists.”¹⁰⁶ Although these residents were not necessarily wealthy, “they did represent an influx of a highly educated cadre, one with its roots in the middle class.”¹⁰⁷ These residents, along with the multi-ethnic groups of the neighborhood, brought great cultural diversity and exceptional identity to the neighborhood.

Hailed for its diverse, multi-cultural residents and businesses, Washington Heights retains its late nineteenth-century and twentieth-century architecture, reflecting its assorted history. The apartment buildings continue to be some of the most sought-after residences in the city, the Adams school serves as the neighborhood school, and the businesses along 18th Street are crowded with clientele. Washington Heights remains a vibrant neighborhood in Washington, D.C. that has evolved from a late-nineteenth century suburb to a twenty-first century urban destination.

¹⁰⁶ Henig, *Gentrification in Adams Morgan*, 18

¹⁰⁷ Henig, *Gentrification in Adams Morgan*, 18.

THE ARCHITECTURE OF WASHINGTON HEIGHTS

Residential Architecture

Early residential construction in Washington Heights consisted of speculative rowhouses often built in groups for middle-class workers and their families. Although some of these houses were owner occupied, most were rental units. Unlike the suburbs directly west of Washington Heights, only a few large single dwellings were built for Washington's upper class. By the turn of the twentieth century, large, luxury apartment building construction changed the character of the neighborhood and brought upper-class, often transient residents to the neighborhood. Smaller apartment buildings erected during this time also continued to provide affordable housing for the neighborhood and attracted more working-class residents. Overall, the residential architecture reflects the demographics of the Washington Heights neighborhood when it first developed as a working middle-class neighborhood lined with rowhouses and later as the home of transient government workers and upper-class residents who lived in the luxury apartment buildings of Washington Heights.

Many of Washington's prominent architects designed buildings in Washington Heights from the elaborate apartment buildings to the more modest rowhouses. These architects designed attractive, affordable buildings for the middle-class market and in the most fashionable styles. Despite the urban character of the neighborhood, the architects designed new buildings to fit in with the size and scale of neighboring buildings. The result is a cohesive streetscape, despite the diversity of the architects and the styles they implemented.

The early architecture of Washington Heights was profoundly affected by the Building Protection Act of 1871 and the enactment of municipal building codes between 1872 and 1878. The Building Projection Act allowed for the construction of projecting bays into public space and in turn created one of the most distinguishable characteristics of the rowhouses in the city. The bays not only allowed for additional square footage, but they created a varied, three dimensional façade. Rowhouses in Washington Heights vary with rounded, square, or canted bays and were frequently capped with conical or hipped roofs. Municipal building codes passed between 1872 and 1878 were the first attempts to control health and safety of the city's new construction. The regulations not only required building and alteration permits, but also prohibited wood frame construction and wood cladding. As a result, all of the buildings constructed in Washington Heights in the late nineteenth and early twentieth century were constructed primarily of brick.

The Rowhouse

Rowhouse construction was prominent in Washington, D.C. during the last quarter of the nineteenth century and was the primary domestic architectural type executed in Washington Heights at this time. Rowhouses were typically built in multiples of three or more, however, in some instances they were built as a single unit or in pairs. Characteristically, rowhouses were designed as narrow buildings to conform to a small

city lot and party walls separated each house from its neighbor. Architectural features were often limited to the façades while the side elevations were left unadorned and often unfenestrated. Rear elevations were also modest and frequently contained sleeping porches and pantry sheds. Developers favored rowhouses as a building type as they were inexpensive to build and could be constructed quickly to keep up with the housing demands of the rapidly expanding city. Illustrating its versatility, rowhouses were designed in a variety of different styles and forms.

The first building permit in Washington Heights was issued in 1891 for a three-story rowhouse. Located at 1862 Wyoming Avenue, the house was built for owner Mason N. Richardson and was designed by architect J.A. Sibley. The house consists of a typical side-passage plan and its simple façade is adorned with a rounded bay and a corbelled brick cornice. Although it was the only house on the block at the time of its construction, the building was designed as a rowhouse type, spanning the entire width of the lot and it was not fenestrated on the side elevations in anticipation of abutting neighboring buildings.



Figure 17. Rowhouses at 2114-2118 18th Street, N.W., constructed in 1897. Photo taken by KCA Volunteers, 2005.

Additional building permit applications were not recorded until 1894 for the construction of a three-story brick house at 2314 18th Street and in 1895 for two rowhouses at 1820 Kalorama Road and 2316 18th Street. The 1900 *Sanborn Fire Insurance Maps* show several houses similar to these examples that were designed to accommodate future

development. In some cases, houses were built on one half of the lot despite the lack of dense development at that time.

Speculative rowhouse development appeared in Washington Heights by the late 1890s, as evidenced by building permit applications for a group of buildings constructed for Charles W. Simpson designed by architects Morgan and Johnson at 2108-2122 18th Street and a group at 2437-2453 18th Street for John Sherman designed by architect Waddy B. Wood in 1897. The rowhouses at 2108-2122 18th Street consist of two alternating designs, illustrating the repetition used in most early rowhouses.¹⁰³ By 1900, several rowhouse blocks of similarly-designed buildings lined the streets of Washington Heights with empty lots in between, primarily 18th Street, the north side of Vernon Street, the north side of Kalorama Road, and the eastern section of Belmont Road

Although there were a number of different developers and architects working in Washington Heights during its early development, some had numerous commissioned and their work can be seen throughout the neighborhood. One example is George Cooper (1864-1929), who designed several rowhouses in Washington Heights and even lived in the neighborhood at 1819 Wyoming Avenue in 1930.¹⁰⁴ Cooper, a Washington, D.C. native, made his mark in the city with his designs for commercial buildings and apartment buildings as well as single-family residences and rowhouses. *The Washington Post, History of Washington, 1903* mentions several of Cooper's Washington Heights projects including three residences on Wyoming Avenue for F.L. Harvey, four residences on Columbia Road for John Sherman, and a block of houses on 19th Street and Kalorama Avenue for John H. Nolan.¹⁰⁵ Building permits show that Cooper also served as architect for seven rowhouses in the 1800 block of Belmont Road for J.R. Johnson in 1900. Cooper himself financed and designed several three-story rowhouses in Washington Heights including 1839-1841 California Street (1903) and 1819-1827 Wyoming Avenue (1908) and a five-story apartment building at 1844 Wyoming Avenue (1905).

Waddy B. Wood (1869-1944), a prominent Washington architect, designed a number of buildings throughout the neighborhood, including several groups of rowhouses. Beginning in 1892, Wood began his career in Washington, D.C. and established the architectural firm of Wood, Donn and Deming with Edward W. Donn, Jr. and William I. Deming in 1902. The firm became known for its designs of large traditional residences and office buildings. When the partnership dissolved in 1912, Wood once again began working independently. Predominately with his independent work, Wood is known for his use of the eclectic style, which was adopted by many American architects around the end of the nineteenth century. In Washington Heights, Wood designed several structures before the establishment of his 1902 partnership. A few of these projects include a group of rowhouses at 2437-2455 18th Street (1897) and 2481-2483 18th Street (1899).

¹⁰³ Two of the rowhouses, 2102 and 2104 18th Street, have undergone major façade alterations ca. 1920 when the buildings were rehabilitated for commercial use.

¹⁰⁴ *U.S. Census Records*, 1930.

¹⁰⁵ "History of Washington," *The Washington Post*, (1903): 308.

Wood designed a group of three rowhouses at 1790-1794 Columbia Road in 1897 and 1796 Columbia Road in 1898. Wood lived in the house at 1796 Columbia Road from 1899 to 1900 and at 1794 Columbia Road from 1900 to 1902. The plans for the houses were described in *The Washington Post* in 1897:

There will be a parlor, reception hall, dining-room, butler's pantry, and a kitchen on the first floor. . . The front stairways will be very handsomely treated in dark wood, colonial style. The parlors will be in modified empire style, and the dining-rooms in dark natural wood, with paneling and tapestry. The fronts will be of Indiana limestone and gray Raritan Roman shape bricks, surmounted with red tile roof, with all trimmings of copper. The upstairs woodwork will be in enameled white. Tiled vestibules and bathrooms, nickel plumbing, and porcelain-lined tubs will be introduced.¹⁰⁶

Several of the rowhouses constructed in Washington Heights were the work of developer Harry Wardman (1872-1938). Wardman's name is synonymous with the development of rowhouses in Washington, D.C. Although the rowhouse was a popular building type in Washington, D.C. before Wardman's time, he built rowhouses at a greater scale than ever before seen in the city. It has been estimated that Wardman oversaw the construction of five thousand rowhouses in Washington, D.C.¹⁰⁷ Wardman took advantage of the housing shortage that took place in Washington, D.C. at the end of the nineteenth century. Although his rowhouses were not necessarily innovative, he constructed dwellings that were affordable, creating housing for those who previously could not meet the expense of a new house. Between 1907 and 1916, Wardman constructed many rowhouses in the new suburbs north of Florida Avenue. Here, he "responded to the newly platted streets with a new rowhouse type," which was "more horizontal in nature, and more importantly, had a full front porch."¹⁰⁸ Wardman was also known for hiring skilled architects who provided quality designs for a variety of different sites and building types. However, unlike many developers who varied the designs of rowhouses by alternating two different plans, Wardman's rowhouses were all identical with the exception of the end units where Wardman varied the designs with a contrasting bay or roof type.¹⁰⁹

Wardman is also credited for his development of rowhouse flats, a new building type to Washington, D.C. at the turn of the twentieth century. In 1901, Wardman was awarded a contract from the Washington Sanitary Improvement Company, a philanthropic housing company which sought to improve the housing blight, in particular the inadequate conditions of the alley dwellings. Wardman constructed rowhouse flats for the company that looked like traditional rowhouses on the exterior, but were divided into an apartment per floor on the interior. Wardman hired architect Nicholas Grimm to design his first rowhouse flats, which included a group in Washington Heights. The Queen Anne-style

¹⁰⁶ "Real Estate Market," *The Washington Post*, 29 August 1897.

¹⁰⁷ Sally Lichtenstein Berk, "The Richest Crop: The Rowhouses of Harry Wardman (1872-1938), Washington, D.C. Developer," (Masters Thesis, George Washington University, 1989), 6.

¹⁰⁸ Berk, "The Richest Crop," 7.

¹⁰⁹ Berk, "The Richest Crop," 74.

rowhouses at 2319–2337 18th Street, constructed in 1904, are easily identified as the work of Wardman and Grimm with their square bays topped with conical roofs and the garland friezes located underneath the eaves.¹¹⁰



Figure 18. A group of Harry Wardman rowhouses at 2216-2228 18th Street, N.W., constructed in 1911. Photo taken by KCA Volunteers, 2005.

In 1905, architect Albert H. Beers replaced Grimm and continued Wardman’s tradition of building rowhouses and rowhouse flats. In Washington Heights, Beers designed seven rowhouses at 2216-2228 18th Street for Wardman in 1911. The two-story brick buildings are two-stories high and three bays wide with flat roofs. Bracketed, overhanging pent roofs, originally clad in slate shingles, line the row of buildings. These buildings were constructed for commercial use on the first story and residential use on the second story; the dual use is clearly indicated by the presence of two single-leaf entrances that flank a large storefront window. Despite alterations to the storefronts, the original transom windows are apparent on many of the buildings and the original cornices with a Greek key motif remain intact. The end unit at 2228 18th Street differs slightly from the other units with a canted corner.

Architects Wood, Donn, and Deming built three rowhouse at 1929, 1931, and 1933 19th Street for Charles H. Davidson in 1908, illustrating the variety of developer-built rowhouses in Washington Heights. The two-and-a-half-story, Classical Revival-style

¹¹⁰ Berk, “The Richest Crop,” 72-73.

brick dwellings are very similar in design but differ slightly in detail. The houses, much larger in size than traditional rowhouses, were constructed at the same time and share party walls. Designed with a central-hall plan, the fenestration on the symmetrical facades include 6/6 double-hung windows with jack-arched lintels and keystones. Both houses at 1929 and 1933 19th Street have a compressed, wood-frame upper-story clad in stucco with an overhanging hipped roof. The center dwelling at 1931 19th Street differs with a side gable roof and three shed dormers. The high-level of craftsmanship and design is further illustrated by the ornamental entrances including the Colonial Revival-style door surround at 1933 19th Street that includes Ionic columns and a modillioned, segmental-arched pediment. These houses were constructed for upper-class residents compared to the more modest rowhouses in the neighborhood. The dwelling at 1933 19th Street, for example, was bought by Gerson Nordlinger, a prominent Washington real-estate developer who lived in the house with his family by 1920.¹¹¹



**Figure 19. Rowhouse at 1933 19th Street, N.W., designed by Wood, Donn, and Deming in 1908.
Photo taken by KCA Volunteers, 2005.**

Despite the fact that early development in Washington Heights consisted predominately of groups of rowhouses constructed by developers, single rowhouses also appeared in Washington Heights at the turn of the nineteenth century and offered a more unique and often elaborate alternative to the traditional rowhouse. These buildings were designed in a comparable scale and style to adjacent buildings, therefore reading as a cohesive unit

¹¹¹ *U.S. Census Records*, 1920.

within the streetscape. However, since these rowhouses were built independently, they often did not share a party wall with the neighboring buildings. Compared to rowhouses constructed in groups, these rowhouses were usually designed with a larger variety and higher quality of building materials and architecturally were more detailed. Although these rowhouses were architecturally more distinguished than groups of rowhouses, reflecting the tastes and preferences of the architects and owners, many of the houses were also built by developers and rented or immediately sold after their construction.

One example is the three-story rowhouse at 1834 Kalorama Road, built in 1901 to the designs of architect C.B. Coville. Unlike most of the houses in Washington Heights, this rowhouse was not built for a developer. Owner Vernon Bailey, chief field naturalist for the Bureau of Biological Survey (now the Fish and Wildlife Service), lived in the house with his wife and a female African-American servant, until his death in 1942. The brick house has a buff-colored brick facade and a three-story canted bay capped with a conical roof containing exposed eaves. The steeply-pitched, false mansard slate-clad roof has a hipped dormer window. A front stoop is lined by a heavy stone balustrade and the entrance to the house is delineated by a wide arched opening containing double doors. A heavy stone balustrade with stone brackets is located on the second story above the entrance.



Figure 20. Rowhouse at 1839 Wyoming Avenue, N.W. (1908). Photo taken by KCA Volunteers, 2005.

An additional example is the rowhouse located at 1839 Wyoming Avenue, constructed in 1908 for Clarence A. Aspinwall. Aspinwall commissioned architect George Oakley Totten, Jr. to build his two-and-a-half-story Colonial Revival-style house. Three bays wide, the side-hall brick house has keystone lintels, a fanlight entry, and a wood dentil cornice. The false mansard tin roof is pierced by three gabled dormers containing round-arched windows. The roof is lined with a decorative balustrade. The house is wider than most traditional rowhouse and reads more like a freestanding house than a rowhouse regardless of its location between two houses. Other examples of individual rowhouses include the three-story Colonial Revival style dwellings at 1835-1847 Wyoming Avenue (1911), 1832 Wyoming Avenue (1911), 1840 Wyoming Avenue (1911), 1822 Kalorama Road (1913), and 1810 Wyoming Avenue (1914).

Mansions

Despite the dominance of rowhouse development in Washington Heights, a few larger dwellings, or mansions were built in the neighborhood. Regardless of the vast size of these dwellings, they were still designed to fit in the urban lots of the city. As a result, these buildings often filled the entire lot from side to side and were also built close to or on the front building line. Designed for the upper-class residents, these buildings often exhibited a high level of architectural skill compared to other dwellings in the neighborhood. Although many of these buildings appear to be freestanding, in most cases at least one secondary elevation was unadorned and was left to conform to the party wall requirements of narrow urban building patterns. Frequently, these houses were constructed on corner lots to allow for more space and more than one primary elevation.

The Chinese Legation is one of the few freestanding mansions in Washington Heights. Located on the northeast corner of 19th Street at its intersection with Vernon Street, the building was designed by architect Waddy B. Wood and occupied almost the entire 150 square-foot lot.¹¹² *The Washington Post* reported that when the building was planned in 1902, it was the second building in the city erected by a foreign government – the first building was the British Embassy, built in 1873-1874 on Connecticut Avenue and N Streets, N.W. All other legations at this time were housed in existing buildings that were rehabilitated for legation use.¹¹³

¹¹² “Real Estate Market,” *Washington Post*, 20 March 1902.

¹¹³ “Real Estate Market,” *Washington Post*, 20 March 1902.



Figure 21. South Front, Chinese Legation, 19th and Vernon Streets, N.W. (1902). Photo taken by Jack E. Boucher, Historic American Buildings Survey, 1975.

The legation is three stories over a basement and included a residence as well as the embassy offices and public rooms. In 1902, *The Washington Post* reported that the Chinese Minister chose the Elizabethan style for the building because he “preferred something American or adaptable to American home life rather than a building of the Chinese type.”¹¹⁴ The rejection of a building of the Chinese style for the legation reflects the desire of the Chinese government to fit in with the surroundings of the neighborhood and to appear sophisticated and modern. The building also illustrates Wood’s preference for academic eclecticism in his designs for residential architecture. The result was a Flemish-bond brick building with terracotta classical details. The classical detailing of the main entrance on Vernon Street reflects its Jacobean and Elizabethan influences with its heavy broken pediment, fanlight transom, and frieze. Porches on the Vernon Street and 19th Streets elevations were constructed of Indiana limestone with classical detailing.¹¹⁵ The interior featured forty-two rooms including a large entry hall with a three-story dome, a music room, ballroom, conservatory, parlor, and apartments for the minister. A wing at the rear of the building contained the offices, the attaches’ quarters, and an “automobile house.”¹¹⁶ At the cost of \$80,000, which included the \$17,000 site,

¹¹⁴ “Real Estate Market,” *The Washington Post*, 21 December 1902.

¹¹⁵ Gray MacWhorther Bryan, III, “Waddy Wood’s Residential Structures in Washington, D.C.,” (Graduate Thesis, University of Virginia, 1980) 44-48.

¹¹⁶ “Real Estate Market,” *The Washington Post*, 21 December 1902.

the building was revered as one of the finest in Washington Heights by *The Washington Post*.¹¹⁷

Another notable dwelling constructed in Washington Heights was built in 1898 at 1867 Kalorama Road at the northeast corner of Kalorama and Columbia Roads. The three-and-a-half-story brick house was designed by famed architects McKim, Mead, and White for Rear Admiral Thomas Oliver Selfridge. Selfridge came from a long lineage of naval officers. His father was Commodore Thomas Oliver Selfridge, a Civil War officer who lived in Washington, D.C. at 2013 I Street, N.W. T.O. Selfridge, Jr. graduated from the Naval Academy in 1854 and also served in the Civil War. Along with his wife and their four sons, Selfridge spent his summers in Pomfret, Connecticut, and the rest of the year at their home on Kalorama Road.¹¹⁸ Selfridge died at his home in Washington in 1924 at the age of 88.¹¹⁹ Although little documentation exists on the appearance of the house, a site plan shows that the east elevation of the house was unadorned as it abutted the house at 1865 Kalorama Road. A one-story porch covered the entrance along Kalorama Road and the southwest corner of the house contained a large, rounded bay.¹²⁰ The house was eventually turned into apartments and ultimately demolished in 1964 for the construction of the Georgian Apartments (1880 Columbia Road).

In 1910, a large, single-family residence was constructed for real estate developer John C. Weedon at 2112 California Street. The two-and-a-half-story house was designed by the architectural firm of Speiden and Speiden. During its construction, *The Washington Post* reported that “the triangular shape of the lot together with its elevation and terrace present a unique opportunity for artistic treatment. Speiden and Speiden have solved the problem successfully.”¹²¹ Two single dwellings, located in the middle of the block at 1851 and 1855 Wyoming Avenue were also constructed as freestanding buildings. Their configuration was unusual for Washington Heights as the other buildings on the block consisted of rowhouses. The house at 1855 Wyoming Avenue was designed by architects Marsh and Peter in 1908 for Aldis B. Browne. A small, narrow lot separated the house from the dwelling at 1851 Wyoming Avenue, designed by architect Albert H. Beers for C. F. Norment in 1909. Both structures became rooming houses in the 1960s and were subsequently demolished for the construction of the Promenade Apartments at 1884 Columbia Road (ca. 1965).

Apartment Buildings

Apartment buildings are visibly a significant component of the Washington Heights neighborhood. From modest examples to the grandiose, the apartment buildings reflect an important transition in Washington, D.C.’s residential building types. As development increased in the early twentieth century, apartment buildings were scattered among the single-family rowhouses in Washington Heights. Large apartment buildings were

¹¹⁷ “Real Estate Market,” *The Washington Post*, 21 December 1902.

¹¹⁸ “Mrs. Selfridge Dead,” *The Washington Post*, 26 September 1905.

¹¹⁹ “Admiral Selfridge, 88, Dead of Heart Disease,” *The Washington Post*, 5 February 1924.

¹²⁰ Sanborn Map Company, *Insurance Maps of Washington, D.C.*, 1927, Vol. 3, Sheet: 346.

¹²¹ “A Month’s Review of the Building Trade,” *The Washington Post*, 4 September 1910.

concentrated along Columbia Road and the larger corner lots along 18th Street and 19th Street. While some of the larger, luxury apartment buildings became the residences of Washington's elite, the modest apartment buildings were home to working middle-class families. The mix of apartment building types secured the diversity of the neighborhood for decades to come.

Despite the fact that Washington, D.C. has been a relatively transient city since its establishment, initially there was a strong prejudice against permanent multi-family dwellings. The aversion to apartment buildings most likely stemmed from the association of apartments with the poverty-stricken tenements in New York City and the alley dwellings in Washington, D.C. As a result, while most cities experienced apartment building construction as early as 1857, purpose-built apartment buildings did not become prevalent in Washington, D.C. until the late nineteenth century.

Although early apartment houses were built for a variety of social levels, the luxury apartment building made the most impact in Washington, D.C. These apartment buildings were characterized by their numerous amenities often associated with hotels. Public areas often included large formal lobbies and dining rooms while individual apartments consisted of spacious quarters including parlors, dining rooms, bedrooms and baths. Laundry services, as well as commercial services such as barber shops and pharmacies, were also located in the buildings. In most cases, the individual apartment units within luxury apartment buildings did not contain kitchens. The lack of kitchens could be a result of the residents' preference for the public dining rooms offered in the buildings or it suggests that the technology involved with numerous kitchens in a multi-level building was too new to handle efficiently.

In the nineteenth century, apartment buildings were perceived as being available only to Washington's wealthiest residents. However, this began to change by the early 1900s when apartment buildings began to stray from a hotel-like atmosphere with indulgent amenities to self-sufficient living and an affordable alternative for the middle class. Apartment building construction for the middle class escalated with the need for affordable and available housing – a result of the increasing size of the Federal workforce and the city's population. Early examples of middle-class apartment building differed from the large, elaborate luxury prototypes as they were typically much smaller in size with only three or four stories in many cases they were clustered in pairs. Architecturally more modest than larger apartment buildings, these small, simple buildings were seen as a way for investors to offer moderate and lower cost rental units.¹²²

The first apartment building in Washington Heights was constructed in 1903 at 1809-1811 Kalorama Road. The three-story, three-bay brick apartment building was designed by Nicholas R. Grimm for developer Harry Wardman. Its size, scale, and massing reflect a single-family dwelling compared to the large-scale apartment buildings built later in Washington Heights. B. Stanley Simmons, known for his large luxury apartment

¹²² Tracerics, National Register of Historic Places Multiple Property Documentation, "Apartment Buildings in Washington, D.C. 1880-1945," (1994).

buildings, also designed smaller, modest apartment buildings such as 1831 and 1833 California Street in Washington Heights. Simmons designed these identical limestone and brick buildings for Franklin T. Sanner in 1905. They are three-story above a raised basement and contain modest ornamentation.

An example of the variety of apartments offered in Washington Heights is the four-story apartment building on 1822 Vernon Street. Developer Howard Etchison hired architect Merrill T. Vaughn to design the four-story, Classical Revival-style building. Named the Colonade, the apartment building offered two four-room apartments on the first floor. The upper three floors contained six, seven-room suites, which included a bathroom and an extra toilet. The building also included screened-in sleeping porches, “new features which distinguish the Colonade Apartment.”¹²³ Featured in the February 1911 edition of *The Apartment House* stated that “This is an unusual arrangement in apartment building here.”¹²⁴ Like many of the modest apartment buildings, the apartment units in the Colonade did not contain kitchens. The six-bay, symmetrical façade is distinguished by its classical details including brick quoins, balustrades on the second-story windows, and keystone lintels. Three dormers with broken pediments pierce the false mansard roof and the main entrance, covered by an aluminum portico, has an elliptical fanlight.

Albert H. Beers (1859-1911) designed several small-scale apartment buildings in Washington Heights. In addition to carrying out Wardman’s numerous development plans, Beers also worked for other local developers. One of the two most innovative designers to be associated with Wardman, the men worked together to create a number of Washington’s most distinguished apartment buildings in addition to rowhouses. In all, Beers designed seventy-one apartment buildings from 1905 until his death in 1911. One of the notable apartment buildings designed by Beers for Harry Wardman was the Saint Lawrence at 1807 California Street (1908). Three stories above a raised basement, Beers designed the brick building in an eclectic style, indicative of English Renaissance architecture. The building is rich with detailing with a five-part façade and terracotta ornamentation including stepped lintels, spandrels, and diamond-shaped panels. Beers also designed the Holland, located at 1825 Vernon Street (1910) for developer Franklin T. Sanner. The February, 1911 edition of *The Apartment House* magazine featured the Holland and noted the four-story building’s “white brick, with Spanish tile and projecting” roof with an interior of sixteen, four-room suites.¹²⁵ The Renaissance Revival style-building stands out among the rowhouses on the block with its first story of rusticated ashlar masonry, rusticated quoining, and bracketed roof.

¹²³ *The Apartment House*, (February 1911), 23.

¹²⁴ *The Apartment House*, (February 1911), 23.

¹²⁵ *The Apartment House*, (February, 1911): 23.



**Figure 22. The Saint Lawrence, 1807 California Street, N.W., designed by Albert H. Beers in 1908.
Photo taken by KCA Volunteers, 2005.**

While small-scale, modest apartments of three or four stories were frequent in Washington Heights, larger, luxury apartments were also constructed mostly along Columbia Road and 18th Street. One of the grandest large-scale luxury apartment buildings constructed in Washington Heights was the Wyoming (2022 Columbia Road) on the northern section of Oak Lawn. Located on a site created by the intersection of Columbia Road, California Street, and Connecticut Avenue, the Wyoming's commanding presence and its location among a concentration of prominent apartment buildings illustrates the elite status of apartment buildings in the city.

The Wyoming was designed between 1905 and 1909 by architect B. Stanley Simmons for local developer Lester A. Barr. Simmons (1871-1931) completed his first apartment building early on in his career, the four-story Arno at 1035 20th Street, N.W. (1897, demolished). A graduate of the Massachusetts Institute of Technology, Simmons's prolific career spanned almost forty years with sixty-one apartment buildings in Washington, D.C. credited to his name. Simmons also designed several landmarks in Washington, D.C. around the same time as the Wyoming including the Elks Club (919 H Street, N.W., 1906) and the National Metropolitan Bank (613 Fifteenth Street, N.W., 1905-1907).

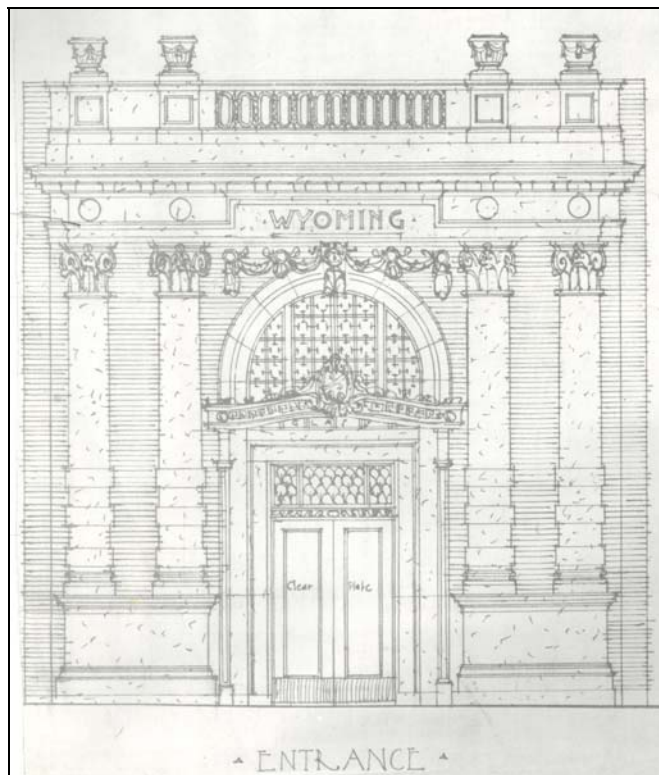


Figure 23. Entrance pavilion of the Wyoming Apartments, February 21, 1911, Record Group 351, National Archives, Washington, D.C.

Simmons designed the seven-story Wyoming in an eclectic Beaux Arts and Georgian Revival style that he adapted to the requirements of apartment living. The building was constructed in three stages: in 1905, a single H-plan structure was built on the southwest portion of the lot; in 1909, an E-shaped addition was added to the rear of the original section; and in 1911, an opulent one-story lobby, with a reception room and a large trapezoidal seven-story wing, were added to the north. The most notable aspects of the design includes its adaptation to the site both in plan and elevation, the uniqueness of its entrance pavilion and exquisite interior of its lobby, and the high quality of workmanship and attention to detail. The location of the Wyoming offered all the benefits of suburban living with its panoramic views, cooler summer temperatures, and accessibility by public transportation. With its richly-ornamented lobby, the Wyoming stands out as one of the first apartment buildings in Washington, D.C. to direct large amounts of space and expenditure toward the creation of an elegant public space in order to satisfy the sophisticated taste of the affluent tenant.¹²⁶ Apartments available in the Wyoming ranged from small “bachelor” units that included a living room, hallway, bedroom and a bathroom to a large suite offering its residents a large reception hall, parlor, library, dining room, kitchen, pantry, five bedrooms, trunk room, and two bathrooms. A restaurant was added to the first floor of the south wing in 1915, adding to the convenience and luxury of the residents of the Wyoming and the Washington Heights

¹²⁶Tracerics, National Register Nomination, “Wyoming Apartments,” 1983.

neighborhood.¹²⁷ The Wyoming and its interior entrance pavilion were designated to the D.C. Inventory of Historic Sites in 1980 and the building was listed in the National Register of Historic Places in 1983.

Adjacent to the Wyoming on Columbia Road were two additional large apartment buildings: the Oakland Apartments at 2006 Columbia Road also designed by B. Stanley B. Simmons in 1905, and the Schuyler Arms apartments, designed by Frank Russell White in 1926 at 1954 Columbia Road. Additional large-scale apartment buildings include the Ashley at 2038 18th Street, built in 1905 and the apartment building at 1868 Columbia Road (now the Norwood) built in 1916. Both apartment buildings were owned by developer Bates Warren and design by architects Hunter and Bell.

Apartment buildings no longer extant include the California (1755 California Street), The Tulane (2109 18th Street), the Roseanne (2111 18th Street), the Louisiana (2113 18th Street), and the Seville Apartments (2201 18th Street), which were demolished for the construction of the Marie Reed Community Center. The Bradick Apartments, at 1884 Columbia Road (1911), and the adjacent apartment building at 1869 Wyoming Avenue (1910 by architect Appleton P. Clark), were demolished for the construction of the Promenade Apartments ca. 1965.

Architectural Styles

The buildings in Washington Heights illustrate the variety of architectural styles that were popular during the different stages of development as well as the preferences of the architects who designed them. The majority of structures in Washington Heights can be categorized by their Victorian-era styles, indicating the early phase of development in Washington Heights, and by the transition to traditional, classical styles of the early twentieth century. Later development reflects both the modern style as well as the borrowing of historic elements that are typical of the neighborhood. The architectural styles expressed in Washington Heights, however, are largely not pure representations of any style and are unquestionably not high-style examples. In many cases, the buildings display components of more than one style or were adapted stylistically for their use, site, and perhaps even cost.

The Victorian Era

Buildings constructed in Washington Heights during its early development reflect the architectural styles of the Victorian period. Victorian-era styles reflect the industrialization taking place across the country and a shift in building techniques. Balloon framing and the mass production of building materials including decorative detailing not only allowed buildings to be more elaborate in design, but also to be more inexpensive to construct. Victorian-era buildings reflect this change with their extravagant use of complex shapes and intricate detailing borrowed from both Medieval

¹²⁷ Tracerics, National Register Nomination, "Wyoming Apartments," 1983.

and Classical precedents.¹²⁸ Victorian-era styles, including the Queen Anne and Romanesque Revival styles, were prominent throughout Washington D.C.'s new suburbs and illustrate the use of new building techniques and the desire for quickly-built and affordable housing in the city. In Washington, D.C., architects frequently combined characteristics of both the Queen Anne and Romanesque styles. As the preference for Classical architecture grew at the turn of the twentieth century, Queen Anne dwellings also began to use more strictly classical elements than earlier examples. These variations are visible throughout Washington Heights.

Queen Anne and Romanesque Revival

The Queen Anne style was popular in Washington Heights during its initial development until the end of the nineteenth century. The style is characterized by an eclectic use of an architectural vocabulary borrowed from other Victorian-era styles such as Romanesque Revival, Second Empire, and Italianate. It was more or less inspired by English medieval architecture and is often distinguished by its patterned masonry, spindle work, asymmetrical massing, and the adaptation of classical detailing.¹²⁹



Figure 24. Rowhouse designed in the Queen Anne style at 2100 18th Street, N.W., constructed in 1897. Photo taken by KCA Volunteers, 2005.

¹²⁸ Virginia and Lee McAlester, *Field Guide to American Houses*, (New York, N.Y.: Alfred A. Knopf, 1988), 239.

¹²⁹ McAlester, *Field Guide to American Houses* 236.

In Washington Heights as well as in the rest of the city, Queen Anne-style dwellings were predominately brick with decoration in the same material although in some instances, contrasting materials, such as limestone, were also used. Also common were gables or towers ornamented with overhanging eaves, molded cornices, coping, finials or other decorations.¹³⁰ Dwellings of the Queen Anne style typically displayed projecting round, square, or eight-sided bays, varied roof cladding, symmetrical fenestration, and elaborate applied ornamentation.

An example of the Queen Anne style in Washington Heights is the dwelling at 2439 18th Street. This house was designed in 1897 by architect Waddy B. Wood. The narrow three-story brick building is two bays wide with a side gable slate roof. The defining Queen Anne characteristics include its two-story, rounded bay with a conical roof and a decorative stringcourse of corbelled bricks located on the bay above the second story. Another example of this style is the rowhouse at 2100 18th Street (1897) which displays a corner turret and a mansard roof with flared eaves and fish scale slate shingles. Other Queen Anne-style buildings in Washington Heights include rowhouses at 1800-1804 Belmont Road (1900); 1808-1810 Belmont Road (1901); 1813-1823 Vernon Street (1901) 1859-1875 California Street (1904); and 1838 Wyoming Avenue (1909).

Romanesque-Revival style details were also prevalent in Washington Heights among the early buildings constructed in the neighborhood. The Romanesque Revival style is often referred to as Richardson Romanesque as it was initially popularized by American architect Henry Hobson Richardson. Richardson's designs were defined by their use of three-dimensional, multi-material surfaces with wide-arched openings, towers, oriel windows, and intricately carved panels of abstract floral designs. Building materials were typically brick and rough-cut stone. Houses designed in the Romanesque Revival brought variety and color to the rowhouse-lined streets in Washington Heights.

Examples of dwellings that borrowed heavily from the Romanesque Revival style are the rowhouses at 1843-1847 Vernon Street. This group of rowhouses was built by E.C. Kellogg with architect Melvin D. Hensey in 1899. Typical of the Victorian aesthetic, these rowhouses have a variety of details including rounded-arched windows, a rounded projecting bay, heavy rough-cut stone lintels, and a steeply-pitched roof. The surfaces of the asymmetrical facades are further delineated by the use of stone stringcourses that contrast with the slender, yellow-brick cladding. Other Romanesque detailing includes a dentil cornice and a heavy, rough-cut stone watertable. Kellogg and Hensey built a similar group at 1824-1828 California Street in 1899. Other examples of the Romanesque Revival style include the rowhouses at 1802-1804 Wyoming Avenue (1897); 2102 and 2104 Wyoming Avenue (1897); and 1819-1833 Kalorama Road (1899). Later examples of the Queen Anne style that demonstrate the impending influence of the Classical Revival style include the two houses at 1818 and 1820 Belmont Road designed by Albert H. Beers in 1911 for L.E. Breuninger. The houses are three stories over a raised basement, are constructed of brick, and have symmetrical fenestration on the front façade. Queen Anne characteristics include the mansard roofs and first-story front

¹³⁰ Tracerics, National Register Nomination, "Sheridan-Kalorama Historic District," 1989.

porches. Its classical elements, such as the sidelights and segmental-arched transom windows over the main entries, the modillion cornice, the keystone lintels, and the overall symmetrical nature of the houses are illustrative of the Classical Revival style. Other examples include the rowhouse at 1841 Vernon Street (1899), 1850 Wyoming Avenue (1902), 1839 California Street (1903), and 2107 19th Street (1910).



**Figure 25. Romanesque Revival rowhouses at 1843-1847 Vernon Street, N.W., constructed in 1899.
Photo taken by KCA Volunteers**

Twentieth-Century Historicism

At the turn of the twentieth century, the free-form philosophy of the Victorian era was quickly replaced by a more disciplined interpretation of different historic precedents. With their symmetrical forms and adherence to the academic classical vocabulary, buildings of this time contrasted greatly with the Queen Anne and Romanesque Revival styles. The movement was predominately fueled by the teachings of the *Ecole des Beaux Arts* in Paris whose emphasis on the classical vocabulary greatly influenced architects across the country. American architects who studied at the *Ecole des Beaux Arts*, such as Richard Morris Hunt, illustrated the use of its principles in their architecture especially on the homes for the wealthy. The classical architecture displayed at the highly publicized 1893 World Columbian Exposition in Chicago further propelled the popularity of this architectural style. Although originally looking to capture the essence of the academic tradition of French architecture, architects soon drew their inspiration from a variety of

European traditions, particularly Renaissance Italy.¹³¹ Around the same time, architects also began looking back to early American roots for inspiration. Instead of borrowing from European examples, the revival of Colonial architecture brought Classicism to twentieth-century architecture with a nationalistic approach. Styles relating to this time period include the Colonial Revival, Beaux Arts Classicism, and Classical Revival.

Colonial Revival

The Colonial Revival style developed directly from a growing interest in American architectural precedents sparked by the centennial of the Declaration of Independence and its celebration held in Philadelphia in 1876. Renowned architects McKim, Mead, and White further incited interest in early American architecture with their widely-publicized tour of New England in the 1890s. The Colonial Revival style, especially in early examples, was more a free interpretation with details inspired by colonial architecture while later examples became more historically accurate due to published examples.¹³² In most cases, Colonial Revival architecture was inspired by the symmetry, order, and detailing of the Georgian and Federal styles.



Figure 26. Colonial Revival rowhouse at 1834 Vernon Street, N.W., constructed in 1921. Photo taken by KCA Volunteers, 2005.

¹³¹ Tracerics, National Register Nomination, *Sheridan-Kalorama Historic District*, 1980.

¹³² Virginia and Lee McAlester, *Field Guide to American Houses*, (New York, NY: Alfred A. Knopf, 1988), 326.

The two-and-a-half-story, brick rowhouse at 1834 Vernon Street illustrates the Colonial Revival style. The house was designed in 1921 by Claude N. Norton, who borrowed from the Federal style. With a traditional side-hall plan, the symmetrical façade is articulated by double-hung windows, jack-arched lintels with keystones, and a dentilated wood cornice. A fanlight ornaments the main entrance and three gabled dormers pierce the slate-shingle side gable roof. The rowhouse at 1933 19th Street also exemplifies the preference of the Colonial Revival style by the architectural firm of Wood, Donn & Deming. Constructed in 1908, the brick house is two-and-a-half stories high with a side gable roof of asphalt shingles. The house has a traditional central-hall plan with a classical portico with Tuscan columns and a roof balustrade covering the entrance.

The Colonial Revival style is exhibited in a group of five rowhouses constructed by builder/owner John M. Henderson with architect William C. Allard at 1850-1858 Kalorama Road in 1910. These rowhouses suggest the more decorative Colonial Revival details often seen in Federal-style buildings. The houses vary slightly in their design and details but are all constructed of red brick and are three stories high. The building at 1854 Kalorama Road is capped with a heavy modillion pediment, a swag frieze, and engaged Ionic and composite columns, suggesting a classical portico. All of the buildings share a number of details including stone lintels adorned with swags on the first story, ornamental wood cornices, and flat splayed stone lintels with keystones. Additional Colonial Revival examples include rowhouses at 1830-1838 Belmont Road (1909); 1835-1837 Wyoming Avenue (1911); 1851 Vernon Street (1912); 1849 Vernon Street (1913); 1849 Vernon Street (1913) and 1855-857 California Street (1920).

Beaux Arts Classicism

Several buildings in Washington Heights were visibly inspired by Beaux Arts Classicism. Buildings designed in the Beaux Arts style are characteristically large, symmetrical, sculptural buildings faced with buff or white stone and brick. Wall surfaces contain classically derived ornament, such as decorative garlands, floral patterns, or quoins, and the first story is typically faced in rusticated stone. Although Beaux Arts Classicism shares many characteristics of the Italian Renaissance style, it is much more exuberant in terms of ornamentation and detailing.¹³³ The emphasis on formal space was also an important characteristic of Beaux Arts Classicism as buildings designed in this style clearly articulate their internal functions through their exterior composition.

In Washington Heights, Beaux Arts Classicism was typically expressed by inclusion of certain design elements, but not necessarily a pure high-style representation of Beaux Arts aesthetics. The elements of the Beaux Arts style can be seen in the four-story rowhouse at 1843 Kalorama Road (1910). The façade of the building is composed of a buff-colored masonry veneer that is rusticated on the first story at street level. While the first story is fenestrated by a centered main entrance flanked by two elongated windows, the upper stories contain a prominent, central bay that further emphasizes the height and the narrowness of the building. A two-story, pressed metal oriel window, supported by

¹³³ McAlester, *A Field Guide to American Architecture*, 380.

massive stone brackets, delineates the second and third stories and is capped with a sculpted, stone cornice. A heavy modillion cornice crowns the façade and a gabled dormer, framed by ornamental stonework, pierces the half-gable roof. Another Beaux Arts example is the rowhouse at 1839 Kalorama Road, built in 1903 by the Sunderland Brothers, who served as both architects and owners. The three-story building has a buff-colored brick façade with a steeply-pitched false mansard roof. The two-bay façade is delineated by a canted three-story bay. Decorative elements indicative of the Beaux Art style include spandrels, stone stringcourses, and ornate hood moldings.



Figure 27. Beaux Arts style rowhouse, 1843 Kalorama Road, N.W., constructed in 1910 by Sunderland Brothers, architect/owners. Photo taken by KCA Volunteers, 2005.

The entrance pavilion at the Wyoming at 2022 Columbia Road is a superb example of Beaux Arts Classicism with its iron and glass marquee, circular-arched transom and its massive Corinthian columns. Clad in rusticated stone, the entrance pavilion is further ornamented by a decorative swag and a roof balustrade capped by four urns. The Wyoming Apartments, the Oakland Apartments (1905) and the apartment building at 1870 Wyoming Avenue (1908), all designed by B. Stanley Simmons, are all excellent illustrations of Beaux Arts Classicism. Additional examples include the Netherlands apartment building at 1852 Columbia Road (1909), designed by the architectural firm Hunter and Bell and the four-story Covington apartment building at 1848 Columbia Road (1911), designed by architect Ralph Healy. Both buildings were owned and constructed by Warren Bates.

Classical Revival

The Classical Revival style was greatly influenced by European precedents and popularized in the United States primarily by the World Columbian Expedition of 1893 in Chicago. This style displays the use of a classical vocabulary, but in a more eclectic fashion than the Beaux Arts style and the Italian Renaissance style. Many of the buildings of Washington Heights, exhibit the influence of the Classical Revival style. In many instances, the buildings lack the exuberant ornamentation of high-style examples and often contain modest details. However, classical details and symmetry are still present, underscoring a classical vocabulary. Many of the buildings designed in the Classical Revival style were modest in decoration and form such as the three-story brick rowhouses at 1802-1806 Vernon Street by W.A. Kimmel in 1898. Both 1802 and 1806 Vernon Street, for example, have brick dentil stringcourses, segmental-arched lintels composed of thin brickwork, corbelled window sills, a decorative floral frieze, and a wood cornice. The use of the Classical Revival style can also be seen at 1806, 1808, 1822, and 1824 Wyoming Avenue, constructed by owner L.E. Breuninger with architect Albert H. Beers in 1910.



Figure 28. The Warrington, 1801 Wyoming Avenue, N.W., constructed in 1912. Photo taken by KCA Volunteers, 2005.

The Classical Revival style was frequently used for apartment buildings such as the Warrington at 1801 Wyoming Avenue (1912). Built by Mason L. and Warren B. Richardson with architects Hunter and Bell, the four-story brick building is modest in ornamentation, but exhibits the Classical Revival style with its symmetrical fenestration and subtle details. The fenestration on the main elevation is grouped into three major bays and the window openings are articulated by splayed limestone lintels with keystones. Brick beltcourses divide the first and second stories as well as the third and fourth stories and the flat, overhanging roof has a heavy, modillion wood cornice. The main entrance to the building is ornamented with a one-story, three-bay portico with a

roof balustrade. Other examples include the Halston Apartments at 1844 Columbia Road (1916), and the Schuyler Arms Apartments at 1954 Columbia Road (1926).

The Romantic Eclectic

Although most architects during the early twentieth century preferred the aesthetic of a classical vocabulary, many began to also look back toward romantic styles for inspiration, once again with a more academic approach than Victorian predecessors. This interest in the eclectic past was in part fueled by the English Arts and Crafts movement of the late twentieth century. This movement began to look toward English vernacular traditions such as the English Tudor and Jacobean styles. Architect Waddy B. Wood was a proponent of the use of eclectic styles and his architecture is prevalent throughout the Washington Heights neighborhood. Wood's designed for the Chinese Legation at 2001 19th Street (1908) borrowed heavily from the English architectural traditions for this large, freestanding mansion with its stone trim, gothic detailing, and steep gables. Yet Wood illustrated his preference for eclectic architectural expression as he also included classical elements and symmetrical massing.



Figure 29. Rowhouse designed in the Eclectic Style at 1848 Kalorama Road, N.W., constructed in 1908. Photo Taken by KCA Volunteers, 2005.

The single dwelling at 1841 Wyoming Avenue (1910) is also an excellent example of the Eclectic style. The three-story brick building has an overhanging tile roof supported by wood brackets with stepped parapet side gables and the front door is delineated by a semicircular decorative stone panel. Other ornamental details include splayed lintels with keystones and diamond-shaped panels. The Saint Lawrence Apartments at 1807 California Street, designed by Albert H. Beers for developer Harry Wardman in 1905, also exhibits the eclectic style and borrows heavily from English architecture. The three-story red brick building has terracotta detailing including label molding above the windows, window surrounds, spandrels, and beltcourses. An example of the Eclectic style is a two-and-a-half-story single-dwelling at 1848 Kalorama Road (1908). The stuccoed façade is dominated by a shaped parapet gable and a hipped, three-bay front porch with heavy wood supports. The fenestration on the main elevation includes latticed double-hung windows with stone window surrounds. Two concrete gargoyles, which are part of the roof drainage system, are located on the upper corners of the front façade. An additional example of the Eclectic style includes the Vernon House apartment building at 1811 Vernon Street (1910).

Mediterranean Revival Styles

Exposure to European architecture, including French, Spanish, and Italian styles, sparked an interest in the more generalized appearance of Mediterranean styles, including the Spanish Revival style and the Renaissance Revival style. Spanish Revival buildings often feature stuccoed surfaces, colorful tile roofs, towers, and shaped gables and parapets. The double apartment buildings at 1840 and 1860 Vernon Street, historically known as the Coronado, is one example of this style in Washington Heights. The buildings display rusticated first stories, stuccoed façades, and shaped parapets. An example of a Spanish Revival-style single dwelling is the house located at 2112 19th Street, which was designed by architects Speiden and Speiden in 1910. This two-and-a-half story brick house is clad in stucco and has a hipped roof with overhanging eaves supported by carved wood brackets. A hood mold with ornate, heavy wood brackets marks the main entrance. It was described in *The Washington Post* at the time of its construction as “modified mission in design” with a “Spanish tile roof.”¹³⁴ The Spanish Revival style can also be seen at the Alwyn apartment building at 1882 Columbia Road (1911), built by Howard Etchison with Merrill T. Vaughn as architect.

¹³⁴ “A Month’s Review of the Building Trade, *The Washington Post*, 4 September 1910.



Figure 30. The Christiana, 1829 California Street, constructed in 1905. Photo taken by KCA Volunteers, 2005.

The Renaissance Revival style is another common Mediterranean Revival style reflecting Italian Renaissance architecture. Common characteristics include a tripartite façade with a rusticated first story, a hipped, overhanging roof tile roof, or a flat roof with a balustrade. Fenestration on Italian Renaissance buildings typically hierarchal as upper level windows are less ornamented than those on lower levels. One example of an Italian Renaissance apartment building is the Christiana, a small, three-story apartment building at 1829 California Street designed by Albert H. Beers in 1905. This building illustrates the Italian Renaissance style with its rusticated first story and an overhanging, red tile roof supported by wood brackets. A similar example is the Holland Apartment building at 1825-1827 Vernon Street, designed by Albert H. Beers for Franklin T. Sanner in 1910. The Emerson apartment building at 1824 Belmont Road also exhibits the Italian Renaissance style with its Italian villa-like form. Designed by architect Claughton C. West in 1907, the five-story brick building displays has an overhanging roof with decorative carved brackets and bracketed sills. Other Renaissance Revival apartment buildings include the Sorrento at 2233 18th Street (1905) the Belmont at 1831 Belmont Road (1910); 1919 19th Street (1916); and the Holland at 1825-1827 Vernon Street (1910). The Renaissance Revival is also visible at 1847 Kalorama Road, a rowhouse designed in 1909 by Arthur B. Heaton for owner/building James L. Parsons. This three-and-a-half story brick dwelling has an overhanging red tile roof with exposed rafters. The three-bay façade is accentuated with French doors with semi-circular transoms on the first story and a recessed third story with paired semicircular windows.

Late Twentieth-Century Architecture

Beginning in the 1950s, new construction in Washington Heights has primarily consisted of large apartment buildings and commercial buildings, including the Washington Hilton. Although these buildings often contrast from the more traditional styles constructed throughout Washington Heights since its establishment, these more recent architectural expressions illustrate the evolution of the neighborhood and a shift in American architecture in the latter half of the twentieth century. These buildings, regardless of style and form, emphasize the use of modern materials.

The Moderne style is also exhibited in mid twentieth-century buildings constructed in Washington Heights. The style is distinguished by its overall streamline form, lack of ornamentation and horizontal lines often expressed with brick beltcourses. The Gelmarc Towers apartments, constructed at 1930 Columbia Road in 1950, is illustrative of the Moderne style. Typical of the style, the eight-story building is constructed of buff-colored brick. Emphasizing its streamlined form, the building contains a flat roof and lacks any superfluous ornamentation. Its main elevations are pierced with bands of metal casement windows. Its main entry is emphasized by black Vitrolite cladding and an awning with metal coping. Other examples of the Moderne style include the apartment building at 1860 Wyoming Avenue (ca. 1955) and the Promenade apartment building at 1884 Columbia Road (1965).

Several late twentieth-century buildings reflect Modern styles of architecture, influenced by several contemporary architectural movements including Miesian and Brutalist architecture. These buildings include the South Universal Building, built in 1951, designed by Le Roy L. Werner, the North Universal Building, built in 1962, designed by Edwin Weihe, and the Washington Hilton, built between 1962 and 1965, designed by William B. Tabler. The North Universal Building, for example, is illustrative of Miesian architecture, inspired by German architect Ludwig Mies van der Rohe. Typical characteristics include its symmetrical form, its ground floor set back behind outer piers, and its modular pattern created by the structural frame and glass walls. Overall, the Modern-style buildings of Washington Heights, especially those along Connecticut Avenue, were considered cutting edge for Washington, D.C. at the time of their construction. Other examples of Modern architecture in Washington Heights include the bank at 1800 Columbia Road (1978), and the Marie Reed Community Center, 2200 Champlain Street (1972-1977).



**Figure 31. The North Universal building, 1875 Connecticut Avenue, N.W., constructed in 1961.
Photo taken by KCA Volunteers, 2005.**

Many contemporary buildings in Washington Heights reflect the influence of architectural precedents, however, these traditional characteristics are interpreted through the use of modern materials. The more recent examples of new construction in Washington Heights are also more harmonious in size and scale than those constructed in the 1950s and 1960s. One example is the apartment building at 1810 Kalorama Road (1980). The three-story brick building has projecting square bays, respecting many of the historic rowhouses in the neighborhood. Its modern windows and two-story recessed entry illustrates the modern interpretation of traditional architectural forms. A similar approach is seen in a commercial building at 1800 Vernon Street (ca. 2000). The four-story brick building has a rounded corner bay with a conical roof that mimics many of the Queen Anne rowhouses along 18th Street in Washington Heights. The building's fenestration, including a large opening on the first two stories of the rounded bay, is indicative of its recent construction. Other examples include the apartment building at 1821 Florida Avenue (ca.2005), and the lofts at 2421 18th Street (ca. 2004).

Commercial Buildings

As the neighborhood of Washington Heights developed, new businesses and proprietors moved into the neighborhood to provide services to the community. The roads that the streetcar followed, including Florida Avenue, 18th Street, and Columbia Road, were lined with commercial buildings. Although many of the buildings were constructed for

commercial use, some were originally dwellings that were later modified for commercial use with the addition of storefronts on the street level. Many of the early commercial buildings constructed in Washington Heights were built in groups of two or more by developers. Typically, these commercial buildings were narrow, one-story high, and were constructed of brick. Styles exhibited by commercial buildings in Washington Heights primarily consist of the Classical Revival and Spanish Revival style.



Figure 32. Commercial building at 1771 Vernon Street, N.W., constructed in 1912. Photo taken by KCA Volunteers, 2005.

The commercial buildings at 1783-1785 Florida Avenue, 1769 U Street, 1771-1773 Vernon Street, and 2003-2007 18th Street were constructed together in 1912 by owners O'Hanlon and O'Connor with architects MacNeil and MacNeil. Categorized as a one-part commercial block building type, these small, one-story buildings were common in the late nineteenth and early twentieth centuries during the rapid growth of new communities. The buildings catered to the increasing demand of services, but they were modest in cost, resulting in a small investment for developers. In many cases, their primary purpose was to pay for the cost of the lot and eventually, as land values rose, be replaced with a larger, more profitable building.¹³⁵ The block of one-story commercial buildings at 1783-1785 Florida Avenue, 1769 U Street, 1771-1773 Vernon Street, and 2003-2007 18th Street vary slightly in details but are all designed in the Spanish Revival style. The building at 1771 Vernon Street, for example, has a stuccoed façade and a shaped parapet roof. Its façade is divided into two bays including an entrance and a canted window. Similar in form, the adjacent building at 1769 U Street has a flat roof

¹³⁵ Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture*, (Walnut Creek, California: AltaMira Press, 2000), 55.

with a false mansard roof, clad in Spanish tiles. The corner building at 2001 18th Street (1771-1773 Vernon Street) is larger in size than the other buildings and also contains a Spanish-tiled, false-mansard roof with overhanging eaves and brackets. The three-part, chamfered façade contains two bay windows with a central main entrance.

The commercial buildings at 1856-1864 Columbia Road (1937) were designed by architect George T. Santmyers in the Classical Revival style. The four one-story brick buildings demonstrate the enframed window wall technique that was popular during the early twentieth century. This commercial building type is “visually unified by enframing the large, center section with a wide and often continuous border, which is treated as a single compositional unit.”¹³⁶ The façades of the commercial buildings at 1856-1864 Columbia Road are bordered by fluted concrete piers and contain large, storefront windows. The adjacent buildings at 1862 and 1864 Columbia Road are differentiated from the smaller buildings at 1856 and 1858 Columbia Road by stepped parapets suggesting gabled porticos. The gable roof on 1862 Columbia Road is ornamented by a decorative panel and is flanked by Ionic volutes. Additional purpose-built commercial buildings in Washington Heights include 1900-1902 Wyoming Avenue (1902), 2000-2010 18th Street (1907), and 2333 18th Street (1909).

Beginning in the 1920s, most of the rowhouses along 18th Street have been converted to commercial buildings on the street level. In many instances, large storefront windows replace the original fenestration. A number of these buildings have been continuously altered since their transformation into commercial buildings and their second floors are no longer used for residential purposes. Examples include 2325 18th Street, originally a Wardman rowhouse flat, which now has a flat, frame and brick storefront on the first story. The original canted bay was removed on the first story and the conical roof was renovated. Similarly, the Wardman rowhouse at 2319 18th Street has been extensively remodeled as its third story has been removed. The rowhouse at 2441 18th Street, originally constructed in 1902 with 1848 and 1850 18th Street, contains a new bay window on the first story and a fourth story has been added to the building. Additional examples include the rowhouses at 1790-1796 Columbia Road, designed by Waddy B. Wood between 1897 and 1898, which were converted into stores between 1911 and 1912. The original façades were altered at this time and large storefront windows were added to the first stories. At this time the second and third stories of the buildings were used as residences.

As the street became a commercial core for Washington Heights and the surrounding neighborhoods, several rowhouses were demolished and replaced with purpose-built commercial buildings with construction dates ranging from the 1920s until the 1950s. Others were extensively renovated and contain entirely new façades. Examples include 2443 and 2445 18th Street, which were originally part of a group of rowhouses constructed in 1897 and designed by architect Waddy B. Wood. The three-story brick commercial building at 2445 18th Street was renovated circa 1925 and has a modest three-bay façade with a heavy cornice, reflecting the influence of the Italianate style in

¹³⁶ Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture*, 68.

the design of early twentieth-century commercial buildings. The commercial buildings at 2101 and 2104 18th Street also received new facades circa 1925 and have heavy Italianate cornices and large storefront windows.

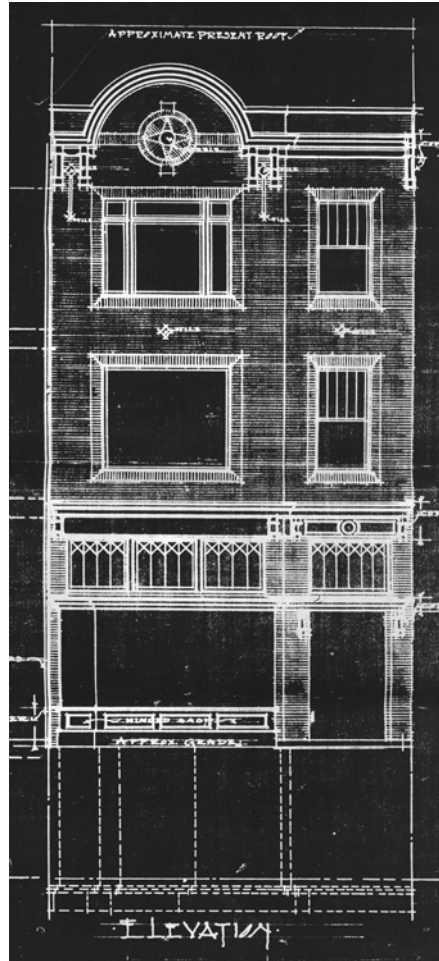


Figure 33. Renovation drawings for the rowhouse at 1794 Columbia Road, N.W., 1912. Building Permit Records, National Archives, Washington, D.C.

Similar in size and scale as the neighboring buildings, the façade of the commercial building at 2443 18th Street was constructed circa 1945, replacing an existing rowhouse. Reflecting its later construction date, the façade fenestration consists of metal casement windows and the brick façade lacks ornamentation. Other examples of commercial buildings that have been renovated for commercial use include the commercial building/apartment building at 2447-2453 18th Street, which received a new façade ca. 1926, and the buildings at 2423 18th Street and 2405 18th Street, both renovated circa 1925 and 1936.

Many of the commercial and residential-turned commercial buildings along 18th Street and Columbia Road have been continuously renovated and rehabilitated since their construction. In several instances, frame or brick additions, mostly on the street level, jut

out from the buildings, providing more commercial space or windowed eating areas for restaurants. Despite these alterations and additions, the buildings along 18th Street and Columbia Road are essential for understanding the changing nature of the neighborhood and their role as the commercial core of Washington Heights, and the much larger Adams Morgan.

The Institutions: Churches and Schools

Other building types in Washington Heights include a religious institution, and three schools (one demolished). These building are harmonious with the size, scale, and architectural styles of the neighborhood. The Morgan School was the first educational building constructed in the neighborhood in 1902. The brick building was two stories over a raised basement and was designed by architect Waddy B. Wood. Its eclectic style is evidenced by its overhanging, bracketed roof and a portico that adorned the main, centered entrance. The symmetrical, tripartite façade was articulated by a central, recessed bay. Morgan School operated continually as an elementary school until it was demolished sometime between 1972 and 1977 to allow for the construction of the Marie Reed Community Center.



MORGAN SCHOOL, DEDICATED OCTOBER 3, 1902.

Figure 34. Morgan School (1902), Martin Luther King, Jr. Library, vertical file.

The Adams School was built in 1931 at 2000 19th Street and was designed by Municipal Architect Albert L. Harris in the Classical Revival style. The three-story brick building was large compared to other existing school buildings in the city and the school marked a

new era of school design as new amenities and more classrooms were an integral part of its design. The building's formality is emphasized by the split staircase that leads to the two-story, recessed entrance portico – the focal point of the main elevation along 19th Street. The portico is supported by large Ionic columns. Three circular arched doorways with keystone lintels lead into the building. A stone frieze and a modillion cornice separate the second and third stories. With its large brick retaining wall, the Adams School has a commanding presence along 19th Street.



Figure 35. The Marie Reed Community Center, (ca. 1975). Photo taken by KCA Volunteers, 2005.

Similar to the opening of the Adams School in the 1930s, the plan and design of the Marie Reed Community Center marked a new era in school design and philosophies during the late 1960s and early 1970s. The school, constructed between 1972 and 1977, featured an open plan designed by locally-trained architect Louis E. Fry. The plan reflects the nationwide movement that took place during the late 1960 and early 1970s by education reform leaders such as John Holt and Paul Goodman, who were greatly influenced by the informal teaching methods practiced in British schools.¹³⁷ As a result, the educational facilities in the building were essentially designed as one large open room to hold as many as 1,000 students. Impermanent partitions could be used to divide the space if needed, but the overall plan of the building was open. In addition to the educational space, the building also contained recreation areas and community facilities including a medical clinic.¹³⁸ The exterior design of the Marie Reed Community Center is reflective of the Modern Style, preferred by many architects in the 1960s and 1970s for school architecture. Minimal in architectural detail, the buff-colored bricks of the

¹³⁷ "Number of Hurdles Confront D.C. Experimental School Plan," *The Washington Post*, 8 August 1970.

¹³⁸ "New Morgan School Slated in Two Years," *The Washington Post*, 21 June 1912.

building are accentuated by heavy, concrete beltcourses. The horizontality of the building is offset by tall, narrow windows. Barrel vaulted clerestory windows allow for natural light in the second-floor classrooms, creating a distinct pattern along the roofline of the east wing. Overall, the unique plan of the Marie Reed Community Center reflects the educational and social changes that took place in urban neighborhoods during the 1960s and 1970s.

Washington Height's single religious building is the Washington Heights Presbyterian Church on Kalorama Road (now the Good Will Baptist Church). The church was designed by congregation member Captain William Somerville and was completed in 1902. Modest in size and scale, the original portion of the building consists of a T-shaped plan. The stuccoed building reflects the Gothic Revival style with its use of brick quoins, lancet windows with pointed arches, and a crenellated bell tower. The tower, located on the northeast corner of the building, contains the main entrance to the church. The overhanging, cross-gabled roof, currently clad in asphalt shingles, has exposed rafters. The 1908 addition, located on the east elevation, reflects the original section of the building with its shaped parapet roof and pointed-arched windows. According to building permits, *Baiste Maps*, and *Sanborn Fire Insurance Maps*, the church was also expanded to the south between 1906 and 1911. The rear addition was later enlarged in 1925 with a kitchen and Sunday school room.¹³⁹

Outbuildings

Although a few carriage houses were constructed in Washington Heights during its early development, only one still remains extant. The brick building, located behind the dwelling at 2314 18th Street, is one-and-a-half stories high and has a steeply-pitched front gable roof. The carriage house appears on the 1903 *Sanborn Fire Insurance Maps* indicating that it was probably constructed soon after or with the construction of the main house in 1894. Other carriage houses in Washington Heights that are no longer extant were located behind the Selfridge House at 1867 Kalorama Road (demolished circa 1964 for the construction of the apartment building at 1880 Columbia Road), the dwelling at 2025 Columbia Road (demolished for the construction of the apartment building at 2100 19th Street in 1927), and along 19th Street, presumably as the carriage house for the dwelling at 2027 Columbia Road (demolished for the Wyoming Apartments, 1905).

The majority of outbuildings in Washington Heights are primarily garages constructed in the early twentieth century. These buildings are accessible from the alleys illustrating their use as service buildings. Most of the garages are simple box-like structures constructed of brick and/or concrete block. Sixty-two garages are currently extant in Washington Heights dating from circa 1911 to circa 2000. Fifty-one of the garages were constructed in the 1910s and 1920s, illustrated by *Baiste Maps* or the *Sanborn Fire Insurance Maps*.

¹³⁹ "Washington Heights Presbyterian Church Organized Its Sunday School in a Stable," *Washington Star*, 24 September 1949.



Figure 36. Carriage House at 2314 18th Street, N.W., constructed prior to 1903. Photo taken by KCA Volunteers, 2005.

Parks and Open Space

The Happy Hollow Playground, located on the 2200 block of 18th Street, near Kalorama Road, was the first public playgrounds located in Washington Heights has and continue to serve as the primary open space in the neighborhood since the early 1900s. In 1900, William P. Kellogg, a developer who owned several lots in Washington Heights, sold “all of lot 12, block S, Commissioners’ subdivision of Washington Heights for a public park which will front on Eighteenth Street.” The District Commissioners accepted Kellogg’s offer and paid \$11,800 for the land.¹⁴⁰ The playground doubled in size in 1920 when Secretary of War Newton D. Baker granted permission to the District Commissioners to use the land surrounding a pumping station located to the east of the playground. After this land acquisition, the park extended from 18th Street to Champlain Street.¹⁴¹

Although the park was established at the turn of the twentieth century, it was not officially completed until the 1930s. Sibyl Baker, director of the District Playground Department stated, “It is a sad commentary on our Nation’s Capital to think that we have waited this long for a really completed playground . . . if it were not for the Civil Works Administration we would not have it now.”¹⁴² Upon completion, the playground contained a “bright new” recreation house and a wading pool – the first of nine in District

¹⁴⁰ “Pending City Improvements,” *The Washington Post*, 7 July 1900.

¹⁴¹ “Doubles Playground Size,” *The Washington Post*, 11 February 1920.

¹⁴² “Playground Near Finish, 30-Year Job,” *The Washington Post*, 30 December 1933.

parks.¹⁴³ In the 1970s, the park became part of the Marie Reed Community Center and remains as an integral component of open space in the neighborhood.

Outside of the Washington Heights survey area, but distinctly a part of the neighborhood, is the Kalorama Park. The park, created in 1938, is bounded by Columbia Road, 19th Street, and Biltmore Street and is currently located in the Kalorama Triangle Historic District.¹⁴⁴

Landscape and Topography

The steep grade of many of Washington Height's streets necessitated the use of retaining walls and berms along the property lines. Retaining walls, varying in size and character, are primarily constructed of brick although some examples exhibit stone or concrete. Berms are a distinct characteristic of Washington Heights and its adjacent neighborhoods. The earthworks create a stepped landscape in front of many of the houses, which are set back from the property line. Due to the elevation of the sites, most of the houses are constructed above a raised basement with a stair leading to the first story of the house. Consequently, in many instances, the berms create a two-part stair. Some of the highest grades in Washington Heights are along Wyoming Avenue, Kalorama Road, and Belmont Road. Here the retaining walls and berms create a distinct visual pattern along the rowhouse-lined street.



Figure 37. Berms along Belmont Road, N.W. Photo taken by EHT Tracerics, Inc., 2005.

¹⁴³ "Playground Near Finish, 30-Year Job," *The Washington Post*, 30 December 1933.

¹⁴⁴ "\$2,000,000 Is Asked to Extend Parks," *The Washington Post*, 13 December 1938.

SURVEY UPDATE FINDINGS

WASHINGTON HEIGHTS AREA DATABASE HOLDINGS

The survey and documentation of *all* properties in the Washington Heights area of Washington, D.C. was completed to the approved standards of the District of Columbia State Historic Preservation Office (DCSHPO) and the Secretary of the Interior's *Standards and Guidelines for Identification and Evaluation*. The results of the Intensive-Level Survey are as follows:

Three Hundred Twenty (320) properties consisting of three hundred twenty-nine (329) extant primary resources were recorded to the Reconnaissance Level. Each Reconnaissance Level Survey Form recorded a single property, including primary and secondary resources.

- Three Hundred Twenty (320) properties were evaluated for their contribution to the architectural, commercial, and historical development of the Washington Heights area and fully surveyed by volunteers to the reconnaissance level under the direction of EHT Tracerics. Each form provides a detailed physical description of the primary resource as well as a brief description of the secondary resources on the property. It includes a brief evaluation of the property, placing it in its local historical and architectural context. Labeled, black-and-white contact sheets and color digital images that adequately document the property's resources were also prepared for each property. A location map denotes the site of each property.

ANALYSIS OF THE INTENSIVE-LEVEL SURVEY FINDINGS

The computerized database is an Access program developed by Larry Karr to meet the survey and documentation needs of the DCSHPO. Survey and research documentation conducted previously was imported from an existing computerized database known as Integrated Preservation Software (IPS), a system developed by the National Park Service and customized to best serve the DCSHPO. Additionally, all permit documentation collected to date by Brian Kraft, an independent consultant to the DCSHPO, was imported into the Access database for Washington Heights. As part of this project, EHT Tracerics updated the imported data and merged the IPS records with the documentation collected by Brian Kraft. The new documentation collected by the volunteers of the Kalorama Citizen's Association (KCA) was entered into the Access database by EHT Tracerics as part of this Intensive-Level Survey. As a result of this combined effort, the Washington Heights Access database contains 355 records. This includes 320 properties with 329 extant primary resources supported by 67 secondary resources. The database also includes documentation about the construction and subsequent demolition of 35 properties.

- Washington Heights Area

Inventory of All Properties by Tax Code (Square and Lot Number)

- Washington Heights Area

Inventory of All Properties by Address

Analysis of Intensive-Level Survey Findings

Statistical information was derived from the findings of the Intensive-Level Survey by producing computer-generated reports created by the Washington Heights Access database. These reports are designed to yield specific kinds of information for the appropriate analysis of survey findings. Most of the information entered into the database is factual, being based upon quantitative analysis; other information is valuative, and is based upon Tracerics' understanding and evaluation of architectural and historical data collected during the Intensive-Level Survey. The computer-generated reports represent both factual and valuative assessments, and provide statistics on important trends and aspects of the built environment of the Washington Heights area.

The following analysis was prepared by architectural historians at Tracerics and is based upon a professional understanding of the properties and resources surveyed, taking into consideration the needs and requirements of the DCSHPO and the National Register of Historic Places.

- Identification of Properties

Each record in the computer represents a property that is a location defined by a perimeter measurement, such as a lot or parcel of land or a determined environmental setting. In Washington, D.C., a property is defined as a single lot. Three hundred twenty properties were identified and surveyed during the course of this project. These properties were identified in two ways: first, by using a list of previously surveyed properties imported into Access database, the historic maps and aerial photographs of the Washington Heights area, and building permit documentation provided by Brian Kraft; second, through visual identification of primary resources during the on-site survey conducted by the volunteers under the direction of EHT Tracerics.

- Categorization of Properties

Each property record is initiated with the determination of a property category for the property as an entity. This categorization reflects the type of resource that is considered to be the primary resource and the source of the property's historicity. The five property categories are as follows: building, district, structure, site, and object. The definitions used are included in *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* as follows:

Building: A building, such as a house, barn, church, hotel, or similar construction, is created to shelter any form of human activity. "Building" may also refer to a historically, functionally related unit, such as a courthouse and jail or a house and barn.

- District** A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
- Site** A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, when the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.
- Structure** The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.
- Object** The term "object" is used to distinguish between buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature and design, movable, it is associated with a specific setting or environment, such as statuary in a designed landscape.

In Washington, D.C., it is anticipated that a property, which is noted as a lot, will include at least one resource, usually considered its primary resource. The historic character of that resource is usually the basis upon which the determination of the property's overall historic or nonhistoric status is made.

The proper categorization of a property is dependent on the proper identification of the primary resource. For example, a property that includes a large residence built in the 1870s and several outbuildings from the same period would be categorized as a “BUILDING.” Another property that includes a large residence built in 1995 near the foundation of an eighteenth-century house would gain its historic status from the archeological potential of the site that is composed of the foundation and its environs, not from the no longer extant original building nor from the new house, therefore this property would be categorized a “SITE.”

WASHINGTON HEIGHTS PROPERTY CATEGORIZATION	TOTAL NUMBER OF PROPERTIES IN WASHINGTON HEIGHTS AREA
Buildings	329
Districts	0
Objects	0
Sites	0
Structures	<u>0</u>
TOTAL CATEGORIZED PROPERTIES	329

- Determination of Historic Status

The identification of properties and their categorization was followed by the determination of a historic status for the property. For this Intensive-Level Survey, historic was defined as possessing the capacity to convey reliable historic information about the physical and cultural development of the Washington Heights area. **It was not interpreted as a measure of the level of significance of that information.**

Properties were considered HISTORIC if:

- The primary resource was fifty years of age or more; or
- The resource possessed the capacity to convey reliable historic information about the physical and cultural development of the Washington Heights area.

Properties were determined to be NONHISTORIC if:

- The primary resource was less than fifty years of age;
- No primary resource was visually evident; or
- The primary resource was altered to a level that any historic integrity it might have possessed was significantly destroyed or obscured.

WASHINGTON HEIGHTS SURVEY: PROPERTY CATEGORIES	TOTAL	HISTORIC	NONHISTORIC
Buildings	329	308	21
TOTAL CATEGORIZED PROPERTIES	329 total	308 historic	21 nonhistoric

The unequal balance of historic and non-historic properties recorded in the Washington Heights Access database as part of the Intensive-Level Survey project is the result of the on-site documentation of properties by the volunteers of KCA and the permit documentation collected by Brian Kraft. EHT Tracerics reviewed all of the documentation to verify the dates of construction using historic maps, additional permit documentation, and city directories. This work will serve as the basis for a National Register Historic District nomination.

- Primary Resources

For the 320 properties included in the entire database for the Washington Heights area, eight different primary resource types were identified. *The resource types identified are based on the original building permit documentation and therefore do not represent the property's current uses.* The table below identifies the number of resource types for each property:

WASHINGTON HEIGHTS SURVEY: PRIMARY RESOURCE TYPE	NUMBER OF PRIMARY RESOURCES RECORDED
Church	1
Commercial Building	40
Commercial Building/Dwelling	11
Garage	3
Hotel	1
Multiple Dwelling (apartment buildings)	62
School	3
Single Dwelling	208

- National Register of Historic Places Areas of Significance

The National Register of Historic Places has defined thirty categories for areas of significance. Although a property may relate to one or more of the defined category, only the most relevant are indicated.

WASHINGTON HEIGHTS : NRHP CATEGORIES FOR AREAS OF SIGNIFICANCE	NUMBER OF ASSOCIATED PROPERTIES
Agriculture	0
Architecture	329
Archeology	0
Art	0
Commerce	52
Communications	0
Community Planning and Development	329
Conservation	0
Economics	0
Education	3
Engineering	0
Entertainment/Recreation	0
Ethnicity Heritage	0
Exploration/Settlement	0
Health/Medicine	0
Industry	0
Invention	0
Landscape Architecture	0
Law	0
Literature	0
Maritime History	0
Military	0
Performing Arts	0
Philosophy	0

Politics/Government	0
Religion	1
Science	0
Social History	0
Transportation	0
Other	0

Resource List Sorted by Square/Lot

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Extant	2535-0027	2535-0027-	1910	2112 19th Street NW	Speiden & Speiden	Spanish Revival	Dwelling
Extant	2535-0036	2535-0036-	1924	2110 19th Street NW		Classical Revival	Apartment Building
Extant	2535-0038	2535-0038-	1927	2100 19th Street NW	Geddes, Joseph W.	Classical Revival	Apartment Building
Extant	2535-0039	2535-0039-	1950	1930 Columbia Road NW		Modern	Apartment Building
Extant	2535-0800	2535-0800-	1902	1900-1902 Wyoming Avenue NW		Classical Revival (Altered)	Commercial Building
Extant	2535-0826	2535-0826-	1931	2000 19th Street NW	Harris, Albert L.	Classical Revival	School
Extant	2535-0828	2535-0828-	1962-1965	1919 Connecticut Avenue NW	Tabler, William B.	Modern	Hotel
Extant	2535-0830	2535-0830-	1961	1875 Connecticut Avenue NW	Weihe, Edwin	Modern	Commercial Building
Extant	2535-0831	2535-0831-	1952	1825 Connecticut Avenue NW	Werner, LeRoy L.	Modern	Commercial Building
Extant	2535-2001	2535-2001-	1926	1954 Columbia Road NW	White, Frank Russell	Classical Revival	Apartment Building
Extant	2535-2100	2535-2100-	1905-11	2022 Columbia Road NW	Simmons, B. Stanley	Beaux Arts	Apartment Building
Extant	2535-2206	2535-2206-	1905	2006 Columbia Road NW	Simmons, B. Stanley	Beaux Arts	Apartment Building
Extant	2551-0003	2551-0003-	1922	1809 Belmont Road NW	Hunter, John Abbott	Eclectic	Apartment Building
Extant	2551-0007	2551-0007-	1910	1831 Belmont Road NW	Sonnemann, Alexander H.	Renaissance Revival	Apartment Building
Extant	2551-0027	2551-0027-	1895 ca	1834 Columbia Road NW		Queen Anne	Dwelling
Extant	2551-0028	2551-0028-	1936	1832 Columbia Road NW	Deming, Wm.	Modern	Commercial Building
Extant	2551-0029	2551-0029-	1895 ca	1830 Columbia Road NW		Queen Anne (Classical Revival)	Dwelling
Extant	2551-0030	2551-0030-	1895 ca	1828 Columbia Road NW		Queen Anne	Dwelling
Extant	2551-0031	2551-0031-	1895 ca	1826 Columbia Road NW		Queen Anne	Dwelling
Extant	2551-0032	2551-0032-	1895 ca	1824 Columbia Road NW		Queen Anne (Classical Revival)	Dwelling
Extant	2551-0033	2551-0033-	1900	2410 18th Street NW	Cooper, George S.	Classical Revival	Dwelling
Extant	2551-0034	2551-0034-	1900	2408 18th Street NW	Cooper, George S.	Queen Anne	Dwelling
Extant	2551-0035	2551-0035-	1900	2406 18th Street NW	Cooper, George S.	Altered	Dwelling
Extant	2551-0040	2551-0040-	1902	2452 18th Street NW	Haller, N. T.	Classical Revival	Dwelling
Extant	2551-0041	2551-0041-	1902	2450 18th Street NW	Haller, N. T.	Queen Anne (Altered)	Dwelling
Renovated	2551-0042	2551-0042-	1925 ca	2448 18th Street NW	Haller, N. T.	Classical Revival	Dwelling
Extant	2551-0043	2551-0043-	1901	1815 Belmont Road NW		Queen Anne	Dwelling
Extant	2551-0044	2551-0044-	1901	1817 Belmont Road NW		Queen Anne	Dwelling
Extant	2551-0046	2551-0046-	1902	2440 18th Street NW	Woltz, Edward	Classical Revival (Altered)	Commercial Building
Extant	2551-0056	2551-0056-	1907	2418 18th Street NW		Classical Revival (Altered)	Commercial Building
Demolished	D-2551-0058	2551-0058-	1907	1845 Belmont Road NW	Wood, Donn & Deming		Dwelling
Extant	2551-0061	2551-0061-	1909	1852 Columbia Road NW	Hunter & Bell	Beaux Arts	Apartment Building
Extant	2551-0062	2551-0062-	1912	2412 18th Street NW	Beall (R. J.) Const. Co.	Industrial	Garage
Extant	2551-0063	2551-0063-	1937	1864 Columbia Road NW	Santmyers, George T.	Classical Revival (Altered)	Commercial Building
Extant	2551-0064	2551-0064-	1937	1862 Columbia Road NW	Santmyers, George T.	Classical Revival (Altered)	Commercial Building
Extant	2551-0078	2551-0078-	1978	1800 Columbia Road NW		Modern	Commercial Building
Renovated	2551-0083	2551-0083-	2000 ca	2442-2446 18th Street NW		Altered	Commercial Building
Extant	2551-0084	2551-0084-	1907	2420-2422 18th Street NW		Classical Revival (Altered)	Commercial Building

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Extant	2551-0085	2551-0085-	2005 ca	1836-1840 Columbia Road NW	Balodemas Architects	Modern	Apartment/Commercial
Extant	2551-0806	2551-0806-	1911	1848 Columbia Road NW	Healy, Ralph	Beaux Arts	Apartment Building
Demolished	D-2551-0808	2551-0808-	1919	1836-1840 Columbia Road NW			Commercial Building
Extant	2551-0809	2551-0809-	1905	2438 18th Street NW		Classical Revival	Commercial Building
Extant	2551-0810	2551-0810-	1905	2436 18th Street NW	none	Italianate (Altered)	Commercial Building
Extant	2551-0811	2551-0811-	1910	2434 18th Street NW	Mullett (A. B.) & Co.	Altered	Commercial Building
Extant	2551-0814	2551-0814-	1905	2412 18th Street NW	Meyers, B. F.	Classical Revival	Dwelling
Extant	2551-0820	2551-0820-	1905	2414-2416 18th Street NW	Palmer, Wm. J.	Classical Revival (Altered)	Commercial Building
Demolished	D-2551-0824	2551-0824-	1923	2454 18th Street NW	Lamb, Thomas W.		Theater
Demolished	D-2551-0824	2551-0824-	1917	2454 18th Street NW	Geare, Reginald W.		Theater
Extant	2551-0828	2551-0828-	1902	1827-1829 Belmont Road NW	Wheaton, Francis B.	Classical Revival	Dwelling
Extant	2551-0829	2551-0829-	1937	1856-1858 Columbia Road NW	Santmyers, George T.	Classical Revival (Altered)	Commercial Building
Extant	2551-2001	2551-2001-	1909	1844 Columbia Road NW	Sonnemann, Alexander H.	Classical Revival	Apartment Building
Extant	2551-2029	2551-2029-	1900	1801 Belmont Road NW	Cooper, George S.	Queen Anne	Dwelling
Extant	2551-2061	2551-2061-	2000 ca	1823 Belmont Road NW		Modern	Apartment Building
Renovated	2551-2065	2551-2065-	1904	1821 Belmont Road NW	Palmer, William J.	Altered	Dwelling
Extant	2551-2074	2551-2074-	1916	2424 18th Street NW	Nichols, W. C.	Classical Revival	Garage
Renovated	2551-2080	2551-2080-	1901	1819 Belmont Road NW		Altered	Dwelling
Demolished	D-2552-0011	2552-0011-	1907	1865 Kalorama Road NW	Sonnemann, A. H.		Dwelling
Extant	2552-0018	2552-0018-	1916	1824 Belmont Road NW	West, Claughton C.	Renaissance Revival	Apartment Building
Extant	2552-0024	2552-0024-	1896	2318 18th Street NW	Haller, N. T.	Queen Anne	Dwelling
Extant	2552-0025	2552-0025-	1895	2316 18th Street NW	Haller, N. T.	Queen Anne	Dwelling
Extant	2552-0027	2552-0027-	1899	1817 Kalorama Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2552-0028	2552-0028-	1899	1819 Kalorama Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2552-0029	2552-0029-	1899	1821 Kalorama Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2552-0030	2552-0030-	1899	1823 Kalorama Road NW	Hensey, Melvin D.	Queen Anne	Dwelling
Extant	2552-0032	2552-0032-	1899	1827 Kalorama Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2552-0035	2552-0035-	1899	1833 Kalorama Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2552-0036	2552-0036-	1899	1816 Belmont Road NW	Hensey, Melvin D.	Queen Anne	Dwelling
Extant	2552-0037	2552-0037-	1899	1814 Belmont Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2552-0038	2552-0038-	1899	1812 Belmont Road NW	Hensey, Melvin D.	Queen Anne	Dwelling
Extant	2552-0039	2552-0039-	1900	1804 Belmont Road NW	Cooper, George S.	Queen Anne	Dwelling
Extant	2552-0040	2552-0040-	1900	1802 Belmont Road NW	Cooper, George S.	Queen Anne	Dwelling
Extant	2552-0042	2552-0042-	1901	1810 Belmont Road NW	Bohn, Joseph, Jr.	Queen Anne	Dwelling
Extant	2552-0047	2552-0047-	1910	1843 Kalorama Road NW	Sunderland Bros.	Beaux Arts	Dwelling
Extant	2552-0051	2552-0051-	1903	1811 Kalorama Road NW	Grimm, Nicholas R.	Queen Anne	Apartment Building
Extant	2552-0055	2552-0055-	1908	1815 Kalorama Road NW	Schneider, A. M.	Queen Anne	Dwelling
Extant	2552-0056	2552-0056-	1909	1838 Belmont Road NW	Allard, William C.	Colonial Revival	Dwelling
Extant	2552-0057	2552-0057-	1909	1836 Belmont Road NW	Allard, William C.	Colonial Revival	Dwelling
Extant	2552-0058	2552-0058-	1909	1834 Belmont Road NW	Allard, William C.	Colonial Revival	Dwelling

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Extant	2552-0059	2552-0059-	1909	1832 Belmont Road NW	Allard, William C.	Colonial Revival	Dwelling
Extant	2552-0060	2552-0060-	1909	1830 Belmont Road NW	Allard, William C.	Colonial Revival	Dwelling
Extant	2552-0062	2552-0062-	1911	1820 Belmont Road NW	Beers, A. H.	Queen Anne (Classical Revival)	Dwelling
Extant	2552-0063	2552-0063-	1911	1818 Belmont Road NW	Beers, A. H.	Queen Anne (Classical Revival)	Dwelling
Extant	2552-0801	2552-0801-	1935 ca	1835 Kalorama Road NW		Art Deco	Dwelling
Extant	2552-0802	2552-0802-	1898	1837 Kalorama Road NW	Schneider, T. F.	Colonial Revival	Dwelling
Extant	2552-0803	2552-0803-	1920	1845 Kalorama Road NW	Breuninger, H. L.	Colonial Revival	Dwelling
Demolished	D-2552-0805	2552-0805-	1898	1867 Kalorama Road NW	McKim, Mead & White		Dwelling
Extant	2552-0807	2552-0807-	1894	2314 18th Street NW	Haller, N. T.	Queen Anne	Dwelling
Extant	2552-0812	2552-0812-	1916	1868 Columbia Road NW	Hunter & Bell	Classical Revival	Apartment Building
Extant	2552-0816	2552-0816-	1899	1831 Kalorama Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2552-0817	2552-0817-	1899	1829 Kalorama Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2552-2001	2552-2001-	1964	1880 Columbia Road NW		Colonial Revival	Apartment Building
Extant	2552-2038	2552-2038-	1901	1808 Belmont Road NW	Bohn, Joseph, Jr.	Queen Anne	Dwelling
Extant	2552-2042	2552-2042-	1907	2300 18th Street NW	Simmons, W.J.	Renaissance Revival	Apartment Building
Extant	2552-2085	2552-2085-	1907	1863 Kalorama Road NW	Sonnemann, A. H.	Colonial Revival	Dwelling
Extant	2552-2095	2552-2095-	1911	1849 Kalorama Road NW	Clark, Appleton P., Jr.	Modern	Dwelling
Extant	2552-2112	2552-2112-	1909	1847 Kalorama Road NW	Heaton, Arthur B.	Renaissance Revival	dwelling
Extant	2552-2119	2552-2119-	1908	1813 Kalorama Road NW	Schneider, A. M.	Queen Anne (Altered)	dwelling
Extant	2552-2125	2552-2125-	1901	1806 Belmont Road NW	Bohn, Joseph, Jr.	Romanesque Revival	Dwelling
Extant	2552-2130	2552-2130-	1903	1839 Kalorama Road NW	Sunderland Bros.	Beaux Arts	Dwelling
Extant	2552-2134	2552-2134-	1899	1825 Kalorama Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2552-2138	2552-2138-	1900	1800 Belmont Road NW	Cooper, George S.	Queen Anne	Dwelling
Extant	2552-2142	2552-2142-	1903	1841 Kalorama Road NW	Sunderland Bros.	Classical Revival	Dwelling
Extant	2553-0028	2553-0028-	1916	1818 Kalorama Road NW	West, Claughton	Classical Revival	Apartment Building
Extant	2553-0029	2553-0029-	1909	1816 Kalorama Road NW	Vaughn, Merrill T.	Classical Revival	Apartment Building
Demolished	D-2553-0032	2553-0032-	1899	1810 Kalorama Road NW	Hensey, M.D.		Dwelling
Demolished	D-2553-0033	2553-0033-	1899	1808 Kalorama Road NW	Hensey, M.D.		Dwelling
Extant	2553-0034	2553-0034-	1899	1806 Kalorama Road NW	Hensey, M.D.	Queen Anne	Dwelling
Extant	2553-0035	2553-0035-	1901	1834 Kalorama Road NW	Coville, C. B.	Queen Anne	Dwelling
Demolished	D-2553-0039	2553-0039-	1908	1855 Wyoming Avenue NW	Marsh & Peter		dwelling
Extant	2553-0040	2553-0040-	1908	1819 Wyoming Avenue NW	Cooper, George S.	Classical Revival	Dwelling
Extant	2553-0041	2553-0041-	1908	1821 Wyoming Avenue NW	Cooper, George S.	Classical Revival	Dwelling
Extant	2553-0042	2553-0042-	1908	1823 Wyoming Avenue NW	Cooper, George S.	Classical Revival	dwelling
Extant	2553-0043	2553-0043-	1908	1825 Wyoming Avenue NW	Cooper, George S.	Classical Revival	dwelling
Extant	2553-0044	2553-0044-	1908	1827 Wyoming Avenue NW	Cooper, George S.	Classical Revival	dwelling
Extant	2553-0045	2553-0045-	1909	1811 Wyoming Avenue NW	Hunter & Bell	Classical Revival	Apartment Building
Extant	2553-0046	2553-0046-	1909	1801 Wyoming Avenue NW	Hunter & Bell	Classical Revival	Apartment Building
Demolished	D-2553-0048	2553-0048-	1909	1851 Wyoming Avenue NW	Beers, A. H.		dwelling
Extant	2553-0051	2553-0051-	1910	1841 Wyoming Avenue NW		Eclectic	Dwelling

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Extant	2553-0052	2553-0052-	1910	1858 Kalorama Road NW	Allard, Wm. C.	Colonial Revival	Dwelling
Extant	2553-0053	2553-0053-	1910	1856 Kalorama Road NW	Allard, Wm. C.	Colonial Revival	Dwelling
Extant	2553-0054	2553-0054-	1910	1854 Kalorama Road NW	Allard, Wm. C.	Colonial Revival	Dwelling
Extant	2553-0055	2553-0055-	1910	1852 Kalorama Road NW	Allard, Wm. C.	Colonial Revival	Dwelling
Extant	2553-0059	2553-0059-	1911	2228 18th Street NW	Beers, A. H.	Vernacular (Craftsman)	Dwelling/Commercial
Extant	2553-0060	2553-0060-	1911	2226 18th Street NW	Beers, A. H.	Spanish Revival	Dwelling/Commercial
Extant	2553-0065	2553-0065-	1911	2216 18th Street NW	Beers, A. H.	Altered	Dwelling/Commercial
Demolished	D-2553-0067	2553-0067-	1912	1869 Wyoming Avenue NW	Clark, Appleton P. Jr.		Apartment Building
Extant	2553-0068	2553-0068-	1912	1842 Kalorama Road NW	Haller (N. T.) Co.	Queen Anne	Dwelling
Extant	2553-0071	2553-0071-	1913	1829 Wyoming Avenue NW	Ray, George N.	Classical Revival	dwelling
Extant	2553-0072	2553-0072-	1913	1831 Wyoming Avenue NW	Ray, George N.	Classical Revival	dwelling
Extant	2553-0073	2553-0073-	1965	1884 Columbia Road NW		Modern	Apartment Building
Extant	2553-0075	2553-0075-	1908	1839 Wyoming Avenue NW	Totten, G. O., Jr.	Colonial Revival	dwelling
Extant	2553-0078	2553-0078-	1911	2218-2220 18th Street NW	Beers, A. H.	Altered	Dwelling/Commercial
Extant	2553-0800	2553-0800-	1911	1835-1837 Wyoming Avenue NW	Pyle, F. B.	Colonial Revival	dwelling
Extant	2553-0809	2553-0809-	1911	1832 Kalorama Road NW	Beers, A. H.	Classical Revival	Dwelling
Demolished	D-2553-0811	2553-0811-	1911	1884 Columbia Road NW	Vaughn, Merrill T.		Apartment Building
Extant	2553-0816	2553-0816-	1908	1848 Kalorama Road NW	Palmer, Wm. J.	Eclectic	Dwelling
Extant	2553-0822	2553-0822-	1913	1822 Kalorama Road NW	Guss, W. Granville	Classical Revival (Altered)	Dwelling
Extant	2553-0826	2553-0826-	1912	1836-1840 Kalorama Road NW	Haller (N. T.) Co.	Queen Anne	School
Extant	2553-0827	2553-0827-	1902	1862 Kalorama Road NW	Summerville, Wm. M.	Gothic Revival	Church
Extant	2553-0829	2553-0829-	1911	2222-2224 18th Street NW	Beers, A. H.	Altered	Dwelling/Commercial
Extant	2553-2001	2553-2001-	1895	1820 Kalorama Road NW	Hornblower & Marshall	Classical Revival	Dwelling
Extant	2553-2007	2553-2007-	1980 ca	1810 Kalorama Road NW		Modern	Apartment Building
Extant	2553-2021	2553-2021-	1912	1844 Kalorama Road NW	Haller (N. T.) Co.	Queen Anne	Dwelling
Extant	2553-2024	2553-2024-	1910	1850 Kalorama Road NW	Allard, Wm. C.	Colonial Revival	Dwelling
Extant	2553-2027	2553-2027-	1910	1882 Columbia Road NW	Vaughn, Merrill T.	Spanish Revival	Apartment Building
Extant	2554-0004	2554-0004-	1911	1829 California Street NW	Beers, Albert H.	Renaissance Revival	Apartment Building
Extant	2554-0014	2554-0014-	1916	1870 Wyoming Avenue NW	Simmons, B. Stanley	Beaux Arts	Apartment Building
Extant	2554-0020	2554-0020-	1909	1838 Wyoming Avenue NW		Queen Anne	Dwelling
Extant	2554-0028	2554-0028-	1897	1804 Wyoming Avenue NW	Morgan & Johnson	Romanesque Revival	dwelling
Extant	2554-0029	2554-0029-	1897	1802 Wyoming Avenue NW	Morgan & Johnson	Romanesque Revival	dwelling
Extant	2554-0030	2554-0030-	1897	2122 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Extant	2554-0031	2554-0031-	1897	2120 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Extant	2554-0032	2554-0032-	1897	2118 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Extant	2554-0033	2554-0033-	1897	2116 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Extant	2554-0034	2554-0034-	1897	2114 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Extant	2554-0035	2554-0035-	1897	2112 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Extant	2554-0042	2554-0042-	1902	1850 Wyoming Avenue NW	Campbell, Hugh	Queen Anne (Classical Revival)	dwelling
Extant	2554-0046	2554-0046-	1903	1837 California Street NW	Cooper, George S.	Classical Revival	dwelling

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Extant	2554-0047	2554-0047-	1903	1839 California Street NW	Cooper, George S.	Queen Anne (Classical Revival)	dwelling
Extant	2554-0048	2554-0048-	1903	1841 California Street NW	Cooper, George S.	Classical Revival	dwelling
Extant	2554-0049	2554-0049-	1904	1859 California Street NW	Sunderland Bros.	Queen Anne	dwelling
Extant	2554-0051	2554-0051-	1904	1863 California Street NW	Sunderland Bros.	Queen Anne	dwelling
Extant	2554-0052	2554-0052-	1904	1865 California Street NW	Sunderland Bros.	Queen Anne	dwelling
Extant	2554-0053	2554-0053-	1904	1867 California Street NW	Sunderland Bros.	Queen Anne	dwelling
Extant	2554-0054	2554-0054-	1904	1869 California Street NW	Sunderland Bros.	Queen Anne	dwelling
Extant	2554-0055	2554-0055-	1904	1871 California Street NW	Sunderland Bros.	Queen Anne	dwelling
Extant	2554-0056	2554-0056-	1904	1873 California Street NW	Sunderland Bros.	Queen Anne	dwelling
Extant	2554-0057	2554-0057-	1904	1875 California Street NW	Sunderland Bros.	Queen Anne	dwelling
Extant	2554-0058	2554-0058-	1910	2107 19th Street NW		Queen Anne (Classical Revival)	Dwelling
Extant	2554-0059	2554-0059-	1910	2109 19th Street NW		Classical Revival	Dwelling
Extant	2554-0060	2554-0060-	1910	2111 19th Street NW		Queen Anne	Dwelling
Extant	2554-0067	2554-0067-	1911	1840 Wyoming Avenue NW	Harding & Upman	Classical Revival	dwelling
Extant	2554-0068	2554-0068-	1908	1847 California Street NW	Schneider, A. M.	Queen Anne	dwelling
Extant	2554-0069	2554-0069-	1908	1849 California Street NW	Schneider, A. M.	Queen Anne	dwelling
Extant	2554-0070	2554-0070-	1908	1851 California Street NW	Schneider, A. M.	Queen Anne	dwelling
Extant	2554-0072	2554-0072-	1910	1824 Wyoming Avenue NW	Beers, A. H.	Classical Revival	dwelling
Extant	2554-0073	2554-0073-	1910	1822 Wyoming Avenue NW	Beers, A. H.	Classical Revival	dwelling
Extant	2554-0074	2554-0074-	1910	1808 Wyoming Avenue NW	Beers, A. H.	Classical Revival	dwelling
Extant	2554-0075	2554-0075-	1910	1806 Wyoming Avenue NW	Beers, A. H.	Classical Revival	Dwelling
Extant	2554-0076	2554-0076-	1911	1828 Wyoming Avenue NW	Vaughn, M. T.	Classical Revival (Altered)	dwelling
Extant	2554-0077	2554-0077-	1911	1826 Wyoming Avenue NW	Vaughn, M. T.	Classical Revival	dwelling
Extant	2554-0079	2554-0079-	1913	1820 Wyoming Avenue NW	Landvoigt, A. E.	Colonial Revival	dwelling
Extant	2554-0083	2554-0083-	1920	1855 California Street NW		Colonial Revival	Dwelling
Extant	2554-0084	2554-0084-	1920	1857 California Street NW		Colonial Revival	Dwelling
Extant	2554-0093	2554-0093-	1897	2110 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Extant	2554-0803	2554-0803-	1905	1866 Wyoming Avenue NW		Romanesque Revival	Dwelling
Extant	2554-0804	2554-0804-	1910	1864 Wyoming Avenue NW		Romanesque Revival	Dwelling
Extant	2554-0806	2554-0806-	1960 ca	1860 Wyoming Avenue NW		Modern	Apartment Building
Extant	2554-0807	2554-0807-	1910	1852 Wyoming Avenue NW	Milburn-Heister Co.	Classical Revival	dwelling
Extant	2554-0808	2554-0808-	1910	1854 Wyoming Avenue NW	Emmert, Percival D.	Classical Revival	dwelling
Extant	2554-0810	2554-0810-	1897	2106 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Extant	2554-0812	2554-0812-	1897	2108 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Renovated	2554-0813	2554-0813-	1925 ca	2102 18th Street NW	Morgan & Johnson	Classical Revival	dwelling
Extant	2554-0814	2554-0814-	1897	2100 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Renovated	2554-0815	2554-0815-	1925 ca	2104 18th Street NW	Morgan & Johnson	Italianate	dwelling
Extant	2554-2001	2554-2001-	1905	1831 California Street NW	Simmons, B. Stanley	Classical Revival	Apartment Building
Renovated	2554-2011	2554-2011-	1950	1848 Wyoming Avenue NW	Fuller, T. J. D.	Modern	Apartment Building
Extant	2554-2025	2554-2025-	1905	1833 California Street NW	Simmons, B. Stanley	Classical Revival	Apartment Building

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Extant	2554-2047	2554-2047-	1922	1835 California Street NW	Scholz, Robert O.	Classical Revival (Altered)	Apartment Building
Extant	2554-2056	2554-2056-	1980 ca	1812 Wyoming Avenue NW		Modern	Apartment Building
Extant	2554-2058	2554-2058-	1914	1810 Wyoming Avenue NW	Marsh & Peter	Colonial Revival	dwelling
Extant	2554-2070	2554-2070-	1891	1862 Wyoming Avenue NW	Sibley, J.A.	Queen Anne	Dwelling
Extant	2554-2074	2554-2074-	1904	1861 California Street NW	Sunderland Bros.	Queen Anne	dwelling
Extant	2554-2080	2554-2080-	1908	1807 California Street NW	Beers, Albert H.	Eclectic	Apartment Building
Extant	2555-0005	2555-0005-	1910	1825-1827 Vernon Street NW	Beers, Albert H.	Renaissance Revival	Apartment Building
Extant	2555-0014	2555-0014-	1915	1860 California Street NW	Schneider (Albert M.) & Company	Classical Revival	Apartment Building
Extant	2555-0024	2555-0024-	1898	2015 19th Street NW	Simpson, Henry	Queen Anne	dwelling
Extant	2555-0025	2555-0025-	1898	2017 19th Street NW	Simpson, Henry	Queen Anne	dwelling
Extant	2555-0026	2555-0026-	1898	2019 19th Street NW	Simpson, Henry	Queen Anne	dwelling
Extant	2555-0027	2555-0027-	1898	1872 California Street NW	Simpson, Henry	Queen Anne	dwelling
Extant	2555-0028	2555-0028-	1898	1870 California Street NW	Simpson, Henry	Queen Anne	dwelling
Extant	2555-0029	2555-0029-	1898	1868 California Street NW	Simpson, Henry	Queen Anne	dwelling
Extant	2555-0030	2555-0030-	1899	1843 Vernon Street NW	Hensey, Melvin D.	Romanesque Revival	dwelling
Extant	2555-0031	2555-0031-	1899	1845 Vernon Street NW	Hensey, Melvin D.	Romanesque Revival	dwelling
Extant	2555-0032	2555-0032-	1899	1847 Vernon Street NW	Hensey, Melvin D.	Romanesque Revival	dwelling
Extant	2555-0033	2555-0033-	1899	1828 California Street NW	Hensey, Melvin D.	Romanesque Revival	dwelling
Extant	2555-0036	2555-0036-	1899	1837 Vernon Street NW	Palmer, Wm. J.	Queen Anne (Classical Revival)	dwelling
Extant	2555-0037	2555-0037-	1899	1839 Vernon Street NW	Palmer, Wm. J.	Queen Anne (Classical Revival)	dwelling
Extant	2555-0038	2555-0038-	1899	1841 Vernon Street NW	Palmer, Wm. J.	Queen Anne (Classical Revival)	dwelling
Extant	2555-0039	2555-0039-	1901	1813 Vernon Street NW	Kennedy & Davis	Queen Anne	dwelling
Extant	2555-0040	2555-0040-	1901	1815 Vernon Street NW	Kennedy & Davis	Queen Anne	dwelling
Extant	2555-0041	2555-0041-	1901	1817 Vernon Street NW	Kennedy & Davis	Queen Anne	dwelling
Extant	2555-0042	2555-0042-	1901	1819 Vernon Street NW	Kennedy & Davis	Queen Anne	dwelling
Extant	2555-0043	2555-0043-	1901	1821 Vernon Street NW	Kennedy & Davis	Queen Anne	dwelling
Extant	2555-0044	2555-0044-	1901	1823 Vernon Street NW	Kennedy & Davis	Queen Anne	dwelling
Extant	2555-0046	2555-0046-	1907	2010 18th Street NW		Classical Revival (Altered)	Commercial Building
Extant	2555-0047	2555-0047-	1907	2008 18th Street NW		Classical Revival (Altered)	Commercial Building
Extant	2555-0048	2555-0048-	1907	2006 18th Street NW		Classical Revival (Altered)	Commercial Building
Extant	2555-0052	2555-0052-	1907	1855 Vernon Street NW	Sonnemann, A. H.	Classical Revival (Altered)	dwelling
Extant	2555-0054	2555-0054-	1908	1864 California Street NW	Schneider, A. M.	Queen Anne	dwelling
Extant	2555-0055	2555-0055-	1908	1862 California Street NW	Schneider, A. M.	Queen Anne	dwelling
Extant	2555-0056	2555-0056-	1909	1831 Vernon Street NW	Lundy (E. K.) & Co.	Queen Anne (Classical Revival)	dwelling
Extant	2555-0057	2555-0057-	1909	1833 Vernon Street NW	Lundy (E. K.) & Co.	Queen Anne (Classical Revival)	dwelling
Extant	2555-0058	2555-0058-	1909	1835 Vernon Street NW	Lundy (E. K.) & Co.	Queen Anne (Classical Revival)	dwelling
Extant	2555-0059	2555-0059-	1911	1853 Vernon Street NW	Haller (N. T.) Co.	Colonial Revival	dwelling
Extant	2555-0062	2555-0062-	1907	2000 18th Street NW		Classical Revival	Commercial Building
Extant	2555-0065	2555-0065-	1907	2002 18th Street NW		Classical Revival (Altered)	Commercial Building
Extant	2555-0066	2555-0066-	1912	1851 Vernon Street NW	Sullivan, Francis P.	Classical Revival	dwelling

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Extant	2555-0802	2555-0802-	1897	1836 California Street NW	Coville, E. B.	Queen Anne	dwelling
Extant	2555-0809	2555-0809-	1913	1849 Vernon Street NW	Sullivan, Francis P.	Colonial Revival	dwelling
Extant	2555-0811	2555-0811-	1919	1820 California Street NW	Wardman & Tomlinson	Classical Revival	Apartment Building
Extant	2555-2001	2555-2001-	1899	1824 California Street NW	Hensey, Melvin D.	Romanesque Revival	dwelling
Extant	2555-2010	2555-2010-	1905	2038 18th Street NW	Hunter & Bell	Classical Revival	Apartment Building
Extant	2555-2031	2555-2031-	1922	1810 California Street NW	Stern & Tomlinson	Classical Revival	Apartment Building
Extant	2555-2046	2555-2046-	1919	1830 California Street NW		Altered	Apartment Building
Extant	2555-2056	2555-2056-	1981	1808 California Street NW		Modern	Apartment Building
Extant	2555-2066	2555-2066-	1922	1811 Vernon Street NW	Hunter, John Abbott	Eclectic	Apartment Building
Extant	2555-2080	2555-2080-	1907	1840 California Street NW	Vaughn, Merrill T.	Classical Revival	Apartment Building
Extant	2555-2100	2555-2100-	1907	1842 California Street NW	Vaughn, Merrill T.	Queen Anne	Apartment Building
Extant	2555-2120	2555-2120-	1908	2001 19th Street NW	Wood, Waddy B.	Eclectic	Dwelling/Office
Extant	2555-2147	2555-2147-	1908	1866 California Street NW	Schneider, A. M.	Queen Anne	dwelling
Extant	2555-2153	2555-2153-	1917	1858 California Street NW	Landvoigt & Cook	Classical Revival	Apartment Building
Extant	2556-0007	2556-0007-	1910	1840 Vernon Street NW	Vaughn, Merrill T.	Renaissance Revival	Apartment Building
Extant	2556-0008	2556-0008-	1910	1846 Vernon Street NW	Vaughn, Merrill T.	Renaissance Revival	Apartment Building
Extant	2556-0012	2556-0012-	1922	1909 19th Street NW		Classical Revival	Apartment Building
Extant	2556-0013	2556-0013-	1916	1919 19th Street NW	Ray, George N.	Renaissance Revival	Apartment Building
Extant	2556-0014	2556-0014-	1906	1921 19th Street NW	Clark, Appleton P. Jr.	Classical Revival	Apartment Building
Extant	2556-0015	2556-0015-	2000 ca	1800 Vernon Street NW		Modern	Commercial Building
Demolished	D-2556-0015	2556-0015-	1898	1946 18th Street NW	Kimmel, W. A.		dwelling
Extant	2556-0016	2556-0016-	1898	1802 Vernon Street NW	Kimmel, W. A.	Queen Anne	dwelling
Extant	2556-0017	2556-0017-	1898	1804 Vernon Street NW	Kimmel, W. A.	Classical Revival	dwelling
Extant	2556-0018	2556-0018-	1898	1806 Vernon Street NW	Kimmel, W. A.	Classical Revival	dwelling
Extant	2556-0019	2556-0019-	1908	1929 19th Street NW	Wood, Donn & Deming	Classical Revival	dwelling
Extant	2556-0022	2556-0022-	1923	1826 Vernon Street NW	Stern & Tomlinson	Classical Revival	Apartment Building
Extant	2556-0024	2556-0024-	1924	1818 Vernon Street NW	Lane, Thomas	Classical Revival	Apartment Building
Extant	2556-0027	2556-0027-	1908	1931 19th Street NW	Wood, Donn & Deming	Classical Revival	dwelling
Under Construction	2556-0028	2556-0028-	2005	1821 Florida Avenue NW		Modern	Apartment Building
Extant	2556-0802	2556-0802-	1921	1834 Vernon Street NW	Norton, Claude N.	Colonial Revival	dwelling
Extant	2556-0803	2556-0803-	1909	1836 Vernon Street NW	Sonnemann, A. H.	Classical Revival	dwelling
Extant	2556-0805	2556-0805-	1908	1933 19th Street NW	Wood, Donn & Deming	Classical Revival	dwelling
Extant	2556-2001	2556-2001-	1923	1825 Florida Avenue NW	Stern & Tomlinson	Classical Revival	Apartment Building
Extant	2556-2012	2556-2012-	1909	1822 Vernon Street NW	Vaughn, Merrill T.	Classical Revival	Apartment Building
Extant	2556-2031	2556-2031-	1917	1812 Vernon Street NW	Vaughn, Merrill T.	Classical Revival	Apartment Building
Extant	2556-2049	2556-2049-	1924	1827 Florida Avenue NW		Classical Revival	Apartment Building
Renovated	2557-0007	2557-0007-	1912	1783 Florida Avenue NW	MacNeil & MacNeil	Modern	Commercial Building
Demolished	D-2557-0007	2557-0007-	1912	1783 Florida Avenue NW	MacNeil & MacNeil		Commercial Building
Extant	2557-0010	2557-0010-	1912	1771 Vernon Street NW	MacNeil & MacNeil	Spanish Revival	Commercial Building

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Extant	2557-0011	2557-0011-	1912	1773 Vernon Street NW	MacNeil & MacNeil Allpress, M. T.	Spanish Revival	Commercial Building
Renovated	2557-0012	2557-0012-	1925 ca	2003 18th Street NW	MacNeil & MacNeil	Classical Revival (Altered)	Commercial Building
Extant	2557-0013	2557-0013-	1912	2005 18th Street NW	MacNeil & MacNeil	Spanish Revival	Commercial Building
Renovated	2557-0014	2557-0014-	1912	2007 18th Street NW	MacNeil & MacNeil	Altered	Commercial Building
Demolished	D-2557-0015	2557-0015-	1913	2021 18th Street NW	MacNeil & MacNeil		theater
Demolished	D-2557-0016	2557-0016-	1919	2019 18th Street NW	Schneider, F. T.		Commercial Building
Demolished	D-2557-17-18	2557-0017-0018	1920	2009-2011 18th Street NW	Santmyers, George T.		Commercial Building
Extant	2557-0019	2557-0019-	1975 ca	2009-2017 18th Street NW		Colonial Revival	Commercial Building
Extant	2557-0020	2557-0020-	1912	1769 U Street NW	MacNeil & MacNeil	Spanish Revival	Commercial Building
Part Demolished	2557-0800	2557-0800-	1921	1724 California Street NW	O'Neill, Robert J.	Altered	garage
Demolished	D-2558-0004	2558-0004-	1905	1775 California Street NW	Hunter & Bell		Apartment Building
Demolished	D-2558-0011	2558-0011-	1906	2129 18th Street NW	Simmons, W.J.		Apartment Building
Demolished	D-2558-0111	2558-0111-	1908	2109 18th Street NW	Hunter & Bell		Apartment Building
Demolished	D-2558-0112	2558-0112-	1910	2111 18th Street NW	Beale, Carroll		Apartment Building
Demolished	D-2558-0804	2558-0804-	1915	2125-2127 18th Street NW	Emmert, Percival		Commercial Building
Demolished	D-2558-0805	2558-0805-	1905	2123 18th Street NW	Grimm, Nicholas R.		Apartment Building
Demolished	D-2558-0806	2558-0806-	1912	2119-2121 18th Street NW	Vaughn, M. T.		Commercial Building
Demolished	D-2558-0818	2558-0818-	1901	V Street bet Champlain & 18th Sts NW			School
Extant	2558-0821	2558-0821-	1972-1977	2200 Champlain Street NW	Frey and Welch	Modern	School
Renovated	2560-0045	2560-0045-	1910 ca	2437 18th Street NW	Wood, Waddy B.	Queen Anne (Altered)	dwelling
Extant	2560-0046	2560-0046-	1897	2439 18th Street NW	Wood, Waddy B.	Queen Anne	dwelling
Extant	2560-0047	2560-0047-	1897	2441 18th Street NW	Wood, Waddy B.	Altered	dwelling
Demolished	D-2560-0049	2560-0049-	1908	2320 Champlain Street NW	Wenig, Julius		Apartment Building
Demolished	D-2560-0054	2560-0054-	1897	2455 18th Street NW	Wood, Waddy B.		dwelling
Extant	2560-0061	2560-0061-	1897	2337 18th Street NW	Johnson, Joseph C.	Romanesque Revival	dwelling
Extant	2560-0062	2560-0062-	1897	2339 18th Street NW	Johnson, Joseph C.	Queen Anne	dwelling
Extant	2560-0063	2560-0063-	1897	2341 18th Street NW	Johnson, Joseph C.	Queen Anne (Classical Revival)	dwelling
Extant	2560-0071	2560-0071-	1900	2335 18th Street NW	Hensey, Melvin D.	Classical Revival	dwelling
Extant	2560-0074	2560-0074-	1905	2461 18th Street NW	Schneider, Ferd. T.	Queen Anne	dwelling
Renovated	2560-0075	2560-0075-	1935 ca	2463 18th Street NW	Schneider, Ferd. T.	Colonial Revival	dwelling
Renovated	2560-0076	2560-0076-	1925 ca	2465 18th Street NW	Woltz, Edward	Classical Revival	dwelling
Extant	2560-0077	2560-0077-	1902	2467 18th Street NW	Woltz, Edward	Queen Anne (Classical Revival)	dwelling
Extant	2560-0078	2560-0078-	1902	2469 18th Street NW	Woltz, Edward	Queen Anne (Classical Revival)	dwelling
Extant	2560-0079	2560-0079-	1902	2471 18th Street NW	Woltz, Edward	Queen Anne (Altered)	dwelling
Renovated	2560-0085	2560-0085-	1904	2319 18th Street NW	Grimm, N. R.	Queen Anne (Altered)	Apartment-Flat
Extant	2560-0086	2560-0086-	1904	2321 18th Street NW	Grimm, N. R.	Queen Anne	Apartment-Flat
Renovated	2560-0087	2560-0087-	1925 ca	2323 18th Street NW	Grimm, N. R.	Classical Revival	Commercial Building
Extant	2560-0088	2560-0088-	1904	2325 18th Street NW	Grimm, N. R.	Queen Anne (Altered)	Apartment-Flat

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Extant	2560-0089	2560-0089-	1904	2327 18th Street NW	Grimm, N. R.	Queen Anne	Apartment-Flat
Demolished	D-2560-0090	2560-0090-	1904	2417 18th Street NW	Grimm, N. R.		dwelling
Demolished	D-2560-0091	2560-0091-	1904	2419 18th Street NW	Grimm, N. R.		dwelling
Demolished	D-2560-0092	2560-0092-	1904	2421 18th Street NW	Grimm, N. R.		dwelling
Renovated	2560-0093	2560-0093-	1904	2423 18th Street NW	Grimm, N. R.	Altered	dwelling
Extant	2560-0094	2560-0094-	1904	2425 18th Street NW	Grimm, N. R.	Queen Anne	dwelling
Extant	2560-0095	2560-0095-	1904	2427 18th Street NW	Grimm, N. R.	Queen Anne	dwelling
Extant	2560-0096	2560-0096-	1904	2429 18th Street NW	Grimm, N. R.	Queen Anne	dwelling
Renovated	2560-0097	2560-0097-	1965 ca	2431 18th Street NW	Grimm, N. R.	Modern	dwelling
Renovated	2560-0098	2560-0098-	1935 ca	2433 18th Street NW	Grimm, N. R.	Italianate	dwelling
Renovated	2560-0099	2560-0099-	1935 ca	2435 18th Street NW	Grimm, N. R.	Modern	dwelling
Extant	2560-0100	2560-0100-	1909	2333 18th Street NW	Lepley & Nichols	Classical Revival	Commercial Building
Extant	2560-0101	2560-0101-	1936	2405 18th Street NW	Archer, R.C., Jr. Grimm, N. R.	Vernacular	Dwelling
Extant	2560-0102	2560-0102-	1905	2407 18th Street NW	Grimm, N. R.	Queen Anne	dwelling
Extant	2560-0103	2560-0103-	1905	2409 18th Street NW	Grimm, N. R.	Queen Anne	dwelling
Extant	2560-0104	2560-0104-	1905	2411 18th Street NW	Grimm, N. R.	Queen Anne	dwelling
Demolished	D-2560-0105	2560-0105-	1905	2413 18th Street NW	Grimm, N. R.		dwelling
Demolished	D-2560-0106	2560-0106-	1905	2415 18th Street NW	Grimm, N. R.		dwelling
Extant	2560-0110	2560-0110-	1907	2457 18th Street NW	Beers, A. H.	Altered	Commercial Building
Extant	2560-0113	2560-0113-	1910	2315 18th Street NW	Vaughn, M. T.	Altered	Commercial Building
Renovated	2560-0114	2560-0114-	2000 ca	2317 18th Street NW	Vaughn, M. T.	Altered	Commercial Building
Extant	2560-0120	2560-0120-	1899	2481-2483 18th Street NW	Wood, Waddy B.	Eclectic	dwelling
Renovated	2560-0121	2560-0121-	1926	2447-2453 18th Street NW	Atkinson, A. S. J. Wood, Waddy B.	Renaissance Revival	Apartment/Commercial
Renovated	2560-0122	2560-0122-	1911-1912	1792-1796 Columbia Road NW	Vogt, Oscar G. Wood, Waddy B.	Eclectic	dwelling
Extant	2560-0124	2560-0124-	1902	2473-2477 18th Street NW	Grimm, N. R.	Queen Anne	dwelling
Extant	2560-0128	2560-0128-	1980 ca	1782 Columbia Road NW		Modern	Commercial Building
Extant	2560-0801	2560-0801-	1897	2311 18th Street NW	Johnson, Joseph C.	Queen Anne	dwelling
Extant	2560-0803	2560-0803-	1902	2479 18th Street NW	Grimm, N. R.	Queen Anne	dwelling
Demolished	D-2560-0807	2560-0807-	1937	1790 Columbia Road NW	Grant, James H.		Commercial Building
Demolished	D-2560-0058	2560-0807-	1897	1790 Columbia Road NW	Wood, Waddy B.		dwelling
Renovated	2560-0839	2560-0839-	1925 ca	2445 18th Street NW	Wood, Waddy B.	Italianate	dwelling
Renovated	2560-0840	2560-0840-	1945 ca	2443 18th Street NW	Wood, Waddy B.	Modern	dwelling
Extant	2560-0841	2560-0841-	1928	2455 18th Street NW		Classical Revival	Commercial Building
Demolished	D-2560-0862	2560-0862-	1916	1786 Columbia Road NW	Santmyers, George T.	Jacobean Revival	Apartment/Commercial
Extant	2560-0863	2560-0863-	1905	2233 18th Street NW	Heaton, Arthur B.	Renaissance Revival	Apartment Building
Extant	2560-0868	2560-0868-	1897	2309 18th Street NW	Johnson, Joseph C.	Romanesque Revival	dwelling
Extant	2560-0869	2560-0869-	1897	2307 18th Street NW	Johnson, Joseph C.	Queen Anne	dwelling

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Extant	2560-0879	2560-0879-	1980 ca	1790 Columbia Road NW		Modern	Commercial Building
Extant	2560-2001	2560-2001-	1909	2305 18th Street NW	Miller, Dan B.	Classical Revival	Apartment Building
Extant	2560-2045	2560-2045-	2003	2421 18th Street NW		Modern	Apartment/Commercial

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Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Demolished	D-2556-0015	2556-0015-	1898	1946 18th Street NW	Kimmel, W. A.		dwelling
Extant	2555-0062	2555-0062-	1907	2000 18th Street NW		Classical Revival	Commercial Building
Extant	2555-0065	2555-0065-	1907	2002 18th Street NW		Classical Revival (Altered)	Commercial Building
Renovated	2557-0012	2557-0012-	1925 ca	2003 18th Street NW	MacNeil & MacNeil	Classical Revival (Altered)	Commercial Building
Extant	2557-0013	2557-0013-	1912	2005 18th Street NW	MacNeil & MacNeil	Spanish Revival	Commercial Building
Extant	2555-0048	2555-0048-	1907	2006 18th Street NW		Classical Revival (Altered)	Commercial Building
Renovated	2557-0014	2557-0014-	1912	2007 18th Street NW	MacNeil & MacNeil	Altered	Commercial Building
Extant	2555-0047	2555-0047-	1907	2008 18th Street NW		Classical Revival (Altered)	Commercial Building
Demolished	D-2557-17-18	2557-0017-0018	1920	2009-2011 18th Street NW	Santmyers, George T.		Commercial Building
Extant	2557-0019	2557-0019-	1975 ca	2009-2017 18th Street NW		Colonial Revival	Commercial Building
Extant	2555-0046	2555-0046-	1907	2010 18th Street NW		Classical Revival (Altered)	Commercial Building
Demolished	D-2557-0016	2557-0016-	1919	2019 18th Street NW	Schneider, F. T.		Commercial Building
Demolished	D-2557-0015	2557-0015-	1913	2021 18th Street NW	MacNeil & MacNeil		theater
Extant	2555-2010	2555-2010-	1905	2038 18th Street NW	Hunter & Bell	Classical Revival	Apartment Building
Extant	2554-0814	2554-0814-	1897	2100 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Renovated	2554-0813	2554-0813-	1925 ca	2102 18th Street NW	Morgan & Johnson	Classical Revival	dwelling
Renovated	2554-0815	2554-0815-	1925 ca	2104 18th Street NW	Morgan & Johnson	Italianate	dwelling
Extant	2554-0810	2554-0810-	1897	2106 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Extant	2554-0812	2554-0812-	1897	2108 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Demolished	D-2558-0111	2558-0111-	1908	2109 18th Street NW	Hunter & Bell		Apartment Building
Extant	2554-0093	2554-0093-	1897	2110 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Demolished	D-2558-0112	2558-0112-	1910	2111 18th Street NW	Beale, Carroll		Apartment Building
Extant	2554-0035	2554-0035-	1897	2112 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Extant	2554-0034	2554-0034-	1897	2114 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Extant	2554-0033	2554-0033-	1897	2116 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Extant	2554-0032	2554-0032-	1897	2118 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Demolished	D-2558-0806	2558-0806-	1912	2119-2121 18th Street NW	Vaughn, M. T.		Commercial Building
Extant	2554-0031	2554-0031-	1897	2120 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Extant	2554-0030	2554-0030-	1897	2122 18th Street NW	Morgan & Johnson	Queen Anne	dwelling
Demolished	D-2558-0805	2558-0805-	1905	2123 18th Street NW	Grimm, Nicholas R.		Apartment Building
Demolished	D-2558-0804	2558-0804-	1915	2125-2127 18th Street NW	Emmert, Percival		Commercial Building
Demolished	D-2558-0011	2558-0011-	1906	2129 18th Street NW	Simmons, W.J.		Apartment Building
Extant	2553-0065	2553-0065-	1911	2216 18th Street NW	Beers, A. H.	Altered	Dwelling/Commercial
Extant	2553-0078	2553-0078-	1911	2218-2220 18th Street NW	Beers, A. H.	Altered	Dwelling/Commercial
Extant	2553-0829	2553-0829-	1911	2222-2224 18th Street NW	Beers, A. H.	Altered	Dwelling/Commercial
Extant	2553-0060	2553-0060-	1911	2226 18th Street NW	Beers, A. H.	Spanish Revival	Dwelling/Commercial
Extant	2553-0059	2553-0059-	1911	2228 18th Street NW	Beers, A. H.	Vernacular (Craftsman)	Dwelling/Commercial

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Extant	2560-0863	2560-0863-	1905	2233 18th Street NW	Heaton, Arthur B.	Renaissance Revival	Apartment Building
Extant	2552-2042	2552-2042-	1907	2300 18th Street NW	Simmons, W.J.	Renaissance Revival	Apartment Building
Extant	2560-2001	2560-2001-	1909	2305 18th Street NW	Miller, Dan B.	Classical Revival	Apartment Building
Extant	2560-0869	2560-0869-	1897	2307 18th Street NW	Johnson, Joseph C.	Queen Anne	dwelling
Extant	2560-0868	2560-0868-	1897	2309 18th Street NW	Johnson, Joseph C.	Romanesque Revival	dwelling
Extant	2560-0801	2560-0801-	1897	2311 18th Street NW	Johnson, Joseph C.	Queen Anne	dwelling
Extant	2552-0807	2552-0807-	1894	2314 18th Street NW	Haller, N. T.	Queen Anne	Dwelling
Extant	2560-0113	2560-0113-	1910	2315 18th Street NW	Vaughn, M. T.	Altered	Commercial Building
Extant	2552-0025	2552-0025-	1895	2316 18th Street NW	Haller, N. T.	Queen Anne	Dwelling
Renovated	2560-0114	2560-0114-	2000 ca	2317 18th Street NW	Vaughn, M. T.	Altered	Commercial Building
Extant	2552-0024	2552-0024-	1896	2318 18th Street NW	Haller, N. T.	Queen Anne	Dwelling
Renovated	2560-0085	2560-0085-	1904	2319 18th Street NW	Grimm, N. R.	Queen Anne (Altered)	Apartment-Flat
Extant	2560-0086	2560-0086-	1904	2321 18th Street NW	Grimm, N. R.	Queen Anne	Apartment-Flat
Renovated	2560-0087	2560-0087-	1925 ca	2323 18th Street NW	Grimm, N. R.	Classical Revival	Commercial Building
Extant	2560-0088	2560-0088-	1904	2325 18th Street NW	Grimm, N. R.	Queen Anne (Altered)	Apartment-Flat
Extant	2560-0089	2560-0089-	1904	2327 18th Street NW	Grimm, N. R.	Queen Anne	Apartment-Flat
Extant	2560-0100	2560-0100-	1909	2333 18th Street NW	Lepley & Nichols	Classical Revival	Commercial Building
Extant	2560-0071	2560-0071-	1900	2335 18th Street NW	Hensey, Melvin D.	Classical Revival	dwelling
Extant	2560-0061	2560-0061-	1897	2337 18th Street NW	Johnson, Joseph C.	Romanesque Revival	dwelling
Extant	2560-0062	2560-0062-	1897	2339 18th Street NW	Johnson, Joseph C.	Queen Anne	dwelling
Extant	2560-0063	2560-0063-	1897	2341 18th Street NW	Johnson, Joseph C.	Queen Anne (Classical Revival)	dwelling
Extant	2560-0101	2560-0101-	1936	2405 18th Street NW	Archer, R.C., Jr. Grimm, N. R.	Vernacular	Dwelling
Extant	2551-0035	2551-0035-	1900	2406 18th Street NW	Cooper, George S.	Altered	Dwelling
Extant	2560-0102	2560-0102-	1905	2407 18th Street NW	Grimm, N. R.	Queen Anne	dwelling
Extant	2551-0034	2551-0034-	1900	2408 18th Street NW	Cooper, George S.	Queen Anne	Dwelling
Extant	2560-0103	2560-0103-	1905	2409 18th Street NW	Grimm, N. R.	Queen Anne	dwelling
Extant	2551-0033	2551-0033-	1900	2410 18th Street NW	Cooper, George S.	Classical Revival	Dwelling
Extant	2560-0104	2560-0104-	1905	2411 18th Street NW	Grimm, N. R.	Queen Anne	dwelling
Extant	2551-0814	2551-0814-	1905	2412 18th Street NW	Meyers, B. F.	Classical Revival	Dwelling
Extant	2551-0062	2551-0062-	1912	2412 18th Street NW	Beall (R. J.) Const. Co.	Industrial	Garage
Demolished	D-2560-0105	2560-0105-	1905	2413 18th Street NW	Grimm, N. R.		dwelling
Extant	2551-0820	2551-0820-	1905	2414-2416 18th Street NW	Palmer, Wm. J.	Classical Revival (Altered)	Commercial Building
Demolished	D-2560-0106	2560-0106-	1905	2415 18th Street NW	Grimm, N. R.		dwelling
Demolished	D-2560-0090	2560-0090-	1904	2417 18th Street NW	Grimm, N. R.		dwelling
Extant	2551-0056	2551-0056-	1907	2418 18th Street NW		Classical Revival (Altered)	Commercial Building
Demolished	D-2560-0091	2560-0091-	1904	2419 18th Street NW	Grimm, N. R.		dwelling
Extant	2551-0084	2551-0084-	1907	2420-2422 18th Street NW		Classical Revival (Altered)	Commercial Building
Extant	2560-2045	2560-2045-	2003	2421 18th Street NW		Modern	Apartment/Commercial
Demolished	D-2560-0092	2560-0092-	1904	2421 18th Street NW	Grimm, N. R.		dwelling

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Renovated	2560-0093	2560-0093-	1904	2423 18th Street NW	Grimm, N. R.	Altered	dwelling
Extant	2551-2074	2551-2074-	1916	2424 18th Street NW	Nichols, W. C.	Classical Revival	Garage
Extant	2560-0094	2560-0094-	1904	2425 18th Street NW	Grimm, N. R.	Queen Anne	dwelling
Extant	2560-0095	2560-0095-	1904	2427 18th Street NW	Grimm, N. R.	Queen Anne	dwelling
Extant	2560-0096	2560-0096-	1904	2429 18th Street NW	Grimm, N. R.	Queen Anne	dwelling
Renovated	2560-0097	2560-0097-	1965 ca	2431 18th Street NW	Grimm, N. R.	Modern	dwelling
Renovated	2560-0098	2560-0098-	1935 ca	2433 18th Street NW	Grimm, N. R.	Italianate	dwelling
Extant	2551-0811	2551-0811-	1910	2434 18th Street NW	Mullett (A. B.) & Co.	Altered	Commercial Building
Renovated	2560-0099	2560-0099-	1935 ca	2435 18th Street NW	Grimm, N. R.	Modern	dwelling
Extant	2551-0810	2551-0810-	1905	2436 18th Street NW	none	Italianate (Altered)	Commercial Building
Renovated	2560-0045	2560-0045-	1910 ca	2437 18th Street NW	Wood, Waddy B.	Queen Anne (Altered)	dwelling
Extant	2551-0809	2551-0809-	1905	2438 18th Street NW		Classical Revival	Commercial Building
Extant	2560-0046	2560-0046-	1897	2439 18th Street NW	Wood, Waddy B.	Queen Anne	dwelling
Extant	2551-0046	2551-0046-	1902	2440 18th Street NW	Woltz, Edward	Classical Revival (Altered)	Commercial Building
Extant	2560-0047	2560-0047-	1897	2441 18th Street NW	Wood, Waddy B.	Altered	dwelling
Renovated	2551-0083	2551-0083-	2000 ca	2442-2446 18th Street NW		Altered	Commercial Building
Renovated	2560-0840	2560-0840-	1945 ca	2443 18th Street NW	Wood, Waddy B.	Modern	dwelling
Renovated	2560-0839	2560-0839-	1925 ca	2445 18th Street NW	Wood, Waddy B.	Italianate	dwelling
Renovated	2560-0121	2560-0121-	1926	2447-2453 18th Street NW	Atkinson, A. S. J. Wood, Waddy B.	Renaissance Revival	Apartment/Commercial
Renovated	2551-0042	2551-0042-	1925 ca	2448 18th Street NW	Haller, N. T.	Classical Revival	Dwelling
Extant	2551-0041	2551-0041-	1902	2450 18th Street NW	Haller, N. T.	Queen Anne (Altered)	Dwelling
Extant	2551-0040	2551-0040-	1902	2452 18th Street NW	Haller, N. T.	Classical Revival	Dwelling
Demolished	D-2551-0824	2551-0824-	1917	2454 18th Street NW	Geare, Reginald W.		Theater
Demolished	D-2551-0824	2551-0824-	1923	2454 18th Street NW	Lamb, Thomas W.		Theater
Demolished	D-2560-0054	2560-0054-	1897	2455 18th Street NW	Wood, Waddy B.		dwelling
Extant	2560-0841	2560-0841-	1928	2455 18th Street NW		Classical Revival	Commercial Building
Extant	2560-0110	2560-0110-	1907	2457 18th Street NW	Beers, A. H.	Altered	Commercial Building
Extant	2560-0074	2560-0074-	1905	2461 18th Street NW	Schneider, Ferd. T.	Queen Anne	dwelling
Renovated	2560-0075	2560-0075-	1935 ca	2463 18th Street NW	Schneider, Ferd. T.	Colonial Revival	dwelling
Renovated	2560-0076	2560-0076-	1925 ca	2465 18th Street NW	Woltz, Edward	Classical Revival	dwelling
Extant	2560-0077	2560-0077-	1902	2467 18th Street NW	Woltz, Edward	Queen Anne (Classical Revival)	dwelling
Extant	2560-0078	2560-0078-	1902	2469 18th Street NW	Woltz, Edward	Queen Anne (Classical Revival)	dwelling
Extant	2560-0079	2560-0079-	1902	2471 18th Street NW	Woltz, Edward	Queen Anne (Altered)	dwelling
Extant	2560-0124	2560-0124-	1902	2473-2477 18th Street NW	Grimm, N. R.	Queen Anne	dwelling
Extant	2560-0803	2560-0803-	1902	2479 18th Street NW	Grimm, N. R.	Queen Anne	dwelling
Extant	2560-0120	2560-0120-	1899	2481-2483 18th Street NW	Wood, Waddy B.	Eclectic	dwelling
Extant	2556-0012	2556-0012-	1922	1909 19th Street NW		Classical Revival	Apartment Building
Extant	2556-0013	2556-0013-	1916	1919 19th Street NW	Ray, George N.	Renaissance Revival	Apartment Building
Extant	2556-0014	2556-0014-	1906	1921 19th Street NW	Clark, Appleton P. Jr.	Classical Revival	Apartment Building

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Extant	2556-0019	2556-0019-	1908	1929 19th Street NW	Wood, Donn & Deming	Classical Revival	dwelling
Extant	2556-0027	2556-0027-	1908	1931 19th Street NW	Wood, Donn & Deming	Classical Revival	dwelling
Extant	2556-0805	2556-0805-	1908	1933 19th Street NW	Wood, Donn & Deming	Classical Revival	dwelling
Extant	2535-0826	2535-0826-	1931	2000 19th Street NW	Harris, Albert L.	Classical Revival	School
Extant	2555-2120	2555-2120-	1908	2001 19th Street NW	Wood, Waddy B.	Eclectic	Dwelling/Office
Extant	2555-0024	2555-0024-	1898	2015 19th Street NW	Simpson, Henry	Queen Anne	dwelling
Extant	2555-0025	2555-0025-	1898	2017 19th Street NW	Simpson, Henry	Queen Anne	dwelling
Extant	2555-0026	2555-0026-	1898	2019 19th Street NW	Simpson, Henry	Queen Anne	dwelling
Extant	2535-0038	2535-0038-	1927	2100 19th Street NW	Geddes, Joseph W.	Classical Revival	Apartment Building
Extant	2554-0058	2554-0058-	1910	2107 19th Street NW		Queen Anne (Classical Revival)	Dwelling
Extant	2554-0059	2554-0059-	1910	2109 19th Street NW		Classical Revival	Dwelling
Extant	2535-0036	2535-0036-	1924	2110 19th Street NW		Classical Revival	Apartment Building
Extant	2554-0060	2554-0060-	1910	2111 19th Street NW		Queen Anne	Dwelling
Extant	2535-0027	2535-0027-	1910	2112 19th Street NW	Speiden & Speiden	Spanish Revival	Dwelling
Extant	2552-2138	2552-2138-	1900	1800 Belmont Road NW	Cooper, George S.	Queen Anne	Dwelling
Extant	2551-2029	2551-2029-	1900	1801 Belmont Road NW	Cooper, George S.	Queen Anne	Dwelling
Extant	2552-0040	2552-0040-	1900	1802 Belmont Road NW	Cooper, George S.	Queen Anne	Dwelling
Extant	2552-0039	2552-0039-	1900	1804 Belmont Road NW	Cooper, George S.	Queen Anne	Dwelling
Extant	2552-2125	2552-2125-	1901	1806 Belmont Road NW	Bohn, Joseph, Jr.	Romanesque Revival	Dwelling
Extant	2552-2038	2552-2038-	1901	1808 Belmont Road NW	Bohn, Joseph, Jr.	Queen Anne	Dwelling
Extant	2551-0003	2551-0003-	1922	1809 Belmont Road NW	Hunter, John Abbott	Eclectic	Apartment Building
Extant	2552-0042	2552-0042-	1901	1810 Belmont Road NW	Bohn, Joseph, Jr.	Queen Anne	Dwelling
Extant	2552-0038	2552-0038-	1899	1812 Belmont Road NW	Hensey, Melvin D.	Queen Anne	Dwelling
Extant	2552-0037	2552-0037-	1899	1814 Belmont Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2551-0043	2551-0043-	1901	1815 Belmont Road NW		Queen Anne	Dwelling
Extant	2552-0036	2552-0036-	1899	1816 Belmont Road NW	Hensey, Melvin D.	Queen Anne	Dwelling
Extant	2551-0044	2551-0044-	1901	1817 Belmont Road NW		Queen Anne	Dwelling
Extant	2552-0063	2552-0063-	1911	1818 Belmont Road NW	Beers, A. H.	Queen Anne (Classical Revival)	Dwelling
Renovated	2551-2080	2551-2080-	1901	1819 Belmont Road NW		Altered	Dwelling
Extant	2552-0062	2552-0062-	1911	1820 Belmont Road NW	Beers, A. H.	Queen Anne (Classical Revival)	Dwelling
Renovated	2551-2065	2551-2065-	1904	1821 Belmont Road NW	Palmer, William J.	Altered	Dwelling
Extant	2551-2061	2551-2061-	2000 ca	1823 Belmont Road NW		Modern	Apartment Building
Extant	2552-0018	2552-0018-	1916	1824 Belmont Road NW	West, Claughton C.	Renaissance Revival	Apartment Building
Extant	2551-0828	2551-0828-	1902	1827-1829 Belmont Road NW	Wheaton, Francis B.	Classical Revival	Dwelling
Extant	2552-0060	2552-0060-	1909	1830 Belmont Road NW	Allard, William C.	Colonial Revival	Dwelling
Extant	2551-0007	2551-0007-	1910	1831 Belmont Road NW	Sonnemann, Alexander H.	Renaissance Revival	Apartment Building
Extant	2552-0059	2552-0059-	1909	1832 Belmont Road NW	Allard, William C.	Colonial Revival	Dwelling
Extant	2552-0058	2552-0058-	1909	1834 Belmont Road NW	Allard, William C.	Colonial Revival	Dwelling
Extant	2552-0057	2552-0057-	1909	1836 Belmont Road NW	Allard, William C.	Colonial Revival	Dwelling
Extant	2552-0056	2552-0056-	1909	1838 Belmont Road NW	Allard, William C.	Colonial Revival	Dwelling

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Demolished	D-2551-0058	2551-0058-	1907	1845 Belmont Road NW	Wood, Donn & Deming		Dwelling
Part Demolished	2557-0800	2557-0800-	1921	1724 California Street NW	O'Neill, Robert J.	Altered	garage
Demolished	D-2558-0004	2558-0004-	1905	1775 California Street NW	Hunter & Bell		Apartment Building
Extant	2554-2080	2554-2080-	1908	1807 California Street NW	Beers, Albert H.	Eclectic	Apartment Building
Extant	2555-2056	2555-2056-	1981	1808 California Street NW		Modern	Apartment Building
Extant	2555-2031	2555-2031-	1922	1810 California Street NW	Stern & Tomlinson	Classical Revival	Apartment Building
Extant	2555-0811	2555-0811-	1919	1820 California Street NW	Wardman & Tomlinson	Classical Revival	Apartment Building
Extant	2555-2001	2555-2001-	1899	1824 California Street NW	Hensey, Melvin D.	Romanesque Revival	dwelling
Extant	2555-0033	2555-0033-	1899	1828 California Street NW	Hensey, Melvin D.	Romanesque Revival	dwelling
Extant	2554-0004	2554-0004-	1911	1829 California Street NW	Beers, Albert H.	Renaissance Revival	Apartment Building
Extant	2555-2046	2555-2046-	1919	1830 California Street NW		Altered	Apartment Building
Extant	2554-2001	2554-2001-	1905	1831 California Street NW	Simmons, B. Stanley	Classical Revival	Apartment Building
Extant	2554-2025	2554-2025-	1905	1833 California Street NW	Simmons, B. Stanley	Classical Revival	Apartment Building
Extant	2554-2047	2554-2047-	1922	1835 California Street NW	Scholz, Robert O.	Classical Revival (Altered)	Apartment Building
Extant	2555-0802	2555-0802-	1897	1836 California Street NW	Coville, E. B.	Queen Anne	dwelling
Extant	2554-0046	2554-0046-	1903	1837 California Street NW	Cooper, George S.	Classical Revival	dwelling
Extant	2554-0047	2554-0047-	1903	1839 California Street NW	Cooper, George S.	Queen Anne (Classical Revival)	dwelling
Extant	2555-2080	2555-2080-	1907	1840 California Street NW	Vaughn, Merrill T.	Classical Revival	Apartment Building
Extant	2554-0048	2554-0048-	1903	1841 California Street NW	Cooper, George S.	Classical Revival	dwelling
Extant	2555-2100	2555-2100-	1907	1842 California Street NW	Vaughn, Merrill T.	Queen Anne	Apartment Building
Extant	2554-0068	2554-0068-	1908	1847 California Street NW	Schneider, A. M.	Queen Anne	dwelling
Extant	2554-0069	2554-0069-	1908	1849 California Street NW	Schneider, A. M.	Queen Anne	dwelling
Extant	2554-0070	2554-0070-	1908	1851 California Street NW	Schneider, A. M.	Queen Anne	dwelling
Extant	2554-0083	2554-0083-	1920	1855 California Street NW		Colonial Revival	Dwelling
Extant	2554-0084	2554-0084-	1920	1857 California Street NW		Colonial Revival	Dwelling
Extant	2555-2153	2555-2153-	1917	1858 California Street NW	Landvoigt & Cook	Classical Revival	Apartment Building
Extant	2554-0049	2554-0049-	1904	1859 California Street NW	Sunderland Bros.	Queen Anne	dwelling
Extant	2555-0014	2555-0014-	1915	1860 California Street NW	Schneider (Albert M.) & Company	Classical Revival	Apartment Building
Extant	2554-2074	2554-2074-	1904	1861 California Street NW	Sunderland Bros.	Queen Anne	dwelling
Extant	2555-0055	2555-0055-	1908	1862 California Street NW	Schneider, A. M.	Queen Anne	dwelling
Extant	2554-0051	2554-0051-	1904	1863 California Street NW	Sunderland Bros.	Queen Anne	dwelling
Extant	2555-0054	2555-0054-	1908	1864 California Street NW	Schneider, A. M.	Queen Anne	dwelling
Extant	2554-0052	2554-0052-	1904	1865 California Street NW	Sunderland Bros.	Queen Anne	dwelling
Extant	2555-2147	2555-2147-	1908	1866 California Street NW	Schneider, A. M.	Queen Anne	dwelling
Extant	2554-0053	2554-0053-	1904	1867 California Street NW	Sunderland Bros.	Queen Anne	dwelling
Extant	2555-0029	2555-0029-	1898	1868 California Street NW	Simpson, Henry	Queen Anne	dwelling
Extant	2554-0054	2554-0054-	1904	1869 California Street NW	Sunderland Bros.	Queen Anne	dwelling
Extant	2555-0028	2555-0028-	1898	1870 California Street NW	Simpson, Henry	Queen Anne	dwelling
Extant	2554-0055	2554-0055-	1904	1871 California Street NW	Sunderland Bros.	Queen Anne	dwelling

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Extant	2555-0027	2555-0027-	1898	1872 California Street NW	Simpson, Henry	Queen Anne	dwelling
Extant	2554-0056	2554-0056-	1904	1873 California Street NW	Sunderland Bros.	Queen Anne	dwelling
Extant	2554-0057	2554-0057-	1904	1875 California Street NW	Sunderland Bros.	Queen Anne	dwelling
Extant	2558-0821	2558-0821-	1972-1977	2200 Champlain Street NW	Frey and Welch	Modern	School
Demolished	D-2560-0049	2560-0049-	1908	2320 Champlain Street NW	Wenig, Julius		Apartment Building
Extant	2560-0128	2560-0128-	1980 ca	1782 Columbia Road NW		Modern	Commercial Building
Demolished	D-2560-0862	2560-0862-	1916	1786 Columbia Road NW	Santmyers, George T.	Jacobean Revival	Apartment/Commercial
Demolished	D-2560-0807	2560-0807-	1937	1790 Columbia Road NW	Grant, James H.		Commercial Building
Extant	2560-0879	2560-0879-	1980 ca	1790 Columbia Road NW		Modern	Commercial Building
Demolished	D-2560-0058	2560-0807-	1897	1790 Columbia Road NW	Wood, Waddy B.		dwelling
Renovated	2560-0122	2560-0122-	1911-1912	1792-1796 Columbia Road NW	Vogt, Oscar G. Wood, Waddy B.	Eclectic	dwelling
Extant	2551-0078	2551-0078-	1978	1800 Columbia Road NW		Modern	Commercial Building
Extant	2551-0032	2551-0032-	1895 ca	1824 Columbia Road NW		Queen Anne (Classical Revival)	Dwelling
Extant	2551-0031	2551-0031-	1895 ca	1826 Columbia Road NW		Queen Anne	Dwelling
Extant	2551-0030	2551-0030-	1895 ca	1828 Columbia Road NW		Queen Anne	Dwelling
Extant	2551-0029	2551-0029-	1895 ca	1830 Columbia Road NW		Queen Anne (Classical Revival)	Dwelling
Extant	2551-0028	2551-0028-	1936	1832 Columbia Road NW	Deming, Wm.	Modern	Commercial Building
Extant	2551-0027	2551-0027-	1895 ca	1834 Columbia Road NW		Queen Anne	Dwelling
Extant	2551-0085	2551-0085-	2005 ca	1836-1840 Columbia Road NW	Balodemas Architects	Modern	Apartment/Commercial
Demolished	D-2551-0808	2551-0808-	1919	1836-1840 Columbia Road NW			Commercial Building
Extant	2551-2001	2551-2001-	1909	1844 Columbia Road NW	Sonnemann, Alexander H.	Classical Revival	Apartment Building
Extant	2551-0806	2551-0806-	1911	1848 Columbia Road NW	Healy, Ralph	Beaux Arts	Apartment Building
Extant	2551-0061	2551-0061-	1909	1852 Columbia Road NW	Hunter & Bell	Beaux Arts	Apartment Building
Extant	2551-0829	2551-0829-	1937	1856-1858 Columbia Road NW	Santmyers, George T.	Classical Revival (Altered)	Commercial Building
Extant	2551-0064	2551-0064-	1937	1862 Columbia Road NW	Santmyers, George T.	Classical Revival (Altered)	Commercial Building
Extant	2551-0063	2551-0063-	1937	1864 Columbia Road NW	Santmyers, George T.	Classical Revival (Altered)	Commercial Building
Extant	2552-0812	2552-0812-	1916	1868 Columbia Road NW	Hunter & Bell	Classical Revival	Apartment Building
Extant	2552-2001	2552-2001-	1964	1880 Columbia Road NW		Colonial Revival	Apartment Building
Extant	2553-2027	2553-2027-	1910	1882 Columbia Road NW	Vaughn, Merrill T.	Spanish Revival	Apartment Building
Demolished	D-2553-0811	2553-0811-	1911	1884 Columbia Road NW	Vaughn, Merrill T.		Apartment Building
Extant	2553-0073	2553-0073-	1965	1884 Columbia Road NW		Modern	Apartment Building
Extant	2535-0039	2535-0039-	1950	1930 Columbia Road NW		Modern	Apartment Building
Extant	2535-2001	2535-2001-	1926	1954 Columbia Road NW	White, Frank Russell	Classical Revival	Apartment Building
Extant	2535-2206	2535-2206-	1905	2006 Columbia Road NW	Simmons, B. Stanley	Beaux Arts	Apartment Building
Extant	2535-2100	2535-2100-	1905-11	2022 Columbia Road NW	Simmons, B. Stanley	Beaux Arts	Apartment Building
Extant	2535-0831	2535-0831-	1952	1825 Connecticut Avenue NW	Werner, LeRoy L.	Modern	Commercial Building
Extant	2535-0830	2535-0830-	1961	1875 Connecticut Avenue NW	Weihe, Edwin	Modern	Commercial Building
Extant	2535-0828	2535-0828-	1962-1965	1919 Connecticut Avenue NW	Tabler, William B.	Modern	Hotel
Demolished	D-2557-0007	2557-0007-	1912	1783 Florida Avenue NW	MacNeil & MacNeil		Commercial Building

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Renovated	2557-0007	2557-0007-	1912	1783 Florida Avenue NW	MacNeil & MacNeil	Modern	Commercial Building
Under Construction	2556-0028	2556-0028-	2005	1821 Florida Avenue NW		Modern	Apartment Building
Extant	2556-2001	2556-2001-	1923	1825 Florida Avenue NW	Stern & Tomlinson	Classical Revival	Apartment Building
Extant	2556-2049	2556-2049-	1924	1827 Florida Avenue NW		Classical Revival	Apartment Building
Extant	2553-0034	2553-0034-	1899	1806 Kalorama Road NW	Hensey, M.D.	Queen Anne	Dwelling
Demolished	D-2553-0033	2553-0033-	1899	1808 Kalorama Road NW	Hensey, M.D.		Dwelling
Extant	2553-2007	2553-2007-	1980 ca	1810 Kalorama Road NW		Modern	Apartment Building
Demolished	D-2553-0032	2553-0032-	1899	1810 Kalorama Road NW	Hensey, M.D.		Dwelling
Extant	2552-0051	2552-0051-	1903	1811 Kalorama Road NW	Grimm, Nicholas R.	Queen Anne	Apartment Building
Extant	2552-2119	2552-2119-	1908	1813 Kalorama Road NW	Schneider, A. M.	Queen Anne (Altered)	dwelling
Extant	2552-0055	2552-0055-	1908	1815 Kalorama Road NW	Schneider, A. M.	Queen Anne	Dwelling
Extant	2553-0029	2553-0029-	1909	1816 Kalorama Road NW	Vaughn, Merrill T.	Classical Revival	Apartment Building
Extant	2552-0027	2552-0027-	1899	1817 Kalorama Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2553-0028	2553-0028-	1916	1818 Kalorama Road NW	West, Claughton	Classical Revival	Apartment Building
Extant	2552-0028	2552-0028-	1899	1819 Kalorama Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2553-2001	2553-2001-	1895	1820 Kalorama Road NW	Hornblower & Marshall	Classical Revival	Dwelling
Extant	2552-0029	2552-0029-	1899	1821 Kalorama Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2553-0822	2553-0822-	1913	1822 Kalorama Road NW	Guss, W. Granville	Classical Revival (Altered)	Dwelling
Extant	2552-0030	2552-0030-	1899	1823 Kalorama Road NW	Hensey, Melvin D.	Queen Anne	Dwelling
Extant	2552-2134	2552-2134-	1899	1825 Kalorama Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2552-0032	2552-0032-	1899	1827 Kalorama Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2552-0817	2552-0817-	1899	1829 Kalorama Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2552-0816	2552-0816-	1899	1831 Kalorama Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2553-0809	2553-0809-	1911	1832 Kalorama Road NW	Beers, A. H.	Classical Revival	Dwelling
Extant	2552-0035	2552-0035-	1899	1833 Kalorama Road NW	Hensey, Melvin D.	Romanesque Revival	Dwelling
Extant	2553-0035	2553-0035-	1901	1834 Kalorama Road NW	Coville, C. B.	Queen Anne	Dwelling
Extant	2552-0801	2552-0801-	1935 ca	1835 Kalorama Road NW		Art Deco	Dwelling
Extant	2553-0826	2553-0826-	1912	1836-1840 Kalorama Road NW	Haller (N. T.) Co.	Queen Anne	School
Extant	2552-0802	2552-0802-	1898	1837 Kalorama Road NW	Schneider, T. F.	Colonial Revival	Dwelling
Extant	2552-2130	2552-2130-	1903	1839 Kalorama Road NW	Sunderland Bros.	Beaux Arts	Dwelling
Extant	2552-2142	2552-2142-	1903	1841 Kalorama Road NW	Sunderland Bros.	Classical Revival	Dwelling
Extant	2553-0068	2553-0068-	1912	1842 Kalorama Road NW	Haller (N. T.) Co.	Queen Anne	Dwelling
Extant	2552-0047	2552-0047-	1910	1843 Kalorama Road NW	Sunderland Bros.	Beaux Arts	Dwelling
Extant	2553-2021	2553-2021-	1912	1844 Kalorama Road NW	Haller (N. T.) Co.	Queen Anne	Dwelling
Extant	2552-0803	2552-0803-	1920	1845 Kalorama Road NW	Breuninger, H. L.	Colonial Revival	Dwelling
Extant	2552-2112	2552-2112-	1909	1847 Kalorama Road NW	Heaton, Arthur B.	Renaissance Revival	dwelling
Extant	2553-0816	2553-0816-	1908	1848 Kalorama Road NW	Palmer, Wm. J.	Eclectic	Dwelling
Extant	2552-2095	2552-2095-	1911	1849 Kalorama Road NW	Clark, Appleton P., Jr.	Modern	Dwelling
Extant	2553-2024	2553-2024-	1910	1850 Kalorama Road NW	Allard, Wm. C.	Colonial Revival	Dwelling

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Extant	2553-0055	2553-0055-	1910	1852 Kalorama Road NW	Allard, Wm. C.	Colonial Revival	Dwelling
Extant	2553-0054	2553-0054-	1910	1854 Kalorama Road NW	Allard, Wm. C.	Colonial Revival	Dwelling
Extant	2553-0053	2553-0053-	1910	1856 Kalorama Road NW	Allard, Wm. C.	Colonial Revival	Dwelling
Extant	2553-0052	2553-0052-	1910	1858 Kalorama Road NW	Allard, Wm. C.	Colonial Revival	Dwelling
Extant	2553-0827	2553-0827-	1902	1862 Kalorama Road NW	Summerville, Wm. M.	Gothic Revival	Church
Extant	2552-2085	2552-2085-	1907	1863 Kalorama Road NW	Sonnemann, A. H.	Colonial Revival	Dwelling
Demolished	D-2552-0011	2552-0011-	1907	1865 Kalorama Road NW	Sonnemann, A. H.		Dwelling
Demolished	D-2552-0805	2552-0805-	1898	1867 Kalorama Road NW	McKim, Mead & White		Dwelling
Extant	2557-0020	2557-0020-	1912	1769 U Street NW	MacNeil & MacNeil	Spanish Revival	Commercial Building
Demolished	D-2558-0818	2558-0818-	1901	V Street bet Champlain & 18th Sts NW			School
Extant	2557-0010	2557-0010-	1912	1771 Vernon Street NW	MacNeil & MacNeil	Spanish Revival	Commercial Building
Extant	2557-0011	2557-0011-	1912	1773 Vernon Street NW	MacNeil & MacNeil	Spanish Revival	Commercial Building
					Allpress, M. T.		
Extant	2556-0015	2556-0015-	2000 ca	1800 Vernon Street NW		Modern	Commercial Building
Extant	2556-0016	2556-0016-	1898	1802 Vernon Street NW	Kimmel, W. A.	Queen Anne	dwelling
Extant	2556-0017	2556-0017-	1898	1804 Vernon Street NW	Kimmel, W. A.	Classical Revival	dwelling
Extant	2556-0018	2556-0018-	1898	1806 Vernon Street NW	Kimmel, W. A.	Classical Revival	dwelling
Extant	2555-2066	2555-2066-	1922	1811 Vernon Street NW	Hunter, John Abbott	Eclectic	Apartment Building
Extant	2556-2031	2556-2031-	1917	1812 Vernon Street NW	Vaughn, Merrill T.	Classical Revival	Apartment Building
Extant	2555-0039	2555-0039-	1901	1813 Vernon Street NW	Kennedy & Davis	Queen Anne	dwelling
Extant	2555-0040	2555-0040-	1901	1815 Vernon Street NW	Kennedy & Davis	Queen Anne	dwelling
Extant	2555-0041	2555-0041-	1901	1817 Vernon Street NW	Kennedy & Davis	Queen Anne	dwelling
Extant	2556-0024	2556-0024-	1924	1818 Vernon Street NW	Lane, Thomas	Classical Revival	Apartment Building
Extant	2555-0042	2555-0042-	1901	1819 Vernon Street NW	Kennedy & Davis	Queen Anne	dwelling
Extant	2555-0043	2555-0043-	1901	1821 Vernon Street NW	Kennedy & Davis	Queen Anne	dwelling
Extant	2556-2012	2556-2012-	1909	1822 Vernon Street NW	Vaughn, Merrill T.	Classical Revival	Apartment Building
Extant	2555-0044	2555-0044-	1901	1823 Vernon Street NW	Kennedy & Davis	Queen Anne	dwelling
Extant	2555-0005	2555-0005-	1910	1825-1827 Vernon Street NW	Beers, Albert H.	Renaissance Revival	Apartment Building
Extant	2556-0022	2556-0022-	1923	1826 Vernon Street NW	Stern & Tomlinson	Classical Revival	Apartment Building
Extant	2555-0056	2555-0056-	1909	1831 Vernon Street NW	Lundy (E. K.) & Co.	Queen Anne (Classical Revival)	dwelling
Extant	2555-0057	2555-0057-	1909	1833 Vernon Street NW	Lundy (E. K.) & Co.	Queen Anne (Classical Revival)	dwelling
Extant	2556-0802	2556-0802-	1921	1834 Vernon Street NW	Norton, Claude N.	Colonial Revival	dwelling
Extant	2555-0058	2555-0058-	1909	1835 Vernon Street NW	Lundy (E. K.) & Co.	Queen Anne (Classical Revival)	dwelling
Extant	2556-0803	2556-0803-	1909	1836 Vernon Street NW	Sonnemann, A. H.	Classical Revival	dwelling
Extant	2555-0036	2555-0036-	1899	1837 Vernon Street NW	Palmer, Wm. J.	Queen Anne (Classical Revival)	dwelling
Extant	2555-0037	2555-0037-	1899	1839 Vernon Street NW	Palmer, Wm. J.	Queen Anne (Classical Revival)	dwelling
Extant	2556-0007	2556-0007-	1910	1840 Vernon Street NW	Vaughn, Merrill T.	Renaissance Revival	Apartment Building
Extant	2555-0038	2555-0038-	1899	1841 Vernon Street NW	Palmer, Wm. J.	Queen Anne (Classical Revival)	dwelling
Extant	2555-0030	2555-0030-	1899	1843 Vernon Street NW	Hensey, Melvin D.	Romanesque Revival	dwelling
Extant	2555-0031	2555-0031-	1899	1845 Vernon Street NW	Hensey, Melvin D.	Romanesque Revival	dwelling

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Extant	2556-0008	2556-0008-	1910	1846 Vernon Street NW	Vaughn, Merrill T.	Renaissance Revival	Apartment Building
Extant	2555-0032	2555-0032-	1899	1847 Vernon Street NW	Hensey, Melvin D.	Romanesque Revival	dwelling
Extant	2555-0809	2555-0809-	1913	1849 Vernon Street NW	Sullivan, Francis P.	Colonial Revival	dwelling
Extant	2555-0066	2555-0066-	1912	1851 Vernon Street NW	Sullivan, Francis P.	Classical Revival	dwelling
Extant	2555-0059	2555-0059-	1911	1853 Vernon Street NW	Haller (N. T.) Co.	Colonial Revival	dwelling
Extant	2555-0052	2555-0052-	1907	1855 Vernon Street NW	Sonnemann, A. H.	Classical Revival (Altered)	dwelling
Extant	2553-0046	2553-0046-	1909	1801 Wyoming Avenue NW	Hunter & Bell	Classical Revival	Apartment Building
Extant	2554-0029	2554-0029-	1897	1802 Wyoming Avenue NW	Morgan & Johnson	Romanesque Revival	dwelling
Extant	2554-0028	2554-0028-	1897	1804 Wyoming Avenue NW	Morgan & Johnson	Romanesque Revival	dwelling
Extant	2554-0075	2554-0075-	1910	1806 Wyoming Avenue NW	Beers, A. H.	Classical Revival	Dwelling
Extant	2554-0074	2554-0074-	1910	1808 Wyoming Avenue NW	Beers, A. H.	Classical Revival	dwelling
Extant	2554-2058	2554-2058-	1914	1810 Wyoming Avenue NW	Marsh & Peter	Colonial Revival	dwelling
Extant	2553-0045	2553-0045-	1909	1811 Wyoming Avenue NW	Hunter & Bell	Classical Revival	Apartment Building
Extant	2554-2056	2554-2056-	1980 ca	1812 Wyoming Avenue NW		Modern	Apartment Building
Extant	2553-0040	2553-0040-	1908	1819 Wyoming Avenue NW	Cooper, George S.	Classical Revival	Dwelling
Extant	2554-0079	2554-0079-	1913	1820 Wyoming Avenue NW	Landvoigt, A. E.	Colonial Revival	dwelling
Extant	2553-0041	2553-0041-	1908	1821 Wyoming Avenue NW	Cooper, George S.	Classical Revival	Dwelling
Extant	2554-0073	2554-0073-	1910	1822 Wyoming Avenue NW	Beers, A. H.	Classical Revival	dwelling
Extant	2553-0042	2553-0042-	1908	1823 Wyoming Avenue NW	Cooper, George S.	Classical Revival	dwelling
Extant	2554-0072	2554-0072-	1910	1824 Wyoming Avenue NW	Beers, A. H.	Classical Revival	dwelling
Extant	2553-0043	2553-0043-	1908	1825 Wyoming Avenue NW	Cooper, George S.	Classical Revival	dwelling
Extant	2554-0077	2554-0077-	1911	1826 Wyoming Avenue NW	Vaughn, M. T.	Classical Revival	dwelling
Extant	2553-0044	2553-0044-	1908	1827 Wyoming Avenue NW	Cooper, George S.	Classical Revival	dwelling
Extant	2554-0076	2554-0076-	1911	1828 Wyoming Avenue NW	Vaughn, M. T.	Classical Revival (Altered)	dwelling
Extant	2553-0071	2553-0071-	1913	1829 Wyoming Avenue NW	Ray, George N.	Classical Revival	dwelling
Extant	2553-0072	2553-0072-	1913	1831 Wyoming Avenue NW	Ray, George N.	Classical Revival	dwelling
Extant	2553-0800	2553-0800-	1911	1835-1837 Wyoming Avenue NW	Pyle, F. B.	Colonial Revival	dwelling
Extant	2554-0020	2554-0020-	1909	1838 Wyoming Avenue NW		Queen Anne	Dwelling
Extant	2553-0075	2553-0075-	1908	1839 Wyoming Avenue NW	Totten, G. O., Jr.	Colonial Revival	dwelling
Extant	2554-0067	2554-0067-	1911	1840 Wyoming Avenue NW	Harding & Upman	Classical Revival	dwelling
Extant	2553-0051	2553-0051-	1910	1841 Wyoming Avenue NW		Eclectic	Dwelling
Renovated	2554-2011	2554-2011-	1950	1848 Wyoming Avenue NW	Fuller, T. J. D.	Modern	Apartment Building
Extant	2554-0042	2554-0042-	1902	1850 Wyoming Avenue NW	Campbell, Hugh	Queen Anne (Classical Revival)	dwelling
Demolished	D-2553-0048	2553-0048-	1909	1851 Wyoming Avenue NW	Beers, A. H.		dwelling
Extant	2554-0807	2554-0807-	1910	1852 Wyoming Avenue NW	Milburn-Heister Co.	Classical Revival	dwelling
Extant	2554-0808	2554-0808-	1910	1854 Wyoming Avenue NW	Emmert, Percival D.	Classical Revival	dwelling
Demolished	D-2553-0039	2553-0039-	1908	1855 Wyoming Avenue NW	Marsh & Peter		dwelling
Extant	2554-0806	2554-0806-	1960 ca	1860 Wyoming Avenue NW		Modern	Apartment Building
Extant	2554-2070	2554-2070-	1891	1862 Wyoming Avenue NW	Sibley, J.A.	Queen Anne	Dwelling
Extant	2554-0804	2554-0804-	1910	1864 Wyoming Avenue NW		Romanesque Revival	Dwelling

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type
Extant	2554-0803	2554-0803-	1905	1866 Wyoming Avenue NW		Romanesque Revival	Dwelling
Demolished	D-2553-0067	2553-0067-	1912	1869 Wyoming Avenue NW	Clark, Appleton P. Jr.		Apartment Building
Extant	2554-0014	2554-0014-	1916	1870 Wyoming Avenue NW	Simmons, B. Stanley	Beaux Arts	Apartment Building
Extant	2535-0800	2535-0800-	1902	1900-1902 Wyoming Avenue NW		Classical Revival (Altered)	Commercial Building

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RECOMMENDATIONS

A. Evaluation/Recommendations for Designation

- Standards for Evaluation

The properties identified in the Intensive-Level Survey of the Washington Heights area have been evaluated on a preliminary basis for their historic significance at the local, state, and national levels. As stated in the Secretary of the Interior's *Standards for Identification and Evaluation*, evaluation is the process of determining whether identified properties meet defined criteria of significance and whether they should, therefore, be included in an inventory of historic properties determined to meet the established criteria.

In association with the Secretary of the Interior's *Standards for Evaluation* is the Secretary of the Interior's *Guidelines for Evaluation*. These guidelines describe the principles and process for evaluating the significance of the identified historic properties. In evaluating the historic resources of the Washington Heights area, both the *Standards* and *Guidelines for Evaluation* were consulted. As a first step, the guidelines suggest that criteria used to develop an inventory of historic properties should be coordinated with the National Register of Historic Places. In the case of Washington Heights, the evaluation process was conducted using the District of Columbia Inventory of Historic Sites criteria and the National Register of Historic Places criteria. The District of Columbia Inventory of Historic Sites criteria, established in 1964, are coordinated with those established for the National Register. The National Register of Historic Places is the official national list of recognized properties, which is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior.

The District of Columbia Inventory of Historic Sites criteria are set forth in Title 10A, Historic Preservation, and Amendment of 10 DCMR, Planning and Development (effective 2002).

Historic and prehistoric buildings, building interiors, structures, monuments, works of art or other similar objects, areas, places, sites, neighborhoods, and cultural landscapes are eligible for designation as historic landmarks or historic districts if they possess one or more of the following values or qualities:

- a. *Events*: They are the site of events that contributed significantly to the heritage, culture, or development of the District of Columbia or the nation;
- b. *History*: They are associated with historical periods, social movements, groups, institutions, achievements, or patterns of growth and change that contributed significantly to the heritage, culture, or development of the District of Columbia or the nation;

- c. *Individuals*: They are associated with the lives of persons significant to the history of the District of Columbia or the nation;
- d. *Architecture and Urbanism*: They embody the distinguishing characteristics of architectural styles, building types, types or methods of construction, or are expressions of landscape architecture, engineering, or urban planning, siting, or design, significant to the appearance and development of the District of Columbia or the nation;
- e. *Artistry*: They possess high artistic or aesthetic values that contribute significantly to the heritage and appearance of the District of Columbia or the nation;
- f. *Creative Masters*: They have been identified as notable works of craftsmen, artists, sculptors, architects, landscape architects, urban planners, engineers, builders, or developers whose works have influenced the evolution of their fields of endeavor, or are significant to the development of the District of Columbia or the nation; and/or
- g. *Archaeology*: They have yielded or may be likely to yield information significant to an understanding of historic or prehistoric events, cultures, and standards of living, building, and design.

The National Register of Historic Places Criteria states:

The quality of *significance* in American history, architecture, archeology, and culture is present in districts, sites, buildings, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history;
- B. That are associated with the lives of persons significant in our past;
- C. That embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; and/or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

A second consideration cited by the guidelines suggests that the established criteria should be applied within particular historic contexts. In the case of the Washington Heights area, the criteria were examined to determine how they might apply to properties within the given context. The historic contexts are synonymous with the thirty categories for areas of significance developed by the National Register of Historic Places and listed as follows:

Agriculture: The process and technology of cultivating soil, producing crops, and raising livestock and plants.

Architecture: The practical art of designing and constructing buildings and structures to serve human needs.

Archeology: The study of prehistoric and historic cultures through excavation and the analysis of physical remains.

Art: The creation of painting, printmaking, photography, sculpture, and decorative arts.

Commerce: The business of trading goods, services, and commodities.

Communications: The technology and process of transmitting information.

Community Planning and Development: The design or development of the physical structure of communities.

Conservation: The preservation, maintenance, and management of natural or manmade resources.

Economics: The study of the production, distribution, and consumption of wealth; the management of monetary and other assets.

Education: The process of conveying or acquiring knowledge or skills through systematic instruction, training, or study.

Engineering: The practical application of scientific principles to design, construct, and operate equipment, machinery, and structures to serve human needs.

Entertainment/Recreation: The development and practice of leisure activities for refreshment, diversion, amusement, or sport.

Ethnic Heritage: The history of persons having a common ethnic or racial identity.

Exploration/Settlement: The investigation of unknown or little known regions; the establishment and earliest development of new settlements or communities.

Health/Medicine: The care of the sick, disabled, and handicapped; the promotion of health and hygiene.

Industry: The technology and process of managing materials, labor, and equipment to produce goods and services.

Invention: The art of originating by experiment or ingenuity an object, system, or concept of practical value.

Landscape Architecture: The practical art of designing or arranging the land for human use and enjoyment.

Law: The interpretation and enforcement of society's legal code.

Literature: The creation of prose and poetry.

Maritime History: The history or the exploration, fishing, navigation, and use of inland, coastal, and deep sea waters.

Military: The system of defending the territory and sovereignty of a people.

Performing Arts: The creation of drama, dance, and music.

Philosophy: The theoretical study of thought, knowledge, and the nature of the universe.

Politics/Government: The enactment and administration of laws by which a nation, State, or other political jurisdiction is governed; activities related to political process.
Religion: The organized system of beliefs, practices, and traditions regarding mankind's relationship to perceived supernatural forces.
Science: The systematic study of natural law and phenomena.
Social History: The history of efforts to promote the welfare of society; the history of society and the lifeways of its social groups.
Transportation: The process and technology of conveying passengers or materials
Other: Any area not covered by the above categories.

After determining how the criterion applies, the Secretary of Interior's *Guidelines for Evaluation* suggests that the integrity of a property should be assessed. In evaluating the integrity, factors such as structural problems, deterioration, and abandonment should be considered if they have affected the significance of the property. The integrity of each property documented as part of the Washington Heights area Survey was evaluated using the seven aspects as defined in *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. The aspects include location, design, setting, materials, workmanship, feeling, and association.

Based upon the state and national guidelines and criteria, all of the properties in the Washington Heights area were evaluated for potential nomination to the District of Columbia Inventory of Historic Sites and the National Register of Historic Places.

Recommendations for Nomination to the District of Columbia Inventory of Historic Sites and the National Register of Historic Places:

The Washington Hilton

In 1961, Washington, D.C. developers Morris Cafritz and Charles H. Thompkins sold the five northern acres of Temple Heights, bordered on the south by T Street and Florida Avenue, for more than four-and-a-half million dollars to the Hilton Corporation.⁴ New York architect William B. Tabler had been retained to design a grandiose hotel on the site by the developers before the sale and continued to work on the design under the Hilton Corporation's ownership. Conforming to the height restrictions of the city, Tabler's design for the Washington Hilton included a ten-story curving building formed by the convergence of two semicircles.

The Washington Hilton, constructed between 1962 and 1965, is one of only a few late-twentieth-century buildings in Washington, D.C. that reflect the Modern styles of architecture. Influenced by several contemporary architectural movements including Miesian and Brutalist architecture, the Washington Hilton was considered cutting edge for Washington, D.C. at the time of its construction. Wolf Von Eckardt, renowned architectural

¹⁴⁴ "Hilton Will Add \$30 Million Hotel, Washington's Largest, On Conn. Ave.," *Washington Post*, 10 August 1961.

critic for the *Washington Post*, applauded the new hotel as a “clean, modern, noble and appealing design” and “among the city’s most attractive recent business structures.”⁵

The Washington Hilton’s architectural importance is derived from its unconventional and exuberant expression of the Modern Movement in Washington, D.C., a city self-consciously dominated by neoclassicism. The Washington Hilton is among the most flamboyant and widely-recognized examples of the Modern Movement in Washington, D.C., along with such notable contemporary works as Roman Fresnedo-Siri’s Pan American Health Organization Building (1964), Luigi Moretti’s Watergate (1964-1971), Marcel Breuer and Associates’ Department of Housing and Urban Development (1968), and Edward Durrell Stone’s Kennedy Center (1971). The Washington Hilton’s creative planning and imaginative design makes it one of the most significant Modern buildings in Washington, D.C., and an important national example of the style. Having had no major alterations since its completion in 1965, the Washington Hilton possesses historic integrity more than sufficient to convey, represent and contain the values and qualities for which it is significant. The property possesses all seven aspects of integrity required for listing in the National Register of Historic Places, including location, design, setting, materials, workmanship, feeling and association.

On March 30, 1981, President Ronald Reagan (1911-2004) was shot at close range by John W. Hinckley Jr. outside the Washington Hilton, where he had been speaking with 3,500 union construction workers about his tax cut programs. The bullet pierced his chest and lodged in his left lung. Secret Service agents shoved the president into his limousine and sped to George Washington University Hospital, twelve blocks away. White House press secretary James S. Brady, Secret Service agent Timothy J. McCarthy, and Thomas K. Delahanty, a D.C. police officer, were also wounded.⁶

Therefore, it is recommended that the Washington Hilton be considered for nomination to the District of Columbia Inventory of Historic Sites as an individual landmark under Criterion D. Further, the Washington Hilton should be nomination to the National Register of Historic Places under Criterion C with a period of significance extending from 1962 to 1965.

¹⁴⁵ Wolf Von Eckardt, “Hilton Did Well With D.C. Hotel,” *Washington Post*, 3 January 1965.

¹⁴⁶ “Speech Was Aimed at Gaining Trust from Union,” *Washington Post*, 31 March 1981, A14; “Reagan Wounded by Assailant’s Bullet; Prognosis is ‘Excellent’; 3 Others Shot,” *Washington Post*, 31 March 1981, A1.

The Washington Heights Historic District

The Washington Heights Historic District, located north of Florida Avenue in what is now the heart of the Adams Morgan neighborhood, contains one of the finest eclectic collections of architecture in Washington, D.C. From late nineteenth-century rowhouses and early twentieth-century luxury apartments to a flourishing commercial corridor, the development of Washington Heights illustrates its varied past and evolution from a streetcar suburb to an urban center. The majority of what is now known as Washington Heights was recorded in 1888 as “The Commissioner’s Suburb of Washington Heights.” At this time, the City of Washington was expanding rapidly as new subdivisions were planned north of Boundary Street, N.W. (renamed Florida Avenue in 1890), which was first serviced by the electric streetcar in 1888. Residential construction in Washington Heights, which began in the 1890s, consisted of speculative rowhouses often built in groups for middle-class workers and their families. Although some of these houses were owner occupied, most were rental units. Unlike the suburbs directly west, only a few large single dwellings were built for members of the upper class in Washington Heights. Residential construction began to shift in the first decades of the twentieth century as apartment building construction changed the dichotomy of the neighborhood and brought a substantial number of upper-class, often transient residents to the neighborhood. The apartment buildings, both luxury and modest, were constructed by some of the city’s prominent developers who employed Washington’s finest architects. In the 1910s, several commercial buildings were constructed along the streetcar routes on 18th Street and Columbia Road, bringing self sufficiency to the neighborhood. The advent of the automobile physically effected Washington Heights by the 1920s as private garages were built behind the rowhouses along the alleys, and large public garages and service stations were constructed near 18th Street and Florida Avenue. Many of the rowhouses along 18th Street were soon transformed into businesses on the street level as projecting storefront windows were added to the buildings. In a few instances, the rowhouses were demolished or underwent complete façade renovations for commercial use. By the 1950s, the neighborhood’s demographics began to change as many white residents relocated to the suburbs. As new ethnic groups moved to Washington Heights, it soon became a diverse multi-cultural district and an urban destination within the city. Today, the building fabric of Washington Heights is illustrative of its evolution from a late-nineteenth-century streetcar suburb to a twenty-first-century urban neighborhood.

Defined by late-nineteenth- and twentieth-century development, the Washington Heights Historic District meets the District of Columbia Inventory of Historic Sites Criteria B and D and the National Register of Historic Places Criteria A and C. It is significant under the themes of architecture and community planning/development with the period of significance extending from 1891 to 1950. The area comprising the Washington Heights Historic District consists of 323 primary resources, the vast majority being residential buildings. Of the 323 primary resources, 293 of them contribute to the areas and period of significance for the Washington Heights Historic District. Distinct guidelines for future alterations and/or additions should be prepared for the commercial buildings along 18th Street, N.W. that have been altered for their current use and ever-changing occupants.

Boundary Justification

The recommended boundary for the Washington Heights Historic District includes the historic boundaries of the “Commissioner’s Suburb of Washington Heights,” which is now part of the larger Adams Morgan neighborhood. Both the residential and commercial fabric located within these boundaries reflects the development of the late-nineteenth- and early-twentieth-century suburb and its evolution to an urban neighborhood and commercial district. Washington Heights is bounded approximately by Florida Avenue, 19th Street, Columbia Road, and 18th Street.

The southern boundary follows Florida Avenue east to west from its intersection with 18th Street to its intersection of 19th Street. The boundary includes the buildings on the north side of Florida Avenue as the street was the historically the northern border between the original City of Washington and the late-nineteenth-century suburbs, including Washington Heights. The southern boundary extends eastward past 18th Street to include lots 7-13 and lot 19 of Square 2557. These properties were included within the boundary as they are contiguous with the early-twentieth-century commercial development of Washington Heights along 18th Street and Florida Avenue.

The western boundary is 19th Street, extending to its intersection with Vernon Street. Here, the boundary runs east to west along the southern border of lots 35 and 26 in square 2535 to incorporate the Adams School, and several large apartment buildings including the Wyoming. This boundary excludes lots 828, 830, and 831, the sites of the Washington Hilton and the Universal Building North and South as their post-1950 construction is outside the period of significance. The western boundary follows the eastern side of Columbia Road until its intersection with 18th Street, incorporating the development of apartment houses and commercial buildings along Columbia Road within the Washington Heights neighborhood. The adjacent Kalorama Triangle Historic District includes the buildings on the west side of Columbia Road.

The northern boundary extends east to west along Columbia Road from 18th Street to Euclid Street along the northern section of square 2560 to include lots 122 and 120. These residential and commercial buildings are contemporaneous with the early development of the neighborhood.

The eastern boundary runs north to south along 18th Street and includes the buildings on the east side of 18th Street. This boundary is part of the historic eastern border of the “Commissioner’s Suburb of Washington Heights.” The continuous rows of commercial and residential buildings along 18th Street illustrate the evolution of the neighborhood as 18th Street transitioned from a residential to a commercial corridor. The western boundary excludes the Marie Reed Community Center and the Happy Hallow Playground on lots 810 and 821 of square 2558. The complex, which now occupies the playground, is outside the period of significance.

List of Non-Contributing Buildings: Washington Heights Historic District

1. 1800 Columbia Road, N.W.
2. 1832 Columbia Road, N.W.
3. 2406 18th Street, N.W.
4. 2450 18th Street, N.W.
5. 2442-2446 18th Street, N.W.
6. 1836-1840 Columbia Road, N.W.
7. 1823 Belmont Road, N.W.
8. 1821 Belmont Road, N.W.
9. 1819 Belmont Road, N.W.
10. 1880 Columbia Road, N.W.
11. 1849 Kalorama Road, N.W.
12. 1884 Columbia Road, N.W.
13. 1810 Kalorama Road, N.W.
14. 1860 Wyoming Street, N.W.
15. 1835 California Street, N.W.
16. 1812 Wyoming Street, N.W.
17. 1808 California Street, N.W.
18. 1800 Vernon Street, N.W.
19. 1821 Florida Avenue, N.W.
20. 1783 Florida Avenue, N.W.
21. 2007 18th Street, N.W.
22. 2437 18th Street, N.W.
23. 2441 18th Street, N.W.
24. 2319 18th Street, N.W.
25. 2325 18th Street, N.W.
26. 2431 18th Street, N.W.
27. 2317 18th Street, N.W.
28. 1782 Columbia Road, N.W.
29. 1790 Columbia Road, N.W.
30. 2431 18th Street, N.W.

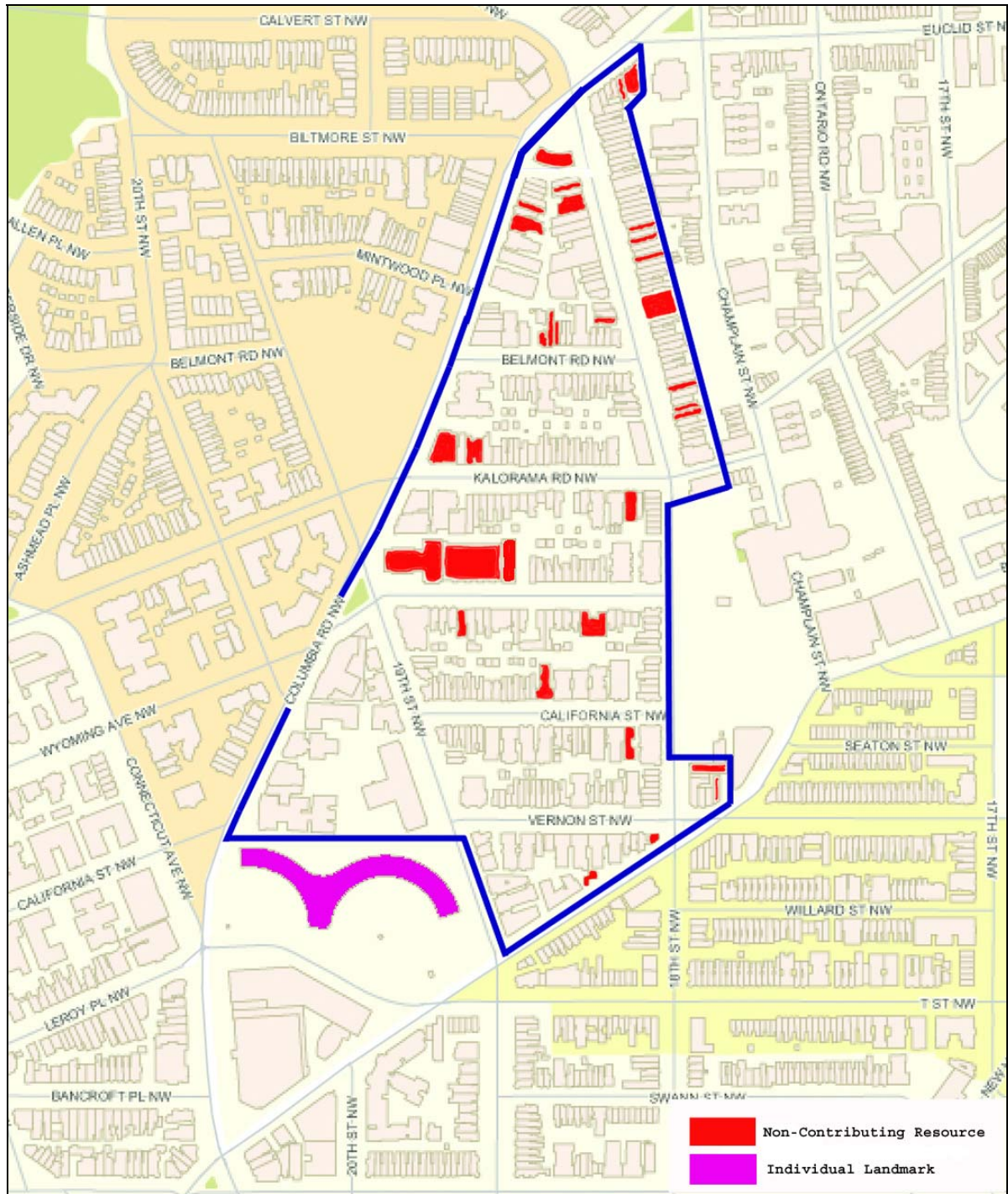


Figure 38. Recommended Washington Heights Historic District Boundary Map and Individual Landmarks.

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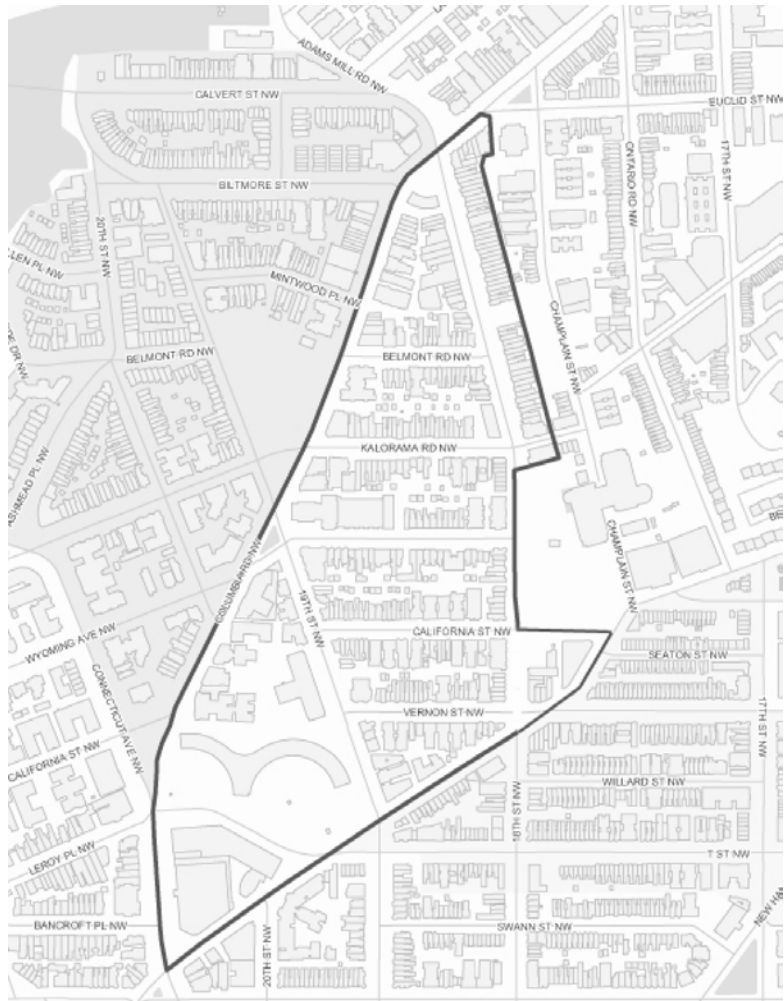
WASHINGTON HEIGHTS **HISTORIC RESOURCES SURVEY**

The Washington Heights Historic Resources Survey project is part of an on-going process to survey and document the architectural, social and cultural history of Washington, D.C.'s neighborhoods. The triangular-shaped area being studied is roughly bounded by Columbia Road to the west, Connecticut Avenue to the southwest, Florida Avenue to the south, and 18th Street to the east. The ultimate goal of this effort is the identification, documentation, and preparation a detailed building inventory and historic context statement that will provide the framework for the evaluation of the survey area's significance. Recommendations for individual or groups of buildings that may qualify for nomination to the National Register of Historic Places will be included in the final survey report.

Set just outside the incorporated city limits of Washington, D.C., Washington Heights developed predominately at the end of the nineteenth century and early half of the twentieth century as a middle- to upper-class residential neighborhood that offered residents a scenic alternative to the denser inner-city communities. The neighborhood is architecturally significant for its substantial number of freestanding and attached dwellings, commercial buildings, and variety of modest and grand apartment buildings. The majority of the buildings are moderate to high-style examples of the architectural designs that were currently in vogue when Washington Heights was developing.

Project Funding and Schedule

The project is being undertaken by the Government of the District of Columbia, State Historic Preservation Office (SHPO) with the Kalorama Citizens Association (KCA). EHT Tracerics, a historic preservation and architectural history firm based in Washington, D.C., has been contracted to complete the major tasks of the project, including preparation of the historic context and recommendations. The project will be submitted to the SHPO no later than August 30, 2005. The major activities to be



conducted by community volunteers need to be completed by January 30, 2005 or as individually determined by EHT Tracerics and KCA.

Community Participation

Public input and community participation during the survey and research process is an integral and essential element of the Washington Heights Historic Resources Survey project. Public participation encourages a better understanding of the neighborhood's history, while focusing on the potential for historic preservation as a community-building tool and allowing the neighborhood to build a strong, more livable community.

Surveyors: Volunteers will be provided with a survey form that uses illustrations to aid in the identification of building forms and elements. Survey Guides, maps, and an inventory of the original building permits have been prepared to assist the volunteers and introduce them to their assigned square or block. The survey information will be entered into a computer database. Survey forms with digital images will be produced at the completion of the project. The on-site survey by the volunteers must be completed no later than January 15, 2005.

Researchers: The research assignments focus on the social, commercial, educational, and religious history of Washington Heights. Forms have been created to guide volunteers in researching the United States Census Records, the city directories, and the photographic collections of the Library of Congress and Martin Luther King, Jr. Library. New research topics are always welcome. The research must be completed no later than January 30, 2005.

Photographers: Volunteer photographers will take digital images of each building within the defined survey area, regardless of the structure's age of construction and integrity. These color images will be printed on the computer-generated survey forms and provide the SHPO and KCA with photographic documentation that will assist in the documentation and preservation of Washington Heights. The digital photography must be completed no later than January 15, 2005.

Intensive-Level Survey of the Washington Heights Area of Washington, D.C.
EHT Tracerics, Inc., 2005
Appendix

Contacts

If you are interested in volunteering, getting involved in this project, have research you are willing to share, or have questions, please contact one of the following:

Kalorama Citizens Association

PO Box 21311
Kalorama Station
Washington, D.C. 20009

Ann Hargrove, Project Director: 202/332-6320 ahjhlhdc@worldnet.att.net
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