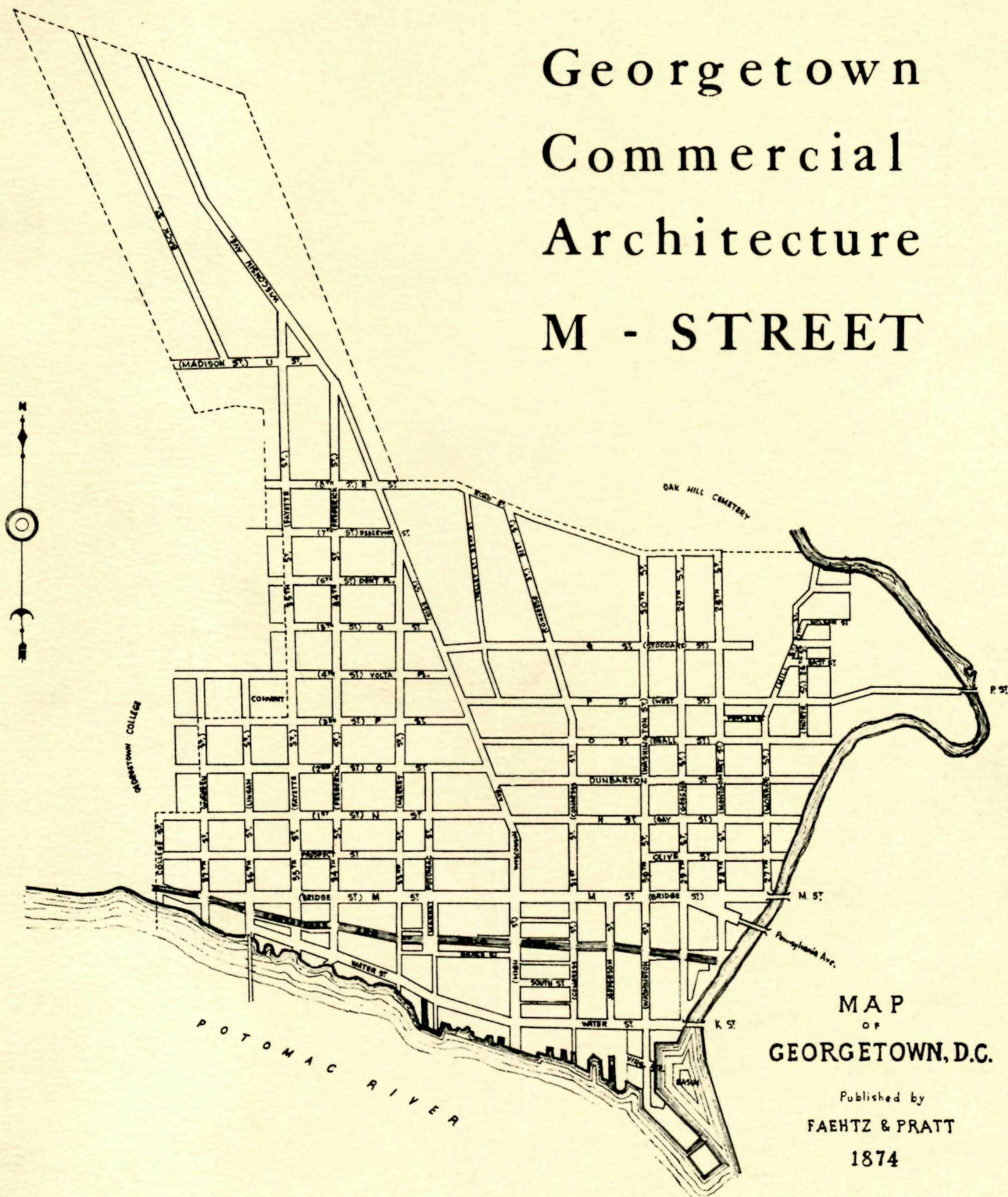


# Georgetown Commercial Architecture M - STREET





GEORGETOWN COMMERCIAL ARCHITECTURE - M STREET

Northwest Washington, District of Columbia

Historic American Buildings Survey Selections

Number 2

Issued Jointly By

THE COMMISSION OF FINE ARTS

Room 7000, Interior Building  
18th and C Streets, N. W. - Washington, D. C. 20240

and

THE HISTORIC AMERICAN BUILDINGS SURVEY

Washington Planning and Service Center  
National Park Service  
1730 North Lynn Street - Arlington, Virginia 22209

February, 1967



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## II

### INTRODUCTION

The major historical and architectural importance of Georgetown was recognized in 1950 by preservation legislation, the Old Georgetown Act (see Appendix, page 129). In spite of valiant preservation efforts, however, M Street, N. W. still suffers from the blight, economic pressures and heavy motor traffic which plague so many older urban neighborhoods. The ever-present threat of demolition for parking lots or rebuilding was a factor in determining the choice of M Street for recording by the Historic American Buildings Survey.

Georgetown is notable for the many fine early dwellings which have received the esteem and interest of residents and visitors alike. However, the merits of Georgetown's residential architecture have somewhat overshadowed M Street, one of the district's two principal commercial thoroughfares. The history of Georgetown's indigenous architecture would be incomplete without a selection of commercial structures of various periods to represent the locality more fully as a whole.

Fifteen commercial buildings -- some rich in association, some of greater architectural merit than others, but all typical, and therefore of interest as examples of their time and place -- have met the criteria set for this selection. They range from a barber shop to a street railway station, from a wooden frame house to a public market in type, and help to complete the architectural record of a business street in a rapidly changing old-established urban area.

The documentation and recording of these buildings was planned in April, 1966 by the Commission of Fine Arts, the Historic American Buildings Survey and many dedicated Washington residents. Dr. James Philip Noffsinger, Architect with the National Park Service and Professor of Architecture at the University of Kentucky; assisted by Thomas R. Martinson, Student Assistant Architect with the National Park Service and a student at the University of Minnesota; and Marc Blair, photographer; completed the field work in September, 1966.



THE BANK OF COLUMBIA

(later Georgetown Town Hall and then Fire Company #5)

3210 M Street, N. W.

(Georgetown)

Washington, D. C.



THE BANK OF COLUMBIA  
Later Georgetown Town Hall  
and then Fire Company #5

Location: 3210 M Street, N.W., Washington, D. C.

Present Owner: District of Columbia Government

Present Occupant: Department of Sanitary Engineering, Sanitation Division.

Present Use: Garage.

Statement of Significance: Built originally as a bank, this building is representative of an early commercial type in Georgetown; subsequently utilized for various purposes, each with strong historical associations.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Original and subsequent owners; This building is situated on original lot 47 (Old George Town) which was purchased by George Gordon on March 24, 1752 (Minutes of the Georgetown Commissioners 1751-1789, Georgetown Journal, "Aldermen," MSS. Div., Library of Congress, Washington, D.C.). The Bank of Columbia purchased part of Lot 47 (which had been subdivided) on February 29, 1796, purchased from Thomas J. Beatty, earlier date of transaction unknown. Mayor, Recorder, Aldermen and Common Council of Georgetown June 2, 1845 through October 14, 1863. Elenor R. Lang October 14, 1863 to October 20, 1870. Mayor, Recorder, Aldermen and Common Council received deed March 18, 1871. Government of District of Columbia May 31, 1871 to present (Records of the Columbia Historical Society, Vol. 24, pp. 104-5).
2. Date of erection: Built in 1796 (Liber B. Folio 415, Recorder of Deeds, District of Columbia).
3. Architect: Unknown.
4. Original plans, construction, etc.: None known.



THE BANK OF COLUMBIA  
Later Georgetown Town Hall  
and then Fire Company #5  
HABS No. DC-119

5. Notes on alterations and additions: "It was deemed best to reconstruct the Town Hall for the accommodation of the engine company, and accordingly remodeled for \$7,206.11 out of the proceeds of those sales and an appropriation of \$3,000 pursuant to Acts of Congress of March 3, 1883, and July 5, 1884, and so remains."  
(Records of the Columbia Historical Society, vol. 24, p. 105).

6. Important old views: None available.

B. Historical Events Connected with the Structure:

The builder, the Bank of Columbia, occupied 3210 M Street, N.W. from 1796-1806 (Records of the Columbia Historical Society, vol. 24, p. 104). George Washington owned a large number of stocks in this institution and was a director of the bank (The Wright collection at the George Washington University, stock certificates; George Washington's will). After the bank moved in 1806, the structure lay vacant until 1807, when the Bureau of Indian Trade moved into the building. The agency was prominent during this period as it was in charge of the profitable Indian fur trade. The Bureau occupied the premises until 1822 (Letter-books of the Bureau of Indian Trade letter to Mr. Whann of the bank).

On July 19, 1823 the Georgetown government approved a resolution that the structure be rented for \$150 a year as a "safe and convenient house for the accommodation of this Corporation, and the preservation of the records and papers belonging to the town." On March 22, 1845 an ordinance was enacted approving the purchase of the building for \$2,400, provided the purchase would date from April 1, 1843. On June 2, 1845, the property was transferred to the Mayor, Recorder, Aldermen and Common Council of Georgetown (Records of the Columbia Historical Society, vol. 24, p. 104).

The Town House was sold to Elenor R. Lang on September 30, 1863 for \$7,500. Mrs. Lang failed to meet her payments, however, and the Mayor, Recorder, Aldermen and Common Council repurchased the property as highest bidders at a sale on October 20, 1870, for \$4,900. The deed was dated March 18, 1871, but as an Act of Congress of February 21, 1871 revoked Georgetown's charter as of March 31, 1871, the property ceased to be used as a Town Hall from that date (Records of the Columbia Historical Society, vol. 24, p. 105). The property then reverted to the District of Columbia Government.

THE BANK OF COLUMBIA  
LATER Georgetown Town Hall  
and then Fire Company #5  
HABS No. DC-119

Pursuant to Acts of Congress on March 3, 1883, the building was remodeled into an engine house for fire company no. 5 at a cost of \$7,206.11 (Records of the Columbia Historical Society, vol. 24, p. 105). The structure was occupied for this use on November 17, 1883 and remained so until consolidation with another fire company led to its abandonment by the fire department on June 4, 1940 (District Fire Department). Since this time, the building has been in use as a garage for the District Sanitation Department except for a brief period when conveyed by Congress to the Association of Oldest Inhabitants.

Although turned over to the association in August 1959 at one half its market value, the structure was found to be physically deficient to the degree that restoration would cost approximately \$100,000 (The Washington Post, April 29, 1960; January 8, 1961). For lack of such funds, the association returned the building to the District of Columbia Government.

Prepared by Dr. James Philip Noffsinger  
Architect  
National Park Service  
July 14, 1966

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: A proud old structure with many important historical associations, the Bank of Columbia, is an excellent example of early Georgetown commercial architecture notwithstanding modifications to its ground floor effected by extensive later alterations. Although it has been almost totally neglected in recent years and lies--for all practical purposes--vacant, the building retains an aura of dignified austerity reflective of the young Republic in which it was built.
2. Condition of fabric; Deteriorating, its interior gutted, cost of restoring the structure in 1961 was placed at \$100,000 (Washington Post, January 8, 1961).

B. Technical Description of Exterior:

1. Overall dimensions: 39'-8" (four unequally spaced front bays) x approximately 80'; three stories in height.



THE BANK OF COLUMBIA  
Later Georgetown Town Hall  
and then Fire Company #5  
HABS No. DC-119

2. Foundations: Brick to grade.
3. Wall construction: The original Flemish bond, still extant on upper levels of (north) facade, was red-orange in color, is now whitewashed. Altered lower area of facade is of common bond with headers every eight courses; on south elevation headers occur in the common bond at intervals of four courses. Two belt courses, four courses high of slightly projecting brick, extend across facade.
4. Chimneys: None evident.
5. Openings:
  - a. Doorways and doors: Original doorway(s) and door(s) apparently removed during 1883 remodeling. Present segmental-arched openings at grade measure, from east to west, 9'-4" masonry opening; 9'-5" masonry opening; 4'-10" masonry opening. Large vehicular apertures in central and east bays have divided two-pane transoms below segmental arches; smaller pedestrian opening has single pane transom. Double vehicular doors are twelve-paneled below single-paneled upper section; single door is similar in design, nine-paneled. All doors are wooden and open inward. Single door on south elevation provides access to back.
  - b. Windows and shutters: Two-over-two-light double hung wooden sash, flat brick arches, stone sills. Second floor windows are taller than third floor windows. West bay has been set apart from three bays to the east expressing function of that bay as stair hall. No evidence of shutters remains.
6. Roof:
  - a. Shape, covering: Roof slopes very slightly from north to south; covering unknown.
  - b. Framing: Unknown.
  - c. Cornice, eaves: Unelaborate metal cornice is defined by console at each end; abstractly classic in design, only a lower string of dentils is immediately recognizable. Four course brick corbeling below cornice includes a regular succession of vertical corbeled brick elements which end just below zigzag belt of vertical stretchers. Less elaborate brick corbeling at eaves in rear is a simplified echo of the facade decoration.

THE BANK OF COLUMBIA  
Later Georgetown Town Hall  
and then Fire Company #5  
HABS No. DC-119

d. Dormers: None.

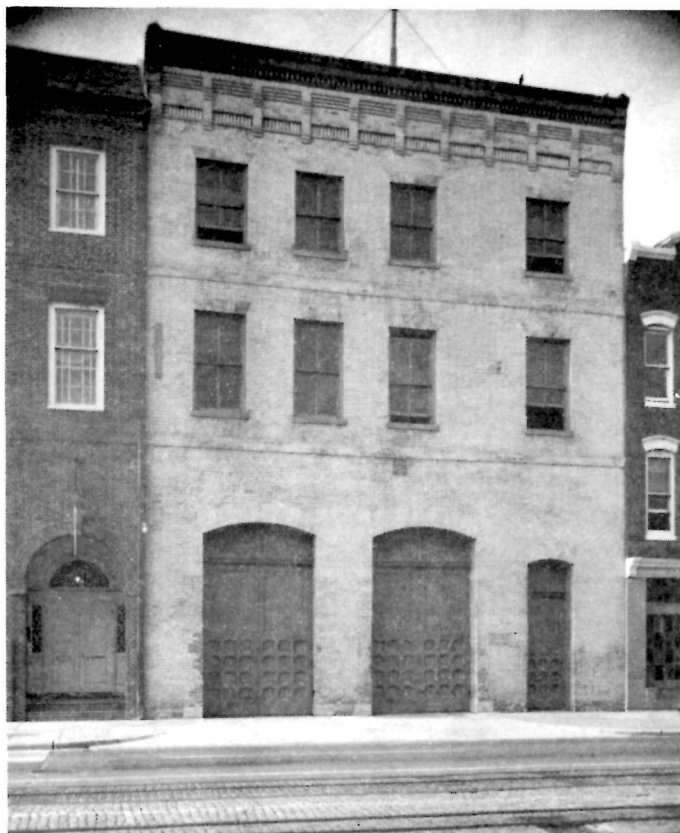
C. Technical Description of Interiors: In the course of a long physical history and inevitable alterations to suit a multiplicity of uses, the interior has reached the present even more neglected, perhaps, than the exterior. Only a basic framework of the original interior remains: the bay to the west serves vertical (and horizontal) circulation as a stair-hall and corridor; to the east were offices, rooms and--later, on the street floor--a garage. The ground floor is concrete, the upper floors heavy oak boarding; walls and ceilings are plastered. Almost nothing remains of trim, hardware and fixtures.

D. Site:

1. General setting and orientation: Facing north on M Street near the southwest corner of the intersection with Wisconsin Avenue, the Bank of Columbia is sited on a location unique to Georgetown: while the structure was once near the center of waterfront activity in an earlier era, it remains--unlike many other early surviving buildings of the maritime era--reasonably close to the present center of commercial activity.
2. Enclosures: None.
3. Outbuildings: Brick dependency of little physical or esthetic distinction extends southward from the east side of the back (south) elevation.
4. Walks: Fronts concrete public sidewalk to the north.
5. Landscaping: None.

Prepared by Thomas R. Martinson  
Student Assistant Architect  
National Park Service  
July 14, 1966





Bank of Columbia  
3210 M Street

photo: Marc Blair, 1966



Barber Shop  
3251 M Street

photo: Marc Blair, 1966

BARBER SHOP

3251 M Street, N. W.

(Georgetown)

Washington, D. C.

## BARBER SHOP

Location: 3251 M Street, N.W., Washington, D. C.

Present Owners: Mrs. Marie Ray Vilsack and  
Mrs. Antoinette Ray Montgomery.

Present Occupant: Coniglio Barber Shop.

Present Use: Barber Shop.

Statement of Significance: Example of a late 19th Century commercial Georgetown structure, unpretentious in character but typical in design.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Original and subsequent owners: This building was erected on part of Lot 16, Square 37 (Old Georgetown) now Lot 810, Square 1207. References are to records of Recorder of Deeds, District of Columbia. The following is an incomplete chain of title:

1816 Deed April 18, 1816, recorded in  
Liber AL folio 254  
Jacob Mountz, Collector of Taxes for the  
Corporation of Georgetown  
To  
Lemuel Shaw  
Sold for benefit tax.

1832 Deed February 7, 1832, recorded in  
Liber WB 39 folio 242  
Corporation of Georgetown  
To  
Lemuel Shaw

1849 Deed May 8, 1849, recorded in  
Liber JAS 9 folio 147  
Lemuel Shaw  
To  
William Nelson  
Title of William Nelson acquired by  
John Marbury, trustee



BARBER SHOP  
HABS No. DC-121

- 1858 Deed March 22, 1858  
John Marbury, trustee  
To  
William Dowling  
Sells estate of William Nelson, deceased,  
under Chancery Court Decree of March 30,  
1855. Sale ratified in cause of Richard  
Hist et ux et al vs Henry S. Nelson for  
\$675.
- 1866 Deed August 31, 1866, recorded in  
Liber RMH 19 folio 308  
William Dowling  
To  
William D. Cassin  
Frederick W. Jones  
Trustees.  
Sold for default to secure the payment of  
a certain debt.
- 1871 Deed August 7, 1871  
Frederick W. Jones  
William D. Cassin  
Trustees  
To  
Stephen McArdle  
Sold to William J. Dyer as agent of the  
second party for \$3,200.
- 1890 Deed November 6, 1890, recorded in  
Liber 1542 folio 38  
Stephen McArdle et ux Elizabeth  
To  
John J. Harrington
- 1901 Deed November 15, 1901, recorded in  
Liber 2625 folio 1  
Joseph H. Bradley  
Alphonse M. Baer  
Trustees for John J. Harrington et ux Annie E.  
To  
George W. Ray  
Sold for \$1,875.
- 1905 Deed November 4, 1905, recorded in  
Liber 2872 folio 480  
George W. Ray et ux Lillian E.  
To  
Cora M. Ray  
Deed November 4, 1905  
Cora M. Ray  
To  
George W. Ray

BARBER SHOP  
HABS No. DC-121

1931 Deed October 26, 1931, recorded in  
Liber 6608 folio 107  
Marie Ray Vilsack  
Antoinette Ray Montgomery  
(only heirs at law of George W. Ray, deceased)  
To  
Lillian Ray  
(mother of Marie and Antoinette)

1937 Deed November 13, 1937, recorded December 28, 1937  
Liber 7184 folio 507  
Marie Ray Vilsack  
Antoinette Ray Montgomery  
(only heirs at law of Lillian Ray, deceased)  
To  
Robert H. Marcus  
Deed December 18, 1937, recorded December 28, 1937  
Liber 7184 folio 508  
Robert H. Marcus  
To  
Mrs. Marie Ray Vilsack (of Pittsburgh, Pennsylvania)  
Mrs. Antoinette Ray Montgomery (of New Orleans,  
Louisiana)

2. Date of erection: The building was probably built between 1887 and 1890. It is not indicated in Hopkins' 1887 map (Library of Congress, Map Division, Map G1275; H6; 1887). Its sale price indicates improvement between 1871 and 1890.
3. Architect: Unknown.
4. Original plans, construction, etc.: None known.
5. Notes on alterations and additions: Sign added in 1911.
6. Important old views: None known.

B. Historical Events Connected with the Structure:

Washington directories provide the following tenant information.

1913-1966 Frank Coniglio, barber

Prepared by Dr. James Philip Noffsinger  
Architect  
National Park Service  
August 15, 1966

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This structure, which has no outstanding architectural characteristics or important historical associations, is, nevertheless, typical of the commercial architecture built in Georgetown during the late nineteenth century.
2. Condition of fabric: Fair; structure has been relatively unaltered.

B. Technical Description of Exterior:

1. Overall dimensions: Approximately 10' (two bays) x 35'; two stories in height.
2. Foundations: Stone foundation extends 8" above grade of public sidewalk on south elevation.
3. Wall construction: Red common bond brick is painted white; sandstone block above foundation spans south (street) facade. Appearance of west wall indicates that structure may have been narrowed to present width at an undetermined date. Projecting brick belt course spans elevation at spring line of second floor window arches.
4. Chimneys: Brick chimney at northwest corner of building.



BARBER SHOP  
HABS No. DC-121

5. Openings:

- a. Doorways and doors: Simple wooden entrance door is glazed above plain inset panel; flanking pilasters support small entablature with dentils which is surmounted by simple wooden cornice. Transom over door has been filled in for air-conditioning unit.
- b. Windows and shutters: One-over-one-light double-hung wooden sash windows on second floor; semi-circular arched opening is framed by double course of header rowlocks. Wooden first-floor shop front is apparently original; transom over shop window, dado below.

6. Roof:

- a. Shape, covering: Flat roof of undetermined covering.
- b. Framing: Unknown.
- c. Cornice, eaves: Projecting stamped tin cornice is supported visually by thin fluted tin pilasters which rest upon lower entablature.
- d. Dormers: None.

C. Technical Description of Interiors:

- 1. Floor plans: Long, rectangular principal space on street level accomodates four barber's chairs in line from front to back; secondary space behind this is separated from principal area by partition of wall-board, wooden grill above. The partition does not appear to be contemporary with original construction of building.
- 2. Stairways: Single stairway to upper floor is hidden behind partition.
- 3. Flooring: Modern green and white asphalt tile covers floor. Marble base on west wall.

BARBER SHOP  
HABS No. DC-121

4. Ceiling and wall finish: Plastered walls are in poor physical condition. Ceiling is covered with modern pressed fiber tile.
5. Doorways and doors: Crudely framed opening at west end of partition allows access to space behind.
6. Trim: Two wooden Corinthian colonettes support wooden architrave on west wall.
7. Hardware: Porcelain barber's chairs and incidental accessories.
8. Lighting: Two types of white opaque glass and porcelain electrical fixtures hang from ceiling by chains.
9. Heating: Appears to be centrally heated through grill.

D. Site:

1. General setting and orientation: The building faces south on M Street, N.W., between Wisconsin Avenue and Potomac Street, about two blocks north of the Potomac River. This is on the fringe of a poorly kept up section of the Georgetown commercial strip which extends westward along M Street to the Key Bridge.
2. Enclosures: None.
3. Outbuildings: None.
4. Walks: Fronts on concrete public sidewalk to the immediate south of the building.
5. Landscaping: None.

Prepared by Thomas R. Martinson  
Student Assistant Architect  
National Park Service  
August 9, 1966

CAPITAL TRACTION COMPANY UNION STATION

3600 M Street, N. W.

(Georgetown)

Washington, D. C.

## CAPTIAL TRACTION COMPANY UNION STATION

Location: 3600 M Street N.W., Washington, D.C. (Note: The address does not follow the logical sequence of other buildings on M Street. It should be an odd numbered building and should be in the 3500's but the address number 3600 had more appeal and was arbitrarily chosen and subsequently accepted by the Post Office Department.)

Present Owner: Capital Transit Company.

Present Occupant: Capital Transit Company.

Present Use: Office Building.

Statement of Significance: The union station for the street railway transit system was planned to accommodate four private lines as a transfer and terminal point. The project was the subject of much controversy in Congress before its authorization, but the prominent Washington architect, Waddy B. Wood (1869-1944) created an unusually planned building enhanced by the use of fine materials and excellent craftsmanship.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Original and subsequent owners: In compliance with an Act of Congress approved August 23, 1894 the Washington and Georgetown Railroad Company acquired from C.C. Glover and his wife lots 22, 23, 24, and parts of lots 32, 33 and 34 in Peter, Beatty and other's addition, Square 1203. [The Evening Star, June 13, 1894]
2. Date of Erection: Built between 1895-1897.
3. Architect: Waddy B. Wood; D.S. Carll, engineer.
4. Original plans, construction, etc.: A reproduction of the longitudinal section of the building and details of the retaining walls is printed in Street Railway Review, July 1898, page 441.



CAPITAL TRACTION COMPANY UNION STATION  
HABS No. DC-125

- a. The following is an excerpt from Street Railway Review, July, 1898:

"When the Capital Traction Company, of Washington, D.C., extended its line in M Street, about 18 months ago, to the north end of the Aqueduct Bridge, which connects with Virginia, and affords the only convenient means of access to Fort Meyer (the government cavalry station) and contiguous territory, one of the conditions was that the station building at the terminus of the line should be such as to admit of its use by other lines for car storage and for a passenger depot. The most available site for this union station was the west half of the block bounded by Prospect Avenue, 35th, M, and 36th Streets; this is on a steep hill directly north of M Street, the rise being 60 ft. in the block which is only 250 ft. long.

"To give as much room as possible for the storage of cars, the Building Department permitted the retaining wall along Prospect Avenue to be built under the sidewalk as an "area wall," and the wall of the building is on the property line. After some discussion between the company's architect and the city Building Department as to dimensions it was decided to build the retaining walls of concrete, 13 ft. thick at the base with brick pilasters 4 ft. x 4 ft. at intervals of from 13 to 20 ft. As an additional precaution box girders were used on the second and third floors abutting against the east and west walls, thus bracing them against each other. These girders were figured both as columns and as girders to resist, besides the strains from floor loads, a thrust of 200 lbs. per sq. ft. of wall surface. Girders and I-beams were built into the pilasters parallel to the walls upon which the curtain walls were built to form the exterior of the building. In this way "areas" were left between the curtain and retaining walls which serve the double function of ventilating shafts and light wells. The inclined wall forming the foot of 36th Street, and that portion along the stairway were built of squared rubble (Blue Gneiss) for appearance sake. With the exception of this street wall the walls were all built in trenches; that is, the proper location of the walls being staked out three trenches, intersecting at right angles, were started and carried down to about 3 ft. below the level of the finished floor. The rock in the trenches was solid and almost without seams and had to be loosened by blasting, and this was true of the entire mass over the whole site except for a few

CAPITAL TRACTION COMPANY UNION STATION  
HABS No. DC-125

feet of surface soil and rotten rock on top. Against the interior face of the trench walls wooden forms were placed and concrete was filled in, the pilasters, already mentioned, being built at the same time of hard cherry brick laid in 2 to 1 Portland cement mortar. The actual rock face formed the other side, and all irregularities and cavities made during excavation were filled in solid with concrete. As the filling-in progressed numerous "weepers" of 2-in-wrought-iron pipe were placed in the wall. After the removal of the framing the east wall, which was to be exposed to view from the interior of the building, was given a coat of cement plaster. After the completion of the walls the excavation of the interior portion was begun. In this work some 90,000 cu. yds. of material, nearly all rock, was drilled, blasted and hauled in wagons across the river and dumped upon the south approach of the Aqueduct Bridge. The excavation measured from outside of west wall to outside of east wall about 194 ft., and was about 247 ft. the other way.

"The building proper is three stories high, 242 ft. deep, and has a front of 180 ft. It is built of brown mottled brick, with white stone trimming and steep-pitched red tile roofs. The tower, which contains passenger elevators, is 140 ft. high, and is capped with a steep red tile roof. The flat roof of the portion used for car storage is on the level of Prospect Street in the rear, and was designed with an idea of its possible future use as a summer roof garden. In the center is a covered passageway leading from the Metropolitan railway on Prospect Street to the elevators in the tower. That portion of the building facing on M Street is devoted to terminal offices of the various railways, and waiting and toilet rooms for passengers making transfers. These rooms are handsomely finished in red oak wainscoting, delicately-tinted walls, panelled ceilings of stucco with rich corners and decorations, granata floors, ornate black iron grills and stair railings. The entire lower floor is occupied by the terminal arrangements of the Capital Traction Company. Directly in the rear of the waiting rooms, on all three floors, are long corridors, 25 ft. wide, with space for two car tracks and necessary switches for the use of foreign cars which may enter the building.

CAPITAL TRACTION COMPANY UNION STATION  
HABS No. DC-125

These will be brought in on steel trestles, those from the lower level onto the second floor, and those from the higher level onto the third floor, the lay of the land in the vicinity being such as to make this possible. As most of the suburban lines during the hours of slack traffic run their cars at comparatively long intervals, it is believed that the Union Station will prove a great convenience. In the rear of the waiting rooms and track space already mentioned are located the car storage portions. This space is the full width of the building and 177 ft. long, and except for a central light shaft, 19 ft. 7 in. wide, the space from ground to roof is occupied by the storage tracks, 12 in number, on each floor. Transfer tables across the entire width at either end and car elevators are also provided. The floors in the car storage portion are somewhat novel. In this work 7-in. 85-lb. grooved girder steel rails are used, spaced 4 ft. 10 in. c. to c., resting upon I-beams. Between the rails the Ransome system of concrete fireproof flooring was built. This floor weighs 28 lbs. per sq. ft., and was calculated to stand a safe load of 175 lbs. per sq. ft. Previous to its adoption a test was made to determine its strength; it failed under a load of 12,160 lbs. resting upon a block which has an area of 1 sq. ft. The final failure of the test floor resulted from excessive deflection.

"The entire work of design and construction was under the direction of D. S. Carll, chief engineer and superintendent of the Capital Traction Company, and Waddy B. Wood, architect. The foregoing data and the illustrations were taken from the description of the station published in a recent number of Engineering News."

- b. And from an interview (July 21, 1966) with Mr. LeRoy O. King, a Georgetown resident who has made extensive research on the history of local railway transportation:

"... novel plan -- four different systems of tracks will be accommodated on as many floors -- main portion (of the building) will be underground -- Washington and Georgetown Railway will use the lower floor, the Arlington road the second floor, the Great Falls road the third floor and the Metropolitan

CAPITAL TRACTION COMPANY UNION STATION  
HABS No. DC-125

Railroad Co. the top floor if plans are carried on.

"May 27, 1897 the building was put in operation - It had the only loop cable in the District of Columbia. Cable cars were used until September 29, 1897 when the Powerhouse at 14th Street and Pennsylvania Avenue which provided energy to drive the cables burned to the ground. The next morning horses were obtained to pull the cars while the directors decided to convert to an electric underground system. This system was placed in operation April 20, 1898. The second day after the fire, October 1, 1897 the main offices of company were opened at Union Station. In 1911 the building was remodeled to accommodate double truck street cars. Additional remodeling occurred in the fall of 1935 and in August of 1950. In May, 1952 switches at the M Street entrance to Key Bridge and the tracks from there to the building entrances were removed."

5. Notes on alterations and additions: The structure underwent extensive alteration in 1911, the exterior results of which are clearly evident in the accompanying photographs. The following excerpt from a valuation study by O. E. Penney, engineer, D.C. Transit Company, notes subsequent alterations:

"During 1906, and again in 1908, space on the second floor which had not been used previously was converted to office space. This was really the beginning of the movement of general office personnel and functions to the building. Previously it had served primarily only as an operating division.

"The operation of cars on the underground electric system had proved completely practical and to increase the efficiency of operation it was determined to use larger cars equipped with double trucks. These cars, being larger than the single truck cars, many of which had been converted from horse operation to cable operation and finally to electric operation made necessary large scale changes in the Georgetown Carbarn.

"In 1910 and 1911 the carbarn portion was altered to permit the entrance, handling and storage of the larger cars, and a new car elevator was installed for the purpose of raising cars from the ground floor to upper floors. The office portion of the building was rebuilt and enlarged and the third floor fitted up for office purposes. In connection with the latter work a passenger elevator was installed.



CAPITAL TRACTION COMPANY UNION STATION  
HABS No. DC-125

"This was a major undertaking and resulted in the nearly complete reconstruction of the building. Much of the steel skeleton was replaced and what remained was strengthened. In addition to the elevator for cars three new transfer tables were installed. The M Street side of the building was extended forward and upward to create the present outline of the building, and to provide more office space along the M Street and 36th Street sides of the structure.

"In 1921 and 1922 part of the car storage area on the 2nd and 3rd floors along the west side of the building was converted to office space.

"In 1933 Washington Railway and Electric Company and The Capital Traction Company were merged to form Capital Transit Company. Headquarters for the new company were established in the Georgetown Car barn, and to accommodate the greatly enlarged office force many changes were made in the building. The closed passageway from Prospect Street to M Street across the roof was removed, and the roof in the central portion of the building was removed to form a large light well on the third floor and erection of partition walls to form rooms and corridors resulted in conversion of the entire third floor from car barn to office.

"On April 30, 1949 the Rosslyn - Benning Line, which had operated in part from Georgetown Car barn, was abandoned and the division office was closed after 54 years of continuous operation. Some cars remained in the building as stored cars but in May of 1950 the last car was removed and the building indeed was only general office building. Near the end of 1952 what had been car storage area on the first floor was converted to office area for the Treasurer's Office, the Machine Accounting Division and the Personnel and Medical Offices, all of which had formerly been on the third floor. This change relieved the upper floors of a considerable amount of weight and provided a great deal more space for the operations involved. At the same time air conditioning on a large scale was introduced.

"During the period 1957-1960 the entire second floor was converted to use as office space, and the entire building was refurbished inside and outside to make of it a modern office building. Ceilings which had been built to clear street cars were lowered to normal height and acoustically treated to reduce noise; fluorescent lighting was installed; walls for the most part were papered rather than painted; carpets were installed on nearly all floors; and the building was completely air conditioned. For the convenience of employees a lunchroom

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was installed. Much of the antiquated, but not antique, furniture was discarded. What furniture was left was modernized as to design and finish in company shops and a great amount of modern furniture replaced that which had been retired.

"The additional space provided made it possible to bring all general office functions into one building for the first time in many years, if not for the first time ever, and there was still space available for lease to tenants.

"Today the building which was conceived 66 years ago as a grandiose structure of the traction era, which was then in its ascendancy, has been remolded into a highly functional modern structure of the bus era. What does the future hold in store for this fine old Georgetown landmark?"

O. E. Penney  
Valuation Engineer  
D. C. Transit Co.  
December 18, 1961

6. Important old views: Photographs from the private collection of Mr. LeRoy O. King of Georgetown trace the early physical evolution of the Capital Traction Company.

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B. Historical Events Connected with the Structure:

The following excerpts from the Washington Star, dates as indicated, are of some value in establishing historical events surrounding the construction of the Car Barns:

June 13, 1894: "C. C. Glover and his wife yesterday conveyed to the Washington and Georgetown Railroad Company lots 22, 23, 24 and parts of lots 32, 33 and 34, Peter, Beatty and others' addition; also parts of lots 32 and 33 in square 33. This is the high property on the north side of M Street at the Aquaduct Bridge, the bulk of it having a frontage on three streets - 36th, Prospect and M. The combined lots contain over 50,000 feet of ground. It is said a strong effort was made by Mr. Glover for the railroad company to purchase Southworth Cottage, the home of the novelist, Mrs. E.D.E.N. Southworth, but she would allow no figure to tempt her. The property both to the south and front of her is included in the purchase. The company have now at last secured ground in a convenient locality on which to construct a long-desired depot. Their present bill in Congress asking for the power to extend their tracks westward from their present terminus near 32nd Street to the Aquaduct Bridge speaks to their desire and intention to construct such a building on private property. This depot will enable the company to make the transfer of their passengers to and from the projected Great Falls and Arlington roads, and shift their cars without blocking the street. This will be carrying out the wishes of the people here and the recommendation of the congressional committees." (p. 6)

June 19, 1894: "The Aqueduct Piers" (p. 2) House Bill 7452 - for repairs of the piers of the bridge for its use by a street railway.

June 19, 1894: "Citizens Favor the Proposed Use of the Bridge" (p. 8) House Bill 5803 - bill provides 1¢ for every passenger to keep and maintain the bridge.

October 27, 1894: "The big retaining wall to be constructed on the site of the proposed union station, 36th and M Streets has begun. It will be over 600 feet in length and at one point 53 feet in height; 240 feet of ground will hold back the high ground of lower 36th Street, 140 will skirt the south line built to hold back the elevated property of the late Commodore George U. Morris, U.S.N., on the east."

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"It is reported that Gleason, to whom the contract for grading the property was awarded, has thrown up the contract and that it will be relet today. The excavated soil will be carried over the Aquaduct and dumped in the Virginia ravines."

January 1, 1895: "The company (The Washington and Georgetown) was also required to extend its line from the Aquaduct Bridge, and at the latter point erect a union station for the use of all roads that might terminate at this point." (p. 10)

January 17, 1895: "After inserting an amendment requiring the company to enter the Union Street Car station on 36th Street the commissioners have sent to Congress, with their approval, the bill to amend the charter of the Metropolitan Railroad Company." (p. 12)

February 5, 1895: "Aquaduct Bridge The Union Station Criticised" Mr. Gorman... "He criticised the plan that has been suggested by Major Powell for a three story station at the north end of the Aquaduct Bridge for the joint use of the roads terminating on the Georgetown end, the third story being used to run the cars off to the bridge. This he called one of the most remarkable structures ever proposed for erection in the district.

"It would seriously interfere with the view from the bridge, one of the most beautiful views, he declared, in this part of the country. The plan contemplates construction of a gradually rising structure, beginning from the middle of the river, so that the cars can enter the station at the third story.

"Mr. Daniel ridiculed the notion that a great and needed public improvement should not be allowed for fear that a summer girl and a summer boy may not have a beautiful vision of a charming view by a little bank and a passing streetcar. The farmers of Virginia were to be sacrificed in order that the youths of the city might have a holiday.

"Senator Daniel's amendment (of the District appropriations bill) providing for the reconstruction of the Aquaduct Bridge for its use by streetcars was then taken up, and Mr. Faulkner said that this proposition had already been rejected by the District and appropriations committees of the Senate. He therefore raised a point of order against it that it was general legislation. Mr. Daniel resisted this contention, and the Vice-President submitted the question to the Senate, but

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before he did so, Mr. Daniel went on to explain the amendment.

"The amendment was then put to a vote of the Senate and it lost. Mr. Hunton called for a division, but there was no second and the matter was dropped." (p. 2)

February 8, 1895: "District Affairs" (p. 3) The Senate bill (2521) amending the character of the Metropolitan Railroad by changing its route (so that it can have access to the wharves, Georgetown College, and the union passenger station now being built, at the end of the Aquaduct bridge..."

February 23, 1895: (p. 8) "Charles C. Glover yesterday transferred to the Washington and Georgetown Railroad Co. for \$2,500 part of lot 25 square 32 in the P.B.T.&D's addition being a lot south of the Southworth cottage on 36th Street. The railroad company will use the property for union depot purposes."

February 26, 1895: "The long heavy steps that for years have led from Prospect Street past the Prospect cottage and down to M Street and the northern end of The Aquaduct Bridge have been removed permanently to make room for Washington and Georgetown railroad excavations. People in this vicinity are very desirous of having these steps while yet intact removed to the foot of 37th Street in order to give convenient entrance to M Street." (p. 7)

February 27, 1895: "The report is current that the Metropolitan Railroad Company has purchased the northwest corners of 36th and Prospect streets of Timothy Daly for \$20,000. It is said the railroad company intends to apply for an extension of their line to this point, that close connection may be made with the union depot projected roads." (p. 8)

February 28, 1895: "The excavations of the Washington and Georgetown railroad contractors on the site of the projected union depot at the Aquaduct Bridge have developed very pure gold forty feet beneath the street grade. Dr. Southworth who has made special study of minerals, reports, after an assay, that the specimens unearthed are as pretty and as pure as any he has ever seen. It is not thought that the gold will be found in paying quantities, but the specimens are attracting a good deal of attention. The metal is showing up in flakes, not in veins, as it usually does."



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March 6, 1895: "The heavy steps leading from the southern end of graded 36th Street down to M opposite the Aquaduct bridge have been removed to make room for Washington and Georgetown railroad excavations and at the request of numerous property holders they have been placed at the foot of 37th Street.

"The excavations will extend into the square opposite the main site of the union depot buildings. Preparatory [sic] to the digging, house 1210 36th Street has been razed." (p. 8)

March 8, 1895: "The Union Station Wall" (p. 2) question of thickness (4' or 11') provokes long discussion. Commissioners meeting - hearing

Mr. Bernard Green - Superintendent of new Library of Congress

Mr. Brady - Inspector of Buildings - believed wall would have to be 11 feet thick. No decision reached.

April 2, 1895: (p. 2) fatal cave-in at union station excavation. Marcellus Smith killed - a carpenter.

May 3, 1895: 2 injured eyes..."through working of lime that was being used to swell the rocks and burst them in lieu of explosives, against which an injunction has been taken out by neighboring property holders, chief among them being Mrs. Morris, widow of Commodore George U. Morris, U.S.N. ...."

Prepared by Dr. James Philip Noffsinger  
Architect  
National Park Service  
August 19, 1966

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This Romanesque revival building has excellent stone details complemented by superb brickwork, revealing the high quality of design created by the prominent architect, Waddy B. Wood, to solve a highly atypical architectural program. Commanding a magnificent site adjacent to the Potomac River, the Capital Traction Company Union Station dominates all nearby structures on the west

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end of Georgetown's commercial district along M Street.

2. Condition of fabric: Excellent, very well-maintained.

B. Technical Description of Exterior:

1. Overall dimensions: 180' (front) x 242' (deep); three stories in height plus 140' tower.
2. Foundations: Rusticated granite (blue gneiss); retaining wall of concrete under Prospect Street is 13'-9" thick at base, reinforced at 13' to 20' intervals with 4' square brick pilasters.
3. Wall construction: The reddish-purple iron spot brick on 1911 (altered) facade is of common bond with headers every nine courses. Areas of repair over south vehicular doors, while of similar brick is layed in common bond with headers every six courses, may be of later date than 1911. Tower brick is of similar composition, common bond with headers every six courses, dates from original construction. Brick on side (west and east) elevations north of first pavilion areas is smooth red hard-faced and does not match spot brick in color or character. Incised and rusticated stonework is Milford pink granite. Facade was completely altered in major remodeling of 1911, resulting in loss of much of its original strength and vitality.
4. Chimneys: Square brick chimney, plain cap, located approximately 30' in from southwest corner of building. Numerous ventilation flues cannot be seen from street.
5. Openings:
  - a. Doorways and doors: Single vehicular openings in corner pavilions, now spanned by elliptical arches, were originally semi-circular. They are framed in smooth stone, circumscribed by unelaborate archivolt, which curve into corner turrets. Eastern vehicular door is of approximately 17'-6" masonry opening; western, approximately 16'-0" masonry opening. Existing corrugated metal overhead doors are not original. Pedestrian

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doors in central (seven voussoir) arches of rusticated bays, both of 6'-0" masonry opening, have been remodeled, although their original positions have not been changed. Two vehicular openings remain from early building on west elevation; east elevation is covered by later brickwork, no vehicular opening(s) visible.

- b. Windows and shutters: South elevation; one-over-one-light double-hung wooden sash windows. Those on first floor are fitted into rusticated 6'-0" masonry openings, the infilling of wood paneling. High and narrow (2'-6" x 10'-0") windows on second and third floors date from 1911 alteration. Windows in corner pavilion are arranged in triplets; others are paired. All windows have stone sills; second-floor windows are surmounted by heavy stone lintels; third-floor windows by brick lintels. No shutters originally or subsequently. West elevation; one-over-one-light double-hung wooden sash windows in first (south) pavilion on second and third floors. Openings on second floor have four-course header rowlock round arches, a fifth course visually connecting the group of four openings; third-floor windows have flat lintels. Smooth granite sills, like those in central pavilions of south elevation, bevel inward. In second section of west wall, first-floor windows have four-course row-lock segmental arches, some of which have been infilled at an undetermined date in common bond brick with headers every six courses. Granite sills are rock-faced. Round-arched openings on second and third floors have three courses of rowlocks. Third section consists of eight bays. Ground-floor openings and windows are similar to those of second section. Second-floor windows have nine-over-nine-light double-hung wooden sash, segmental-arches with four courses of rowlocks. Granite sills are rock-faced. Third-floor windows are round-arched. Stairway begins at fourth bay of this section; eleven-stone arch over stairway joins wall between fourth and fifth bays.

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Second and third floor windows and openings on first pavilion of east elevation are similar to counterparts on west elevation. Later brickwork appears to have considerable alterations on the east elevation although physical obstructions on this side render accurate recording impossible.

6. Roof:

- a. Shape, covering: Of original red tiled hipped roof, only portions covering the tower and the Prospect Street pavilion remain. Building is presently covered by a flat built-up roof.
- b. Framing: Framing for the covered walkway constructed with 10" I-beams, the flat roof with 15" and 24" I-beams.
- c. Cornice, eaves; Present terra-cotta cornice and terra-cotta parapet coping are very simple in design. Elaborate broken pediment atop projecting central pavilion has been raised two floors above its original position. Austere cartouche breaks parapet atop each end pavilion. Narrow belt course above upper windows defines, with cornice, area of decorative brickwork from 1911 alteration.
- d. Dormers: Original dormers were removed in alteration of 1911. Corner tourell-like motifs remain, apparently unchanged from original construction.

- 7. Tower: The tower, 17' across south face and 140' high, has been visually weakened by the alteration, which reduced its apparent height by almost one-half. The corner turrets are somewhat small in comparison to historical prototypes. The east and west faces have triple one-over-one-light double-hung wooden sash windows spanned by heavy stone lintels, a treatment not unlike that found on the windows at the second floor level. On the south face is a large aperture, 6'-0" in diameter, below which is a very small opening with stone sill. Toward the upper corners of all faces are groupings of four small square openings, 1' in dimension.

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8. Prospect Street Pavilion: Small entrance pavilion at 3520 Prospect Street, N.W. is at street level four floors above M Street. Central doorway is flanked by two round-arched openings with rock-faced granite sills and headed by corbeled lintel. Transom above doorway is embellished by symmetrical iron tracery. End turrets project through and above roof; brick banding near bottom carries through along wall for short distance on either side of pavilion. Near tops of turret shafts are three-course decorative elements of regularly projecting headers.
- C. Technical Description of Interiors: Numerous and extensive interior alterations throughout the years have erased practically any trace of original appointments. Present plan incorporates vehicular space around walls of first floor level, labyrinth of office spaces elsewhere.
- D. Site:
1. General setting and orientation: The building is located at the western end of Georgetown's commercial strip along M Street, N.W. and faces south across the Potomac River. By virtue of the fact that it is set into a 60' hill, the immense mass of the structure does not overpower the residential neighborhood to the north.
  2. Enclosures: Brick wall along Prospect Street has Milford pink granite coping. Huge retaining wall of rock-faced stone west of structure is topped by 4'-9" high iron railing with sections 6'6" on center.
  3. Outbuildings: None.
  4. Walks: A great flight of stone steps (7 1/2" risers, 1'-0" each in width), with two intermediate landings, connects Prospect and M Streets. This stairway, which parallels the west side of the structure, connects concrete public sidewalks in front of and behind the building.
  5. Landscaping: Hedges between south facade and public sidewalk.

Prepared by Thomas R. Martinson  
Student Assistant Architect  
National Park Service  
July 30, 1966





Capital Traction Company Union Station  
3600 M Street

photo: Marc Blair, 1966



Capital Traction Company Union Station  
Prospect St. Pavilion

photo: Marc Blair, 1966

COMMERCIAL BUILDING

2922-2924 M Street, N. W.

(Georgetown)

Washington, D. C.

COMMERCIAL BUILDING

Location: 2922-24 M Street, N.W., Washington, D. C.  
(Note: M Street was called Bridge Street in 1877.)

Present Owner: Frank J. Lavezzo.

Present Occupant: Peggy's Showroom - Draperies (Peggy Steininger).

Present Use: First floor shop; apartment above.

Statement of Significance: This is the eastern half of double building representative of a typical architectural solution for commercial structures in Georgetown in the later 19th century.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: Part of Lot 182 (Old Georgetown) present Lot 816 of Square 1196. This property was conveyed by Thomas Beall of Georgetown to the Reverend James Hunt by deed dated September 10, 1785 (Land Records of Montgomery County, 1776-1800, County Clerk's Office, Rockville, Maryland) in trust for the Presbyterian Society and members of the Church of Scotland. An act of the Maryland legislature to enable James Hunt to convey a lot called the "Church of Scotland Lot" in exchange for other land is cited in the deed. The trustees of the Presbyterian congregation did not incorporate until 1806 [Act: Congress Statutes at Large, Volume 2, Page 56 and Amendment: Statutes at Large, Volume 17, Page 73.].

1880 Deed April 24, 1880, recorded May 1, 1880  
in Liber 941 folio 205  
Thomas Muntz and William Smith  
To  
Arthur Small

1908 Deed in trust September 17, 1908, recorded  
September 19, 1908 in Liber 3172 folio 417  
Arthur Small, widower  
To  
Jesse H. Wilson  
Levin H. Frey

COMMERCIAL BUILDING  
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Though it is probable that it was intended to transfer all property belonging to the Presbyterian Society, an Act of Congress is ineffective to pass the title to real estate by this approach. The title was therefore defective. A title contains the following statement:  
"...from my personal knowledge of the possession of Mr. Small, who has owned the property and lived in it for more than 20 years (since 1888), I regard it as in fact good in substance..."

There then proceeds a release of the above mentioned deed in trust dated November 12-15, 1910.

- 1918 Deed November 20, 1918 recorded November 22, 1918  
in Liber 4142 folio 16  
Arthur Small, widower  
To  
Agostino B. Lavezzo
- 1962 Agostino B. Lavezzo - Deed  
To  
Frank J. Lavezzo (2922 M Street)  
Agostino B. Lavezzo - Deed  
To  
David J. Lavezzo (2924 M Street)

2. Date of erection: 1870-1880.

The deed dated April 24, 1880 and recorded May 1, 1880 from Thomas Muntz and William Smith to Arthur Small (Recorder of Deeds District of Columbia, Liber 941 folio 205) relates that "...by certain conveyance October 7, 1879 (Recorder of Deeds Liber 926 folio 232) certain lot fronting 48' on Bridge Street was conveyed to Arthur Small and said Small did by said deed covenant to stand seized of 2 undivided thirds of same to use of 1st parties that parties of 1st and 2nd parts did jointly erect on said ground 3 dwelling houses leaving a front of 16' each on Bridge Street - that said parties have agreed upon a partition under terms of which the easternmost 16' front by depth of 110' to 10' alley of said 48' so conveyed to Small was to become property of said Thomas Muntz and the westernmost part of like dimensions to become property of said William Smith and the center 16' by added depth with the dwelling thereon was to remain to said Small..."

COMMERCIAL BUILDING  
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3. Architect: Unknown.
4. Original plans, construction, etc.: None known.
5. Notes on alterations: None.
6. Important old views: None.

B. Historical Events Connected with the Structure:

Washington directories provide the following tenant information:

2922 M Street

|           |   |
|-----------|---|
| 1915-1923 | Morris Segal, cigarmaker                |
| 1925-1935 | Charles W. Morrison, paints             |
| 1936-1941 | John T. Gessling                        |
| 1942-1943 | Mrs. Sadie Herling, second hand clothes |
| 1948-1956 | Frank Miller, used clothing             |
| 1960-1962 | Georgia E. Luthy, used furniture        |
| 1964-1966 | Peggy's Showroom, drapes                |

2924 M Street

|           |  |
|-----------|--|
| 1915-1918 | Furr Meyer, clothing                     |
| 1919-1920 | Mrs. Bessie Beavers                      |
| 1921-1922 | Mrs. Annie Askinwall                     |
| 1923-1928 | Samuel Rogers, sheet metal               |
| 1930-1931 | Cummings Tire Company                    |
| 1932      | George M. Wall                           |
| 1933      | William R. Smith, printer                |
| 1934      | Ernest V. Cooke, printer                 |
| 1935      | Robert G. Noble, tire repair             |
| 1936      | City Wholesale Drug Company              |
| 1937      | Morris Berry, tailor                     |
| 1938      | Helen D. LaMonte                         |
| 1939-1960 | William F. Butler, electrical contractor |
| 1964-1966 | Wayne's Radio and TV Company             |

Prepared by Dr. James Philip Noffsinger  
Architect  
National Park Service  
August 15, 1966



PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: A typical Georgetown commercial structure in plan and function, the building is distinctive by virtue of its unusually ponderous and elaborate brick work. The more commonplace shop fronts provide insufficient visual support for the massive effect of the masonry above.
2. Condition of fabric: Good; brick is in excellent condition.

B. Technical Description of Exteriors:

1. Overall dimensions: 32'-6" (four-bays) x approximately 65'; two stories.
2. Foundations: Stone.
3. Wall construction: Brick front is among the most elaborate in the commercial area. Piers of common bond define bays, within which are window apertures. Between piers above windows is decorative belt composed of two corbeled courses above and below diagonally-laid stretchers. Above this, three separate corbeled belts form base for decorative eave brickwork.
4. Porches, stoops, bulkheads, etc.: Shallow wooden balcony with ornamental cast-iron railing spans front at second floor; balcony supported by four wooden brackets and bay windows of adjacent shops.
5. Chimneys: Brick chimneys 1'-8" x 2'-4" cannot be seen from street grade.
6. Openings:
  - a. Doorways and doors: Doors are rather deeply recessed within wooden frames. Hall doorways 2'-8" wide have four-paneled wooden doors and single-paneled transoms. Wooden shop doorways 4'-6" wide frame glazed double doors, each with single lower panel, and three-paneled transoms, one of which is now blocked for air conditioner.
  - b. Windows and shutters: Shop windows are projecting bays; fixed wooden sashes set above single-paneled bases. Upper windows have two-over-two-light double-hung wooden sashes set within elongated openings under low segmental arches. Stretcher-brick hood moldings embrace upper quarters of openings. No shutters.

COMMERCIAL BUILDING  
HABS No. DC-112

7. Roof:

- a. Shape, covering: Roof slopes gently to the south; covering unknown.
- b. Framing: Unknown.
- c. Cornice, eaves: Three projecting brick belts supporting vertical course set at forty-five degree angle to front plane and single stretcher course capped by low molded metal strip form complex cornice divided vertically into equal sections by five brick corbel motifs. Two easternmost vertical elements retain original metal terminations ornamented with animal masks.

C. Technical Description of Interiors: Typical side hall plan; upper rooms open off stair halls. Marble mantelpiece in front room of apartment; plaster centerpiece for gas chandelier remains on ceiling.

D. Site:

- 1. General setting and orientation: The building faces north on M Street between 29th and 30th Streets not far from the eastern border of Georgetown. It is a noteworthy structure in its neighborhood of reasonably stable but undistinguished buildings.
- 2. Enclosures: None.
- 3. Outbuildings: None.
- 4. Walks: Fronts on concrete public sidewalk to the north.
- 5. Landscaping: None.

Prepared by Thomas R. Martinson  
Student Assistant Architect  
National Park Service  
September 1, 1966



Commercial Building  
2922-2924 M Street

photo: Marc Blair, 1966



Eynon Building  
3407 M Street

photo: Marc Blair, 1966

EYNON BUILDING

3407 M Street, N. W.

(Georgetown)

Washington, D. C.

## EYNON BUILDING

Location: 3407 M Street N.W., Washington, D.C.  
(Note: M Street was formerly called Falls Street and also Bridge Street)

Present Owner: Edmund Dreyfuss, 4525 28th Street N.W.,  
Washington, D.C.

Present Occupant: Vacant

Present Use: Apartment dwellings and shop space.

Statement of Significance: This building, which exhibits early 20th century architectural design characteristics, is part of a row of bay-windowed apartments with commercial space on the street level.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Original and subsequent owners: The following information is an incomplete chain of title to the land on which the structure was built. The references are to the records found in the Recorder of Deeds Office, District of Columbia. The building is located in Square 1204, lot 56.

1907 Emma McCahill's subdivision of lots in Square 1204 as per plat recorded in Surveyors Office District of Columbia in Liber ARS, folio 159 dated June 14, 1907.

1907 Deed May 31, 1907 recorded June 14, 1907  
Emma McCahill  
To

Louie B. Woodward  
1907 Deed June 1, 1907 recorded June 14, 1907  
Louie B. Woodward  
To

Edward B. Eynon, Jr.  
1908 Deed July 7, 1908 recorded July 30, 1908  
in Liber 3174, folio 32  
Edward B. Eynon, Jr. et ux Edna R.  
To  
Barbara M. Graf



EYNON BUILDING  
HABS No. DC-124

- 1911 Deed February 23, 1911 recorded February 23,  
1911 in Liber 3397, folio 326  
Barbara M. Graf, single  
To  
Roy H. Pickford
- 1912 Deed February 1, 1912 recorded February 2, 1912  
in Liber 3495, folio 362  
Roy H. Pickford, single  
To  
Thomas H. Pickford
- 1920 Deed January 10, 1920 recorded January 31, 1920  
in Liber 4323, folio 76  
Thomas H. Pickford and wife Mary A.  
To  
Irvin Schwartz  
Abraham Schwartz  
Louis Schwartz  
tenants in common
- 1920 Deed April 27, 1920 recorded April 28, 1920  
in Liber 4342, folio 377  
Irvin Schwartz, unmarried  
Abraham Schwartz and his wife Jeanie  
Louis Schwartz and his wife Paulein  
To  
Abraham C. Bobys
- 1922 Deed August 25, 1922 recorded August 28, 1922  
in Liber 4783, folio 357  
A. C. Bobys and wife Hannah  
To  
William F. Johnson
- 1924 Deed July 31, 1924 recorded August 8, 1924  
in Liber 5313, folio 370  
William F. Johnson, and wife Anna T.  
To  
Cairo Apartment House Company
- 1945 Deed March 2, 1945 recorded March 7, 1945  
in Liber 8078, folio 5  
T. F. Schneider Corporation (formerly Cairo  
Apartment House Co.)  
To  
I. Marie Soldano
- 1945 Deed March 6, 1945 recorded March 7, 1945  
in Liber 8077, folio 578  
I. Marie Soldano  
To  
Martin I. Isen and wife Gussie  
tenants by entirety
- 1947 Deed April 14, 1947 recorded April 17, 1947

EYNON BUILDING  
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in Liber 8468, folio 333  
Martin I. Isen and wife Gussie

To

Leo M. Bernstein  
Norman Bernstein

tenants in common

For 1/2 interest

1952 Deed May 26, 1952 recorded May 26, 1952

Leo M. Bernstein and wife Evelyn J.

Norman Bernstein, unmarried

tenants in common as to their 1/2 interest  
and

Martin I. Isen and wife Gussie

tenants by entirety on the remaining 1/2  
interest

To

Henrietta Hart, unmarried

1958 Deed recorded January 6, 1958

Henrietta Hart

To

David R. Isen

1958 Deed recorded March 21, 1958

David R. Isen

To

Pearl E. Seal

1959 Deed recorded June 10, 1959

Pearl E. Seal

To

Edmund Dreyfuss

2. Date of erection: Probably 1908  
[Tax Assessor's Office, District of Columbia]
3. Architect: Not known.
4. Original plans, construction, etc.: None known:
5. Notes on alterations and additions: Permits located  
in the District Buildings Permit Office, District  
Building, District of Columbia follow:

123091 April, 1929 for an awning

129399 December, 1929 for repair

218552 March, 1938 for a sign

227173 October, 1939 for a sign

12705 September, 1946 for plumbing

294978 May, 1947 for repair

6. Important old views: None known.

B. Historical Events Connected with the Structure:

Washington directories list numerous tenants in the apartments of these buildings. The Commercial spaces have been occupied by the following types of businesses: drug store, cleaning establishments, tailors, restaurants, pool room, barber shop, delicatessen, beauty salon, paint store, jewelry shop and a newspaper branch office.

Prepared by Dr. James Philip Noffsinger  
Architect  
National Park Service  
August 17, 1966

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Eynon Building is typical of early 20th century commercial-residential urban row-buildings utilizing stamped metal sheathing combined with wooden and masonry construction.
2. Condition of fabric: Wooden elements and shop bays are in poor condition, brick fabric is in good condition.

B. Technical Description of Exterior:

1. Overall dimensions: Dimensions across front (south) elevation 180'± Eynon building only, (3407-09 M Street), 29'-7" (front); ten two-story units, (3405-3423 M Street), 150'-0"; two three-story units (3403 M Street), 30'-0". Approximate depth, 50'.
2. Foundations: Stone.
3. Wall construction: The front (south elevation) is composed primarily of shop windows and doorways with bay windows above. Sand colored common bond brick piers between the bay windows occur above voids and therefore appear structurally illogical.

4. Chimneys: 1'-4" square brick chimneys between party walls project slightly from north elevation. Upper four brick courses project to form cap; single clay pot rises above. Numerous metal flues and ventilators on roof are visible only from north.
5. Openings:
  - a. Doorways and doors: Single and double doorways alternate between bays (two single doors set at an angle to each other in double doorways open into adjacent shops on street level; single doors open into stairhall leading to living areas on upper floors). Original doors appear to have been wooden, with single glazed panel above inset wooden panel; slightly larger pane extends lower on commercial door than on private door. Rear (north) doors have transoms and adjacent two-over-two light windows under large segmental-arched openings framed by double courses of rowlocks.
  - b. Windows and shutters: The upper oriel (bay) windows are the dominant elements in the architectural composition. Although the three one-over-one light double hung wooden sash windows in each bay allow much natural illumination, an important esthetic function of the bays is to negotiate the east to west slope of the site by subtle gradations while retaining an apparent linear continuity of the elevations. This is accomplished chiefly by varying the vertical dimension of the upper inset panels over the windows. Thus, in two bays connected by the upper cornice, the bay "down" the slope--with a larger upper panel--steps down an amount equal to the difference in dimension between the two adjoining upper panels. Although not connected by cornice with the next "lower" bay, it does relate exactly to the adjacent window and lower panel areas, therefore retaining a linear coherence. Between "non-connecting" units small square ornaments adjoining the upper window moldings are horizontally aligned.

Small square four-paned windows between moldings above the shop windows and below the oriels form a running clerestory for the shops.
6. Roof:
  - a. Shape, covering: Flat built-up roof.
  - b. Framing: (apparently) wood.

EYNON BUILDING  
HABS No. DC-124

c. Cornice, eaves: Upper cornice, composed of two fillets, a cyma recta, three fillets and a corona connects pairs of oriels. Very large dentils are found under alternating cornices. Lower cornice connects the undersides of alternating oriels; in this manner every oriel is connected in a linear and physical manner to bays on each side.

d. Dormers: None.

C. Technical Description of Interiors: Most interiors at street level are unoccupied, as building is apparently being allowed to deteriorate. Upper living areas are in use although they were not recorded because of recorder's inability to secure admission.

D. Site:

1. General setting and orientation: Located above the northern end of Key Bridge, a major access from Virginia to the District of Columbia; the structure forms a termination for crossing traffic.

Set into a steep hill, the structure's upper level opens onto a terrace directly to the north.

2. Enclosures: None.

3. Outbuildings: Frame structure behind 3421 M Street is upper head of stairway to (lower) street level.

4. Walks: Fronts on concrete public sidewalk to the south.

5. Landscaping: None.

Prepared by Thomas R. Martinson  
Student Assistant Architect  
National Park Service  
August 31, 1966

THOMAS CRAMPHIN BUILDING  
3209-3211 M Street, N. W.  
(Georgetown)  
Washington, D. C.



## THOMAS CRAMPHIN BUILDING

Location: 3209-3211 M Street, N.W., Washington, D. C.  
(Note: M Street was formerly called Falls Street and also Bridge Street. The old house numbers were probably 148 and 150 Bridge Street.)

Present Owner: Phelps (Phoebe) Comley Havens

Present Occupants: George A. Comley, florist, 3209 M Street  
James Randolph, barber shop, 3211 M Street

Present Use: Commercial with apartments above.

Statement of Significance: Once the Columbian Gazette Office, this early 19th century commercial building is typical of Georgetown architecture of the period.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Original and subsequent owners: The following is an incomplete chain of title to the land on which the structure was built. Unless otherwise stated, all references are to the records in the Office of the Recorder of Deeds, District of Columbia. The site is in Square 1207 (lot 801) part of Old Georgetown lot 13.

1784 Deed October 19, 1784 recorded in Liber C folios 12, 13 and 14 in Montgomery County Records, Courthouse, Rockville, Maryland  
Robert Bradley Tyler and wife Dryden

To  
Joseph Sprigg Belt  
Anthony Reintzel  
"Lease for 99 years".

1792 Deed June 6, 1792 recorded September 14, 1792 in Liber A folio 155  
Robert Bradley Tyler and wife Dryden

To  
Philip Barton Key

1792 Deed December 20, 1792 recorded in Liber A folio 183  
Anthony Reintzel

To  
William Deakins, Jr.  
Thomas Beall of Georgetown Trustees of  
Thomas Lancton

THOMAS CRAMPHIN BUILDING  
HABS No. DC-118

- 1793 Assignment of lease December 8, 1792  
recorded January 21, 1793 in Liber A  
folio 179  
Joseph Belt  
To  
Anthony Reintzel
- 1794 Lease May 16, 1794 recorded May 20, 1794  
in Liber B folio 31  
Joseph S. Belt  
To  
Thomas Orme
- 1796 Deed June 3, 1796 recorded June 4, 1796  
in Liber B folio 486  
Anthony Reintzel  
To  
Thomas J. Beatty  
(3209 M Street)
- 1796 Deed June 4, 1796 recorded June 4, 1796  
in Liber B folio 487  
Thomas J. Beatty  
To  
Thomas Cramphin  
(3209 M Street)
- 1801 Lease for 99 years May 27, 1801  
recorded in Liber V5 folio 363  
Thomas Orme  
To  
W. S. Chandler
- 1801 Deed February 16, 1801 recorded in  
Liber G7 folio 137  
Thomas Orme  
To  
W. S. Chandler
- 1802 Deed April 30, 1802 recorded in  
Liber H8 folio 164  
W. S. Chandler  
To  
Thomas Cramphin
- 1835 Deed August 29, 1835 recorded September 14, 1835  
in Liber WB55 folio 249  
John Marbury, trustee of real estate of  
Philip B. Key  
To  
William Redin
- 1839 Deed November 5, 1839 recorded November 8, 1839  
in Liber J.A.S. 186 folio 244  
William Redin  
To  
Joseph N. Fearson  
(3209 M Street)

THOMAS CRAMPHIN BUILDING  
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- 1859 Deed December 24, 1858 recorded January 4, 1859  
in Liber J.A.S. 167 folio 63  
William Redin  
To  
Richard Cruikshank  
(3211 M Street)
- 1862 Deed October 25, 1862 recorded November 7, 1862  
in Liber J.A.S. 225 folio 167  
Richard Cruikshank et ux Ann Jane  
To  
Thomas J. Bicksler  
(3211 M Street)
- 1870 Deed July 6, 1870 recorded July 8, 1870  
in Liber 618 folio 281  
John C. McKelden  
To  
Louis W. Ritchie  
sale for default  
(3211 M Street)
- 1887 Deed December 30, 1886 recorded January 5, 1887  
in Liber 186 folio 244  
Mary J. Foertsch and husband Joseph C.  
To  
Charles B. Cropley  
George G. Boteler  
John D. G. Crampton
- 1887 Deed and Agreement February 8, 1887  
recorded February 16, 1887 in  
Liber 1233 folio 312  
Louis W. Ritchie et ux Mary J.  
Charles B. Cropley, unmarried  
George G. Boteler et ux Sarah M.  
John D. G. Crampton  
(3209 M Street)
- 1894 August 9, 1894: "John D. G. Crampton yesterday  
sold to Charles B. Cropley an undivided 1/3  
interest in part of lot 13, Square 37, located  
on the north side of M Street near High, improved."  
[Evening Star, August 9, 1894]
- 1898 Title good in Louis W. Ritchie through April 15,  
1898 (3211 M Street)

THOMAS CRAMPHIN BUILDING  
HABS No. DC-118

2. Date of erection: Tax assessment records seem to indicate that the building was constructed between 1808 and 1813. (Thomas Cramphin assessed for part of lot 13 for \$9,000 on a three story brick building - Assessment Records 1808, 1813-15, Peabody Room, Georgetown Branch, D.C. Public Library).
3. Architect: Unknown.
4. Original plans, construction, etc.: None known.
5. Notes on alterations and additions: The following building permits were found in the Building Permit Office, District Building, District of Columbia.

216660 September, 1938 for repair (3209-3211)  
228944 December, 1939 for a sign (3209)  
246421 August, 1941 for repair (3209-3211)  
A23335 April, 1951 for plumbing (3209)  
B34840 May, 1958 (3209-3211)

"repair porch, new toilet room fixtures, new electric wiring" "first floor (opening onto M Street) is now occupied as florist (3209) and barber (3211) shop. The proposed new occupancy is for the 2nd floor as a private studio and the 3rd and 4th (attic) floors as stock rooms." (All this space entered from the rear, or alley.) "building given as 3 storys, slate roof, exterior wall thickness as 1st - 17"; 2nd - 17" 3rd - 17" and 12".

6. Important old views: None known.

B. Historical Events Connected with the Structure:

Washington directories provide the following tenant information.

3209 M Street

|           |                           |
|-----------|---------------------------|
| 1886-1918 | G. W. Offutt, grocers     |
| 1919-1937 | D. E. Trenis, explosives  |
| 1938-1966 | George A. Comley, florist |

THOMAS CRAMPHIN BUILDING  
HABS No. DC-118

3211 M Street

|           |                         |
|-----------|-------------------------|
| 1886-1918 | G. W. Offutt, grocers   |
| 1919      | W. J. Abrams, barber    |
| 1920-1928 | Henry T. Redman, barber |
| 1929      | Vacant                  |
| 1930-1938 | John H. Gibson, barber  |
| 1939-1966 | Randolph's Barber Shop  |

Prepared by Dr. James Philip Noffsinger  
Architect  
National Park Service  
August 16, 1966

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: An early nineteenth-century brick double structure, the Thomas Cramphin Building is noteworthy for its atypical upper fenestration.
2. Condition of fabric: Good.

B. Technical Description of Exterior:

1. Overall dimensions: 44' (two unusually wide bays) x 60' (to alley, including dock); three-and-one-half stories in height.
2. Foundations: Stone rubble masonry.
3. Wall construction: (South) facade is of Flemish bond, painted very light orange-pink; north elevation is unpainted red brick of common bond with headers every six courses. Stone belt course crosses facade under second-floor windows. Party wall indicated by brick ridge of one course header rowlocks and one course stretchers paralleling gables.
4. Chimneys: Brick chimneys over end walls on each quadrant of gable roof measure 1'-8" x 4'-8"; 6" cement caps bevel inward at top.
5. Openings:
  - a. Doorways and doors: Shop doorways on first floor are comparatively modern. Single-paned wooden

THOMAS CRAMPHIN BUILDING  
HABS No. DC-118

shop door placed at east side of each half of building. Unpainted modern vertical-planked rear doors at second floor level, with single-paned transoms above, open from loading platform.

- b. Windows and shutters: Shop windows on the first floor are comparatively modern. Two second-floor triple windows have wooden casings with narrow mullions supporting lintels under brick infilling below brick segmental relieving arches. West triple wooden double-hung sash window has two-over-two-light arrangement at sides and six-over-six in center. East window has three-over-three-light flanking sash and twelve-over-twelve lights in center. Since both triple windows have old blown-glass lights, it is problematical which muntin design is the original one. Stone belt course serves as sill. Third-floor triple windows approximately half the customary height are set below splayed flush brick lintels and have stone sills. Wooden double-hung west window has one-over-one light at sides and three-over-three-light center sash. East window has (fixed?) three-over-three-light sides and two six-paned casements in the center. No shutters.

6. Roof:

- a. Shape, covering: East-west gabled roof is slate-covered.
- b. Framing: Unknown; probably wooden.
- c. Cornice, eaves: Slightly projecting three-course brick cornice is composed of Flemish bond course, "sawtooth" course and upper course of headers. Low iron snow railing is set at edge of roof. Gutter and downspout may be original.
- d. Dormers: Single wooden-faced gabled dormers project from south gable on each side of central roof ridge: six-over-six-light windows are set under wood-infilled round-arched opening. Two dormers on axis on north gable cannot be observed from grade.



THOMAS CRAMPHIN BUILDING  
HABS No. DC-118

c. Technical Description of Interiors: Not recorded because  
unable to secure access.

D. Site:

1. General setting and orientation: The Thomas Cramphin Building faces south onto M Street, N.W., near the northwest corner of the intersection of that street and Wisconsin Avenue. The lot rises steeply to the rear; the second floor level and loading platform are just above grade.
2. Enclosures: Fieldstone retaining wall defines north boundary of lot at alley.
3. Outbuildings: None.
4. Walks: Fronts on concrete public sidewalk to south.
5. Landscaping: None.

Prepared by Thomas R. Martinson  
Student Assistant Architect  
National Park Service  
August 31, 1966



Thomas Cramphin Building  
3209-3211 M Street

photo: Marc Blair, 1966



Thomas Robertson House  
3116-3118 M Street

photo: Marc Blair, 1966

THOMAS ROBERTSON HOUSE

3116-3118 M Street, N. W.

(Georgetown)

Washington, D. C.

## THOMAS ROBERTSON HOUSE

Location: 3116-18 M Street, N.W., Washington, D. C.  
(M Street formerly known as Bridge Street)

Present Owners: George H. Kelly et ux (one-third)  
Thomas Liverman, et ux (one-third)  
Millicent Chatel (one-third)

Present Occupant: The Pagoda Shop (Apartments on upper floors)

Present Use: Store and apartments

Statement of Significance: On original lot No. 54, of larger property known as "Peter Square", initially assembled by Robert Peter, first mayor of Georgetown. Built between 1812 and 1814 by Thomas Robertson, member of a prominent Georgetown family who was at one time Flour Inspector, a high post in Old Georgetown. House was bought in 1831 by Charles Burnett, one of the leading silversmiths of his time.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Original and subsequent owners. The building is located on part of Lot 11 (now 816) in Square 29 (now 1199) described as follows: Beginning on the south side of M Street, at a distance of 240'1" east of the intersection of the south line of said M Street with the east line of 32nd Street (Now Wisconsin Ave.), and running thence east with the south line of M Street 24'2" to the west line of Lot 12 in said square; thence with said line south 120' to an alley; thence west with the north line of said alley; 24'2"; and thence north 120' to beginning. At time of the cession of the District of Columbia, the land was owned by Robert Peter, who acquired it in 1760. (Georgetown Commissioners Minutes, 1751-1798 Library of Congress Manuscript Book, 1927).
- 1806 Robert Peter died, devising all his estate to his five sons, Thomas, Robert, David, George and James. Robert Peter's will is dated May 10, 1802 and was probated on November 29, 1806. (Will Book 1 Page 140)

- 1812 Under a Deed of Partition dated June 17, 1812, and recorded October 14, 1812 (Liber A.D., folio 319), Lot 11 was allotted "in severally" to his son, George Peter.
- 1814 There is no record of a deed conveying said property from George Peter to Thomas Robertson, but there is on record a mortgage from Daniel Kurtz to Thomas Robertson dated July 21, 1814, recorded November 21, 1814 (Liber A.H., folio 308), which included said property. A description of the mortgaged property follows: all the property which said Robertson possesses on Bridge St., in Georgetown, beginning at the end of 223 feet, 3 in. from the intersection of Bridge and Water Sts. (now Wisconsin Ave.), and running thence with Bridge St. Easterly 41 ft; thence Southerly 120 ft. to an alley; thence Westerly parallel with Bridge St., 41 ft.; thence to the beginning, and other property. "To secure grantee as endorser on notes amounting to \$5,000, also to secure any subsequent endorsement by said Kurtz from grantor, etc."
- 1823 Thomas Robertson died intestate prior to October 16, 1817. On August 30, 1823, the 3-story brick dwelling, built by Thomas Robertson, on the easternmost end of Lot 11 was sold to Philip E. Thomas for \$3,000. (Deed dated Feb. 14, 1824; recorded Feb. 26, 1824; Liber W.B. 10, folio 412. "Sold Aug. 30, 1823 to 2nd party, Convey the 3-story brick dwelling house of the late Thomas Robertson on Bridge St. being the easternmost and largest of the two 3-story brick houses built by the late Thomas Robertson and adjoining each other with the ground on which said largest house stands.")
- 1831 Sold by Philip E. Thomas to Charles A. Burnett. Deed dated May 21, 1831; recorded November 1, 1831 (Liber W.B. 38, folio 178)
- 1849 Charles Burnett died leaving no will, but under Letters of Administration dated May 26, 1849 (Administration Case No. 917, docket 3) the house and property were left to his heirs, Miss Eliza Ann Burnett. Miss Virginia Burnett, Mrs. Ellen Louisa Murdock and Mrs. Jane R. Levering.
- 1849 By deed dated October 2, 1849 and recorded April 5, 1850 (Liber J.A.S., folio 90) remaining three-fourths of said property, now referred to as a 3-story brick store and dwelling house, was deeded to Ellen Louisa Murdock, wife of William D. C. Murdock.

- 1855 By deed dated June 18, 1855 and recorded June 19, 1855 (Liber J.A.S. 99, folio 218) Samuel Shoemaker bought the house and grounds from Ellen Louisa Murdock for \$4,300.
- 1891 Samuel Shoemaker died in 1891 and left the property to his wife Elizabeth, and their children, Sophia J., Anna R., and Samuel J. (Will dated June 23, 1856; Codicil dated May 6, 1884; probated December 13, 1891 - Will Book 30, page 406).
- 1892 On January 4, 1892 said property was deeded to Samuel J. Shoemaker by his mother, Elizabeth, and sisters, Sophia and Anna. (Liber 1644, folio 192, 194).
- 1959 The property apparently stayed in the Shoemaker family until November 3, 1959, when it was deeded by the Georgetown Redevelopment Corporation, trustee for the Elizabeth R. Shoemaker Home to Lynn L. Moore et ux. (Liber 11333, folio 512).
- 1962 Deeded by Lynn L. Moore et ux to George H. Kelly et ux on March 19, 1962 (Liber 11768, folio 453).
- 1963 Deeded by George H. Kelly et ux to Margaret E. Hartung on December 26, 1963 (Liber 12127, folio 364). On the same date, Margaret E. Hartung deeded the property to George H. Kelly et ux, (Liber 12127, folio 366), Thomas Liverman et ux, and Millicent Chatel, (Liber 12127, folio 364-74).
2. Date of erection: Built by Thomas Robertson (owner) between 1812 and 1813 (District of Columbia City of Georgetown assessment of real and personal property 1813-1818; National Archives record group 351, microcopy M-605, roll 9)
3. Architect: Not known.
4. Original plans, construction, etc.: None known.
5. Notes on alterations and additions: Permit in the District Building Permit Office, District Building, District of Columbia follows:
- 10/29/65 A60419 cut opening in party wall between 3114 and 3116 install class "A" fire door as/plan (cancelled?) \$150.00 Ray Lowstoter, 4940 Little Falls Road, Arlington.
6. Important old views: None known.



B. Historical Events Connected with the Structure:

Washington directories provide the following tenant information:

|           |                                   |
|-----------|-----------------------------------|
| 1906-1915 | Jacob Kaufman, clothier           |
| 1916-1919 | Vacant                            |
| 1922-1926 | James Barr, clothing              |
| 1927      | Dominic Musacchio, beauty parlor  |
| 1928-1929 | Washington Tire Store             |
| 1930      | Spilman's Inc.                    |
| 1931      | Vacant                            |
| 1933-1938 | Jacob Tebelett, men's furnishings |
| 1940      | Anna Rosenberg, shoes             |
| 1941      | Bernard Blum, leather goods       |
| 1943      | Waldron Florist                   |
| 1948      | Sid Silverman, pawnbrokers        |
| 1954      | J. A. Lombardo, shoe repair       |
| 1956-1962 | Pottery Fair                      |
| 1964-1966 | Pagoda Shop                       |

Prepared by Dr. James Philip Noffsinger  
Architect  
National Park Service  
August 19, 1966 et seq.

Source material contributed by  
Mrs. J. K. Mansfield  
1069 Thomas Jefferson St., N.W.  
Washington, D. C.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: An early nineteenth-century commercial and residential structure, the Thomas Robertson House has undergone little exterior alteration above the first floor except for the dormers. The dignified and well-proportioned facade is a simple but characteristic example of the Federal period.
2. Condition of fabric: Good; brick appears to be in very good condition.

B. Technical Description of Exterior:

1. Overall dimensions: 24' (four bays) x approximately 85' (including additions); three-and-one-half stories in height.

2. Foundations: Brick to grade on exterior, stone visible in basement.
3. Wall construction: Red Flemish bond brick has been painted cream on (north) facade. South elevation has been resurfaced in common bond with headers every four courses. East elevation appears to be of common bond with header courses at undetermined intervals.
4. Chimneys: Two brick chimneys over east gable wall rise high above roof. Chimneys measure 1'-8" x 2'-8" (approximately); two-course projecting brick cap at top.
5. Openings:
  - a. Doorways and doors: Single-paned wooden shop door and hall door east of shop front are comparatively modern. Hall door is set under transom within deep wooden reveal.
  - b. Windows and shutters: Plate-glass shop windows are relatively new. Second and third-floor windows have splayed voussoir-and-keystone-patterned solid stone lintels and stone sills. Wooden double-hung second-floor sash are nine-over-six-light; third-floor and all rear sash are six-over-six-light. One pair of shutters remains on west bay of third-floor front.
6. Roof:
  - a. Shape, covering: East-west gable is covered with standing-seamed tin defined on east by brick coping. Ell roof slopes from north to south.
  - b. Framing: (Apparently) wood.
  - c. Cornice, eaves: Brick dentil course is only decorative element at eaves. Metal gutter and downspout may date from early nineteenth century.
  - d. Dormers: Two front dormers (on axis with south dormers) retain original dimensions but have been refaced and sheathed with tin. Present detailing appears to date from last quarter of nineteenth century. Six-paned casements and glazed lunettes are not original.
- C. Technical Description of Interiors: First-floor commercial space has cast-iron columnar supports. Four-bay second and third floors have side-hall plan with stairs behind westernmost bay.

D. Site:

1. General setting and orientation: The Thomas Robertson House faces north onto M Street, N.W. between 31st Street and Wisconsin Avenue in a block of commercially successful if not architecturally significant buildings, one-half block north of the C & O Canal. More restrained in design than some of its neighbors, it retains much of its original quiet dignity.
2. Enclosures: None.
3. Outbuildings: Two brick ells extending southward along the west property line have been added at a later date.
4. Walks: Fronts on public sidewalk to the north.
5. Landscaping: None.

Prepared by Thomas R. Martinson  
Student Assistant Architect  
National Park Service  
September 1, 1966

THE GEORGETOWN MARKET

3276 M Street, N. W.

(Georgetown)

Washington, D. C.

## THE GEORGETOWN MARKET

Location: 3276 M Street, N.W., Washington, D.C., on part of lot 800 (old lot 42) in Square 1186

Present Owner: District of Columbia

Present Occupant: Southern Distributors, Inc.

Present Use: Automotive supply and equipment wholesalers.

Statement of Significance: Built in 1865 on the foundations of the Old Georgetown Market (c. 1796), the Georgetown Market stands on land occupied by earlier structures--a butcher's market and the Georgetown debtor's jail--of the eighteenth century. Although not of extraordinary architectural significance, the Market is perhaps the finest remaining symbol of Georgetown's long history of commercial endeavor.

PART I. HISTORICAL INFORMATION

(Note: This monograph is deeply indebted to the excellent study by National Park Service historian Dr. George J. Olszewski, A History of the Old Georgetown Market, Georgetown, DC. Paginal references in the following text refer to this unpublished paper, available from U.S. Department of the Interior, National Park Service, Division of History Studies. To Dr. Olszewski for the extensive material so cited go the writer's sincere thanks.)

1. Original and subsequent owners: At the time of the decision to construct a market, 1796, the land was owned by Adam King and John Mitchell [p. 1]. In 1802, the land was finally acquired.

Adam King

To

Georgetown Corporation

Deed, dated October 23, 1802; recorded January 5, 1803.  
[p. 2].

John Mitchell

To

Georgetown Corporation

Deed, dated December 27, 1802; recorded January 5, 1803.  
[p. 2].

(Note: A stipulation of King's deed was that the site was "for the use of the market aforesaid forever, and for no other use, interest or purpose whatsoever." Mitchell's deed added that the land "was for the use of a public market" [p. 2].)

The property remained under control of the Georgetown Corporation until 1871, when Congress revoked Georgetown's charter. Since that date it has been "administered...by the District of Columbia" [p. 2].

2. Date of erection: The Old Georgetown Market was razed in 1865 [p. 18] and the present structure erected in that year [p. 21].
3. Architect: Not known.
4. Original plans, construction, etc.: None known.
5. Notes on alterations and additions: "Ornamented scrolls... [which] formerly decorated the arches of the windows and door" [pp. 19-20] have been removed at unknown date after 1933.

The following building permits were located in the Building Permit Office, District Building, District of Columbia:

|      |          |         |
|------|----------|---------|
| 1931 | June     | #144072 |
| 1938 | November | #217923 |
| 1939 | February | #220027 |
| 1939 | February | #220086 |

6. Important old views: The only known old view is a 1933 sketch by Inez Demonet [p. 20]. See: Olszewski; History of the Old Georgetown Market, Georgetown, D.C., cover illustration.

- B. Historical Events Connected with the Structure: The following excerpt is taken from Olszewski, op. cit., [pp. 13]:

"The Georgetown Market Building stands on part of lot 42 (now 800) in Square 1186 of the original land conveyed by the Maryland Legislature to the newly established town of Georgetown founded in 1751. It antedates all other markets, many of which have since been demolished.



THE GEORGETOWN MARKET  
HABS No. DC-123

"According to early records, a butcher's market occupied a part of the present market site in Revolutionary times. Later, it was replaced by the Georgetown debtor's jail. When the jail was removed to another site, the first market house of Georgetown was erected thereon in 1795. It was of frame construction. Because of the town's growth, the market existed barely a year.

"On July 1, 1796, the Mayor of Georgetown was authorized to demolish the frame market house and to accept a new market building which was to be constructed on an expanded market site from funds raised by voluntary contributions of citizens of Georgetown. Its construction was begun in 1796, even though negotiations for acquisition of the land by the Georgetown Corporation were not completed until 1803.

"At the time, parts of lot 42, Square 1186, on the north and south sides of the original market site, were owned by Adam King and John Mitchell. On October 23, 1802, a deed was executed by King, and on December 27, 1802, Mitchell followed suit. Both deeds were recorded on January 5, 1803, conveying the land to the Georgetown Corporation.

"During the decades of profitable operation of the Chesapeake and Ohio Canal, the market was enlarged by 'additions'. By the end of the Civil War, this market house was in a dilapidated condition. The present market house was built in 1865 and until 1871 was operated as a market by the Georgetown Corporation. From 1871 when Georgetown was incorporated into the District of Columbia, until 1935, it was administered as a market by the District of Columbia.

"It should be noted that a stipulation in King's deed was that the ground was 'for the use of the market aforesaid forever, and for no other use, interest or purpose whatsoever.' Mitchell's deed stipulated that the land was 'for the use of a public market.' These stipulations have caused a great deal of controversy and negotiation during the past twenty years. In 1935 the District Commissioners decided to 'get out of the market business,' but were restrained by these provisions. Having been brought to the attention of Congress, disposition of the Georgetown market property is now the subject of Congressional legislation.

"The final phase of the District's attempt to obviate the restricting covenants of the original deeds was taken on June 1, 1945. It leased the premises to the present tenant, Southern Distributors, Inc., a wholesale automobile supply parts distributor, who is still the lessee, after more than twenty years occupancy of the property for non-market purposes. The District receives \$250 per month rent.

During the past eight years (1957-1965), the District has spent \$2,911.94 on repairs to the premises.

"Originally, this firm carried on its wholesale activities at this site, but in recent years it has transferred its wholesale operations to the Washington suburbs. Its main customers today are the automobile repair shops in Georgetown and it is considered an asset to the business community. It has a 30-day vacate clause in its lease and the premises could be recaptured without trouble." Olszewski, op. cit., [pp. 33-34].

Prepared by Dr. James Philip Noffsinger  
Architect  
National Park Service

Thomas R. Martinson  
Student Assistant Architect  
National Park Service  
September 8, 1966

## PART II. ARCHITECTURAL INFORMATION

### A. General Statement:

1. Architectural character: The Georgetown Market is functional in design and essentially non-derivative in character. Long at the hub of commercial activity in the area, recent proposals to return the market to its originally intended use have revealed widespread and positive interest in this building in Georgetown.
2. Condition of fabric: District Commissioner Tobriner, in a letter to the Honorable John L. McMillan, chairman of the House Committee on the District of Columbia, dated February 8, 1966 [Olszewski, op. cit., pp. 35-36] states in part:

"There is evidence of structural failure in various portions of the foundations walls, running from slight cracking to complete collapse. The first floor joists and auxiliary posts...are thoroughly infested with termites. The flooring is badly worn and holed in many places. The brick exterior walls are in need of repairing generally, and require rebuilding in two areas. The wooden roof structure appears to be generally sound, but much leakage of the roof has caused extensive rotting in the trim and eave boards of the roof. The standing seam tin roof is obviously in need of repair or replacement."

Estimated cost of renovation including cleaning up and rat-proofing basement, replacement of existing first floor construction with steel, repairing or replacing doors and/or windows as necessary, cleaning up fabric, installation of public sanitary facilities, refrigeration machinery, heater, boiler and electrical system as well as repair roof, gutter and downspouts is \$166,000 [Olszewski, op. cit., p. 37].

B. Technical Description of Exterior:

1. Overall dimensions: 40' (three bays) x 200' (eleven bays); one story in height.
2. Foundations: "The basement of the market is constructed of grey field stone, the walls being about four feet in thickness and rising about 15 feet to wooden joists supporting the market floor. The field stone runs the length and breadth of the market with a central arched wall, about 2 feet thick, running down the center. A series of rooms, about 12 feet square, on each side of this central arched wall divide the basement into proportionately spaced storerooms. The alleged 'slave auction block' stands at the center of the east wall..."  
  
"A wooden floor rests on the bare earth of the basement. Supporting wooden joists were also installed in 1943 to support the floor overhead which became weakened over the years." [Olszewski, op. cit., pp. 20-21].
3. Wall construction: Red brick is layed in common bond with headers occurring at intervals of eight courses. Brick pilasters project from wall; supported by foundation stones, they merge into projecting brick "cornice" on sides. Pilasters effectively define bays, within which are round-arched openings.
4. Chimneys: Brick chimneys on east and west sides of roof measure approximately 1' x 1'-4" with one course projection four courses below top. "A steel smoke-stack of undetermined date stands at the south end of the market, rising to a height of about 75 feet." [Olszewski, op. cit., p. 19].
5. Openings: "The M Street facade consisted of an elongated door in the center, about 6 feet wide and 15 feet in height. The windows on either side were of similar width but closed at the base. Ornamented scrolls, no longer there, formerly decorated the arches of the windows and door..."

"Extending along the faces of the east and west walls were nine windows and doors [later alterations have extended the east and west elevations to eleven bays], similar in structure to those on the M Street facade but arranged in a series of two windows and a door. Each section was recessed about 3 inches and separated from the adjoining window or door by a brick pilaster. These pilasters were about 3 feet in width and rose from the elongated stone at the base of the wall and tied in with the greater wall thickness below the eaves. ...the windows and doors are covered with an iron grill which was installed in 1942. Two arched windows also appear in the south wall, centered by a shack-like entrance to the basement of the market building. Undoubtedly, this entranceway was formerly a door. It would have been most inconvenient to former market tenants if they did not have interior access to their storeroom areas in the basement, particularly during the inclement weather." [Olszewski, op. cit., pp. 19-20].

6. Roof:

- a. Shape, covering: Very low gable (runs north-south; tin-covered.
- b. Framing: Wood; decking is exposed on (interior) underside.
- c. Cornice, eaves: Elaborate all metal (stamped tin) cornice at north end of Market. Pediments facing east and west are supported by paired brackets at either end. Dentilled and bracketed raking cornices on north front are broken by low central block motif which is capped by flat bracketed and dentilled cornice. Flagpole surmounts block motif.
- d. Dormers: None.

C. Technical Description of Interiors: Although recent use as a warehouse has somewhat altered the original interior plan, the following text, taken from an undated clipping of the Washington Evening Star found in the Washingtoniana Room of the District Central Library throws some light on earlier arrangements:

"...the market contained 22 stalls and that stall income during the year was \$762.50. Stalls rented on the average for \$5 per month. Butchers, fish mongers, and dairy farmers, who occupied stalls in the interior of the market, generally paid a higher rent because their wares required refrigeration.

THE GEORGETOWN MARKET  
HABS No. DC-123

Their stalls generally stood against the walls of the market. Butter stalls generally stood in the center. Produce was sold at stands on the outside of the market..." [Olszewski, op. cit., p. 23].

D. Site:

1. General setting and orientation: The Georgetown Market faces north onto M Street, N.W. between East Market Street and West Market Street (extensions of Potomac Street) just above the C & O Canal. Its location during the 19th century was excellent, and it was undoubtedly at the center of Georgetown's commercial activity. Disuse of both the canal, and the market (as such), have greatly affected the immediate area: what was once the most vital neighborhood in Georgetown is now perhaps the most unkempt.
2. Enclosures: None.
3. Outbuildings: None.
4. Walks: Fronts on concrete public sidewalk to the north.
5. Landscaping: None.

Prepared by Thomas R. Martinson  
Student Assistant Architect  
National Park Service  
September 8, 1966



The Georgetown Market  
3276 M Street

photo: Marc Blair, 1966



The Georgetown Market  
Cornice Detail

photo: Marc Blair, 1966



GUTMAN-WISE BUILDING

3140 M Street, N. W.

(Georgetown)

Washington, D. C.

GUTMAN-WISE BUILDING

Location: 3140 M Street, N.W., Washington, D.C.

Present Owner: William J. O'Donnell; 4801 Blagden Avenue, N.W., Washington, D.C.

Present Occupant: The Door Store

Present Use: Furniture Store

Statement of Significance: This building is atypical of Georgetown commercial architecture. It represents an early twentieth-century trend, and its broad fenestration is an interesting and significant harbinger of modern design.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: The following information is an incomplete chain of title to the land on which the structure was built. The site is in Square 1199; Lot 810 formerly known as lot 7 and part of lot 5 in a subdivision of lot 50 on a plat which appears in the book of Georgetown Squares in the Office of the Surveyor, District of Columbia. The lot is described as follows:

"...beginning at a point in the South line of M Street distant 75' East from the Northwest corner of said square and running thence East along said street 25' thence South parallel with the East line of Wisconsin Avenue 120' thence West parallel with the South line of M Street 25' thence North 120' to the place of beginning."

1811 Deed April 8, 1811, recorded June 6, 1811 in Liber AA, folio 357.

David Peter et ux Sarah  
To

President and Director  
Union Bank of Georgetown

"late the property of Robert Peter, the elder."

1811 Deed April 20, 1811, recorded June 6, 1811 in Liber AA folio 361.

George Peter et ux Ann  
To

President and Director

- Union Bank of Georgetown  
"Late the property of Robert Peter, the elder."  
1825 Deed November 15, 1825, recorded December 16, 1825  
in Liber WB 14, folio 379.  
President and Director  
Union Bank of Georgetown  
To  
John Beall Claggett  
1826 Deed March 24, 1826, recorded March 31, 1826 in  
Liber WB 16, folio 274  
John Beall Claggett  
To  
Richard Osbourn  
1844 Deed July 17, 1843, recorded January 18, 1844 in  
Liber WB 104, folio 457.  
Joseph Helm, Trustee  
Richard Osbourn et ux Margaret  
To  
Judson Mitchell  
1863 Deed June 23, 1863, recorded June 24, 1863 in  
Liber NCT 7, folio 375.  
Judson Mitchell  
To  
Emanuel Gutman  
1868 Trust March 13, 1868, recorded March 14, 1868 in  
Liber NCT 9, folio 344.  
Emanuel Gutman et ux May  
To  
James W. Corcoran  
Albert E. Mathews  
1879 Deed October 1, 1879, recorded November 24, 1879  
in Liber 924, folio 71.  
James W. Corcoran  
Albert E. Mathews  
Trustees under Deed of Trust  
for Emanuel Gutman et ux  
(sale for default)  
To  
Henry C. Craig  
Albert B. Jackson  
Tenants in common.  
"Sold after public advertisement on October 1,  
1879 for \$10,160."  
1909 Deed November 27, 1909, recorded November 30, 1909  
in Liber 3277, folio 396.  
Henry C. Craig et ux Mary A.  
Albert B. Jackson et ux Josephine A.  
To  
George W. Wise

GUTMAN-WISE BUILDING  
HABS No. DC-117

1939 Deed December 1, 1939, recorded December 4, 1939  
in Liber 7418 folio 357  
William F. Taylor  
B. Agee Bowles  
Trustees under the Will of George W. Wise,  
deceased  
To  
William J. O'Donnell et ux Mary A.  
Tenants by entirety.

2. Date of erection: The only documentation found seemed to indicate that this building was built by Emmanuel Gutman 1868-70. (Assessments for Real and Personal Property 1865-1870, Records of the City of Georgetown, D. C., National Archives, Record Group 351, Microcopy M 605, Roll #12) Recorded as follows: Ground - \$2,500; Improvements - large 3-story brick dwelling, store and back building - \$6,000; Brick stable in rear on 1st alley - \$500. Hence the Gutman identification has been retained for this structure. However, since the above documentation clearly does not refer to the present 4-story structure and since all architectural evidence in situ indicates a post-1900 date, it seems most probable that the present building was erected around 1909 when ownership of the property was transferred to George W. Wise.
3. Architect: Unknown.
4. Original plans, construction, etc.: None known.
5. Notes on alterations: Recent alterations are recorded in the District Building Permit Office as follows:

|          |        |  |
|----------|--------|--|
| 5/16/51  | A19966 | Repair flooring and steps - fire damage - \$1,500.00.  |
| 6/13/52  | A32510 | (3132-3140) cut openings in party wall and enclose heater room, build interior stairs as/plans, install boiler room vent duct - \$1,500.00. 3140 has occupancy permit for lower two floors only. |
| 11/20/52 | A37856 | Cut concrete freight ramp in ground floor receiving room; agent for owner is given as Katherine O'Donnell, 4801 Blagden Avenue, N.W. - \$300.00 four floors.                                     |
| 12/ 1/52 | A38056 | Toilet room - \$500.00.  |
| 1/10/53  | A38989 | Repair (sidewalk) - \$100.00.  |
6. Important old views: None.

B. Historical Events Connected with the Structure:

Washington directories provide the following tenant information:

|           |                                  |
|-----------|----------------------------------|
| 1911-1922 | J. F. Darcy and Co., furniture   |
| 1923-1926 | Kenderick-Harrison Furniture Co. |
| 1927-1931 | William E. Miller Furniture Co.  |
| 1933-1937 | Sears Roebuck & Co.              |
| 1938-1940 | Vacant                           |
| 1941-1948 | Western Auto Supply Co.          |
| 1960-1966 | Door Store, furniture            |

Prepared by Dr. James Philip Noffsinger  
Architect  
National Park Service  
August 15, 1966

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: An unusual structure for Georgetown, the Gutman-Wise Building typifies an increasingly rationalistic and functional early twentieth-century approach in commercial design. Formal architectural reminiscences of the past are minimized for the sake of maximum window areas, a concept prophetic of much current construction.
2. Condition of fabric: Good.

B. Technical Description of Exterior:

1. Overall dimensions: 25' (one triple bay) x approximately 105' (including additions to the south); four stories in height.
2. Foundations: Brick to grade.
3. Wall construction: Dark red common bond brick of (north) facade is painted grey. Two brick first-floor piers support a lintel masked by tin stamped to resemble stone. The remarkably open upper facade is framed by brick applied pilasters rising two and one half stories from second-floor level. Unconventional pilaster capitals are tin. A stilted segmental arch masked by voussoir-and-keystone-patterned tin supports shallow brick spandrels contiguous with coping wall behind cornice. Rear additions are common bond brick with headers at six-course intervals.

GUTMAN-WISE BUILDING  
HABS No. DC-117

4. Chimneys: 1'-8" square brick chimney projects slightly from east wall; one-foot beveled cement cap and clay pot rise above projecting upper brick course.
5. Openings:
  - a. Doorways and doors: Single-paned wooden door is set within shop front at west side. Rear access through modern wooden screen door opens into garage; overhead door spans nearly the entire south elevation of this addition.
  - b. Windows and shutters: Plate-glass shop window projects to form rectilinear bay in plan, roofed by original metal marquee. Upper front windows rise approximately full height of stories. Set within single rectangular apertures between panelled recessed lintels, they are divided into single-paned triads by wooden mullions. Rear windows have three-over-three-light vertical-muntined double-hung wooden sash, stone sills, and I-beam lintels. They are divided into four-part units by wooden mullions and are strictly functional in design. No shutters.
6. Roof:
  - a. Shape, covering: Roof slopes gently to the south, is tin covered.
  - b. Framing: Wooden framing was reinforced (apparently in 1956) with steel.
  - c. Cornice, eaves: Freely interpreted classical cornice of stamped tin projects moderately and is visually supported by two sets of paired consoles.
  - d. Dormers: None.
- C. Technical Description of Interiors: All four floors are unobstructed except for four load-bearing columns running north-south in the center of the building. Straight-flight stairways are centrally located along west wall on each level. Flooring is irregular-width planking, walls are plastered (except for wainscoting on third floor level), first floor ceiling is covered by decorative patterned tin.



GUTMAN-WISE BUILDING  
HABS No. DC-117

D. Site:

1. General setting and orientation: The Gutman-Wise Building faces north onto M Street, N.W. between 31st Street and Wisconsin Avenue, one block north of the C & O Canal. The buildings to the east and west are smaller than the Gutman Building, which appears the dominant structure.
2. Enclosures: None.
3. Outbuildings: Two later additions were built to the south: one, three stories in height is of common bond brick with headers every six courses; the second is of similar construction, one story in height. Apparently built as a garage, it is now used as a loading dock and receiving area.
4. Walks: Fronts on concrete public sidewalk to the north.
5. Landscaping: None.

Prepared by Thomas R. Martinson  
Student Assistant Architect  
National Park Service  
September 7, 1966



Gutman-Wise Building  
3140 M Street

photo: Marc Blair, 1966



Nordlinger Building  
3128 M Street

photo: Marc Blair, 1966

NORDLINGER BUILDING

3128 M Street, N. W.

(Georgetown)

Washington, D. C.

## NORDLINGER BUILDING

Location: 3128 M Street, N.W., Washington, D. C. Note that M Street was known as Bridge Street in 1877 and previous to that time.

Present Owner: William Brodofsky, 3128 M Street, N.W., Washington, D. C.

Present Occupant: Peoples Store (William Brodofsky)

Present Use: Clothing store with living quarters above.

Statement of Significance: This building is an unusually elaborate representative of Georgetown commercial architecture with living quarters over the store area.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Original and subsequent owners: The following information is an incomplete chain of title to the land on which the structure was built. The site is in Square 1199, Lot 812, Lot 9 of Old Georgetown. The reference for this information is the Recorder of Deeds, District of Columbia.

1812 Deed of partition June 17, 1812, recorded October 14, 1812 in Liber AD, folio 319.

Robert Peter

To

David Peter

1816 Sarah Peter

George Peter

Leonard H. Johns

All executors of David Peter June 11, 1816.

1822 Deed in trust recorded June 4, 1822 in Liber WB 61, folio 82.

Edward Davis

To

Meade Fitzhugh

1837 Deed April 14, 1837 recorded April 27, 1837 in Liber WB 62, folio 520.

James B. Beverly et ux

To

John Marbury

"James Beverly and wife Jane et al, being the surviving heirs at law and devisees of David Peter and of William Peter, both deceased, William being in his life one of heirs at law of David Peter by their certain deed of conveyance bearing the date March 10, 1836."

NORDLINGER BUILDING  
HABS No. DC-116

- 1844 Deed November 9, 1843, recorded January 19, 1844  
in Liber WB 104, folio 463.  
John Marbury  
To  
John Ratcliffe  
"Sale of real estate of the heirs of David  
Peter made by John Marbury by deed of trust on  
15 April 1836."  
1853 Deed in trust, November 3, 1853, recorded December  
3, 1853 in Liber WB 104, folio 463.  
Joseph Ratcliffe  
To  
Albert F. Yerby  
Adonis L. Yerby  
1870 Deed May 7, 1870, recorded May 11, 1870 in  
Liber 616, folio 127.  
Albert F. Yerby  
Adonis L. Yerby  
Mary S. Yerby  
To  
Wolf Nordlinger  
Same deed is recorded November 6, 1871 in  
Liber 662, folio 425.  
Deed  
Jacob W. Nordlinger  
To  
Isaac B. Nordlinger  
Through the will of Sarah Nordlinger  
1920 Deed recorded November 9, 1920 in  
Liber 4400, folio 333.  
Benoit Baer, Jr.  
To  
William Brodofsky and wife.

2. Date of erection: Probably late 19th Century.
3. Architect: Unknown.
4. Original plans, construction, etc.: None known.
5. Notes on alterations: At the District Building Permit  
Office only one permit is on record:  
217634 Dated October 1938: "repair stairs in back  
of building."  
However, there seem to have been many alterations,  
especially on the interior.
6. Important old views: None.

B. Historical Events Connected with the Structure:

Washington directories provide the following tenant information:

1906-1919 Baer Clothing Store  
(Under various names during this period.)  
1920-1922 Gurowitz Dry Goods Store  
1923 Vacant  
1924-1966 Peoples Store (William Brodofsky) Clothing.

Prepared by Dr. James Philip Noffsinger  
Architect  
National Park Service  
August 15, 1966

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: One of the most elaborate of the M Street commercial structures, the Nordlinger Building's Roman revival facade is intact above the street floor. The facade's articulation and embellishment make an elevation of considerable vitality and character, marred only by alterations to the shop front.
2. Condition of fabric: Fair; upper facade is in generally good condition.

B. Technical Description of Exterior:

1. Overall dimensions: 20'-6" (four bays) x approximately 75'; three-and-one-half stories in height.
2. Foundations: Field stone.
3. Wall construction: Common bond and molded-brick facade is articulated by pilasters and arcades. Upper facade is divided just below third-floor windows by dentil course and belt-course stone sill. At second floor, four triple-offset round arches, with outer faces ornamented by two sets of hemispherical bosses, spring from geometrically abstract capitals. Molded-brick flattened segmental arches of third-floor windows have similar bosses. Upper pilasters project into fourth floor and support arches similar to those below. Upper arches spring above stamped tin composite capitals to enframe low windows set at approximately floor-level.



NORDLINGER BUILDING  
HABS No. DC-116

South elevation is of common bond with headers every six courses.

4. Chimneys: Because of high roof and surrounding structures, chimneys are difficult to record. There is apparently at least one--of brick, 1'-8" square -- over the west wall and two, of the same approximate dimensions, over the east wall.

5. Openings:

- a. Doorways and doors: Main doorway is set well back within altered store front; large transom above extends to ceiling. Ancillary door to west is set within extremely high enframements, opens into stair hall.
- b. Windows and shutters: One-over-one-light double-hung wooden sash, upper second-floor sash round-arched. Third-floor windows rectangular, wooden infill under segmental arches. Single-paned fourth-floor windows set within stilted arches. Rear windows have two-over-two-light double-hung wooden sash.

6. Roof:

- a. Shape, covering: Roof slopes slightly to south; covering unknown.
- b. Framing: Unknown.
- c. Cornice, eaves: Elaborate modillioned cornice with terminal consoles projects over single-paneled tympanum and rinceau frieze. Entire element is made of stamped tin.
- d. Dormers: None.

- C. Technical Description of Interior: Side-hall plan.

- D. Site:

1. General setting and orientation: The Nordlinger Building faces north onto M Street, N.W. just east of the intersection of that street with Wisconsin Avenue, one block north of the C & O Canal.
2. Enclosures: None.
3. Outbuildings: None.

NORDLINGER BUILDING  
HABS No. DC-116

4. Walks: Fronts on concrete public sidewalk to the north.

Prepared by Thomas R. Martinson  
Student Assistant Architect  
National Park Service  
September 2, 1966

RECKERT HOUSE

3232 M Street, N. W.

(Georgetown)

Washington, D. C.

## RECKERT HOUSE

Location: 3232 M Street, N.W., Washington, D. C.  
(Note: M. Street was formerly known as  
Falls Street and also as Bridge Street)

Present Owner: Donald Lenehan

Present Occupant: Columbia Glass and Mirror Company

Present Use: Retail Store

Statement of  
Significance: One of the few frame structures remaining in  
the commercial district of Georgetown.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Original and subsequent owners; The following information is an incomplete chain of title to the land on which the structure was built. The site is part of lot numbered forty-six (46) in square twelve hundred (1200), formerly square 30 in Georgetown, described as follows:

"Beginning at a point on the south line of M Street, formerly Bridge Street, 295 feet west from the southwest corner of M and 32nd Streets; thence south at right angles to said M Street, 93.56 feet; thence southeasterly until it intersects the west wall of the Washington and Georgetown railroad car-house at a point distant 102 feet south from said M Street; thence north with said wall to the south line of M Street; and thence west on Bridge Street, 30 feet to the place of beginning; said land now being taxed as Lot 821 in Square 1200."

- 1824 By deed dated April 28, 1824 and recorded April 28, 1824 Liber WB 8 folio 482 - Francis Dodge acquired a good record title to property.
- 1849 Francis Dodge died testate (will dated January 4, 1849 Will Book 6 p. 449 - Register of Wills, D. C.) and devised the property to Miss Mary Thomson for the term of her life - and also the rest of the estate to his children - Francis Dodge, Jr., Robert P. Dodge, and Allen Dodge.
- 1895 September 24, 1895: The surviving children of Francis Dodge filed a bill for partition of the property against all the heirs at law of their deceased brothers and sisters.

RECKERT HOUSE  
HABS No. DC-120

- 1896 Deed July 28, 1896 recorded July 29, 1896 in  
Liber 2140 folio 215  
Allen Dodge, trustee  
Adeline Lauman, widow  
To  
Charles G. Reckert  
sale for \$4,800.00
- 1923 Deed January 11, 1923 recorded January 13, 1923  
in Liber 4871 folio 190  
Charles G. Reckert and wife Annie M.M.  
To  
George V. Reckert
- 1947 George V. Reckert died testate April 7, 1947  
and by will devised the property to his wife  
Alice E. Reckert  
This was tested in court by Civil Action  
No. 2111-48
- 1948 May 21, 1948: Complaint to establish title by  
adverse possession  
Alice E. Reckert (3544 W. Place N.W.) Plaintiff  
vs.  
Wm. M. Beall  
Wm. M. C. Dodge  
Sarah E. D. Freeman  
Henry Henley Dodge  
Donald D. Dodge  
Jane Dodge Elliot
- 1948 Deed November 3, 1948 recorded December 23, 1948  
in Liber 8892 folio 36  
Alice E. Reckert  
To  
Leopold Selis and wife Mary  
tenants by entirety
- 1954 Deed July 27, 1954 recorded August 4, 1954  
in Liber 10243 folio 96  
Leopold Selis and wife Mary  
To  
George Varoutsos and wife Jennie  
tenants by entirety
- 1959 George Varoutsos  
Perry Varoutsos  
joint tenants  
To  
Donald F. Lenehan and his wife Betty B.  
tenants by entirety

2. Date of erection: Probably late 18th century.
3. Architect: Not known.
4. Original plans, construction, etc.: None known.

RECKERT HOUSE  
HABS No. DC-120

5. Notes on alterations and additions: Records at the District Building Permit Department, District Building, District of Columbia provide the following information:

A57641 August 13, 1954 for repair.

"Replace corner stud replace 1 x 6 facing replace downspout and eaves boards repair door and reinforce sill with concrete no structural change  
George Varoutsos 2617 Wisconsin Avenue N.W. \$250.00"  
3 floors, tin roof, thickness given as 8"/8"/6"

Extensive remodeling was reported in The Georgetown  
May 2, 1963.

6. Important old views: None known.

B. Historical Events Connected with the Structure:

Washington directories provide the following tenant information:

|           |  |
|-----------|--|
| 1905-1919 | Charles G. Reckert, grocer 1904 at a different address |
| 1920-1942 | George V. Reckert, grocer                              |
| 1943      | Vacant   |
| 1956      | J & P Distr. Inc., whol. paper prod.                   |
| 1960-1966 | Columbia Glass and Mirror Co., Inc.                    |

Prepared by Dr. James Philip Noffsinger  
Architect  
National Park Service  
August 16, 1966

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: One of the old commercial buildings in Georgetown, the Reckert House is also one of the few frame structures remaining in the commercial area. Although it has undergone many alterations and additions since construction, the building still retains much of its early domestic character.
2. Condition of fabric: Extensively remodeled in 1963, the structure is in very good condition.

B. Technical Description of Exterior: Note: In evaluating effects of 1963 alteration, photographs from National Commission of Fine Arts file OG.2436 were consulted.

1. Overall dimensions: Approximately 30' (three bays) x 65' (including later addition); two-and-one-half stories in height.



2. Foundations: Stone.
3. Wall construction: Wooden clapboards of (north) facade are modern but probably similar to original siding. Side walls were covered with vertical corrugated metal sheathing during 1963 remodeling.
4. Chimneys: Chimney at extreme rear of addition is visible in aerial photograph, cannot be seen on site.
5. Openings:
  - a. Doorways and doors: Principal double shop doors were essentially unaltered in recent remodeling; single glazed panels were replaced by eight panes above single wooden panels. West double doors are almost identical with principal doors. West doorway was moved one bay beyond upper side wall during 1963 alterations. Neither doorway dates from original construction, as street floor facade was altered at an undetermined date from unknown earlier residential design.
  - b. Windows and shutters: Shop-front windows are essentially unchanged except that lower sections have been altered from single-light to twenty-four-light, upper areas to twelve-light. Single-light transom over main doors is unchanged. Upper windows have six-over-six-light double-hung wooden sash, wooden lintels and sills. Pre-1963 windows were two-over-two-light. Two-paneled louvered shutters were added in 1963. Two six-over-six-light double-hung wooden sash windows are visible at both second-floor and garret levels of west elevation.
6. Roof:
  - a. Shape, covering: Original east-west gable is tin-covered. Flat roof of rear addition is built-up.
  - b. Framing: Wood.
  - c. Cornice, eaves: Eaves project about one foot; wooden soffit dates from 1954. Gutter may date from nineteenth century; downspout is modern.
  - d. Dormers: Two wooden dormers on north gable have gabled tin roofs and six-over-six-light double-hung wooden sash. Wooden eaves moldings on east dormer return inward partially across pediment. Single dormer on south gable could not be seen for recording.

RECKERT HOUSE  
HABS No. DC-120

C. Technical Description of Interiors: Street floor has been altered; walls are sheathed with mirrors. Stairway in southwest corner leads west and north in two flights to second floor, which has two front rooms, an interior room east of the stair and corridor, and a narrow back room. Walls are covered with pressed fibre board; floors have random-width planks. Garret area is unfinished, probably intact from original construction. Large damaged area on plaster inside west dormer reveals 3" lath strips.

D. Site:

1. General setting and orientation: The Reckert House faces north on M Street, N.W. between Wisconsin Avenue and Warehouse Alley. It is on the fringe of the well-maintained and more vital area of Georgetown's commercial district to the east and north.
2. Enclosures: (Apparently) none.
3. Outbuildings: Later addition to south of original structure cannot be approached for recording.
4. Walks: Fronts on concrete public sidewalk to north.
5. Landscaping: None.

Prepared by Thomas R. Martinson  
Student Assistant Architect  
National Park Service  
August 31, 1966



Reckert House  
3232 M Street

photo: Marc Blair, 1966



Anthony Reintzel Building  
3258 M Street

photo: Campbell Photos, 1967

ANTHONY REINTZEL BUILDING

3258 M Street, N. W.

(Georgetown)

Washington, D. C.

## ANTHONY REINTZEL BUILDING

Location: 3258 M Street, N.W., Washington, D.C. (Note: This part of M Street was formerly known as Bridge Street).

Present Owner: Daniel J. Leonard

Present Occupant: Unoccupied ground floor; apartments above.

Present Use: Storage and apartments.

Statement of Significance: This building represents an early (c. 1810) Georgetown waterfront area two-and-a-half-story shop and dwelling type remodelled and raised to three full stories c. 1870-80.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Original and subsequent owners: The following information is an incomplete chain of title to the land on which this structure was built. Reference is to the records found at the Recorder of Deeds, District of Columbia. The site is part of Square 1200, old lot 43 later subdivided into lot 817 and finally lot 844.

1813 Deed December 16 1812 recorded June 15, 1813 in  
Liber AE folio 501  
Anthony Reintzel  
To  
Valentine Reintzel

1815 Deed June 10, 1815 recorded November 5, 1815 in  
Liber AK folio 93  
Valentine Reintzel  
To  
John Cox

1816 Deed July 11, 1816 recorded August 15, 1816 in  
Liber AM, folio 57  
John Cox  
To  
Joseph Brookes

1817 Deed February 22, 1817 recorded June 20, 1817 in  
Liber AO folio 152  
Joseph Brookes  
To  
John Pickrell

ANTHONY REINTZEL BUILDING  
HABS No. DC-122

- 1817 Deed June 20, 1817 recorded December 16, 1817 in  
Liber AP, folio 265  
John Pickrell  
To  
Clement Smith
- 1831 Deed June 7, 1831 recorded August 16, 1831 in  
Liber WB 37 folio 287  
Clement Smith  
To  
Bernard Brien
- 1845 Trust October 3, 1845 recorded October 13, 1845 in  
Liber WB 121 folio 147  
Bernard Brien  
To  
Clement Cox, trustee
- 1871 Deed June 14, 1871 recorded June 15, 1871 in  
Liber 649 folio 371  
John B. Dixon  
To  
Robert H. Hunter
- 1882 Deed November 8, 1881 recorded January 4, 1882 in  
Liber 989 folio 466  
Robert H. Hunter et ux Mary  
To  
John Curtin
- 1898 Will of John Curtin devises all estate in fee to  
wife Kate Curtin dated November 26, 1898.
- 1906 Deed October 2, 1906 recorded October 3, 1906 in  
Liber 3026 folio 356  
Katherine C. Curtin  
To  
Christian Heurich
- 1920 Deed March 29, 1920 recorded March 31, 1920 in  
Liber 212 folio 151  
Christian Heurich and wife Amelia L.  
To  
William H. Brewton
- 1920 Deed March 29, 1920 recorded March 31, 1920 in  
Liber 212 folio 151  
William H. Brewton  
To  
Louis P. Keyser and Christian Jacobsen
- 1920 Trust July 12, 1920 recorded July 13, 1920 in  
Liber 215 folio 403  
Louis P. Keyser and Christian Jacobson  
To  
Aaron Litvin and wife
- 1924 Deed April 11, 1924 recorded April 12, 1924 in  
Liber 258 folio 77  
Morris Litvin  
To  
Rebecca Litvin



ANTHONY REINTZEL BUILDING  
HABS No. DC-122

1937 Deed November 15, 1937 recorded November 19, 1937 in  
Liber 487 folio 297  
Rebecca Litvin  
To  
M. F. Burns  
1937 Deed November 15, 1937 recorded November 19, 1937  
in Liber 487 folio 298  
M. F. Burns  
To  
Gus Zampakos  
1960 Deed June 24, 1960 recorded June 30, 1960 in  
Liber 906 folio 696  
Gus Zampakos  
To  
Daniel J. Leonard

2. Date of erection: Probably built between 1808 and 1812  
(Commission of Fine Arts, file OG 65-346)
3. Architect: Unknown.
4. Original plans, construction, etc.: None known.
5. Notes on alterations and additions: No building permits  
for this address on record at the Building Permit Depart-  
ment of the District of Columbia. Building was radically  
altered c. 1870-80.
6. Important old views: None known.

B. Historical Events Connected with the Structure:

The owner of the entire lot 43 by 1813 was Valentine Reintzel,  
the Worshipful Master of the first Masonic Lodge in the Dis-  
trict of Columbia organized in 1789. Valentine was also a  
member of the Common Council of the Corporation of Georgetown  
in 1791. Daniel Reintzel was Mayor of Georgetown on various  
occasions between 1796 and 1807.

Prepared by Dr. James Philip Noffsinger  
Architect  
National Park Service  
August 15, 1966

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This comparatively simple structure is representative of an early nineteenth century commercial and residential type during Georgetown's maritime period, although only the Flemish bond brickwork of the facade and the evidence of a gable on the west wall give clues to its original form and appearance before extensive remodelling dating probably from c. 1870-80.
2. Condition of fabric: The structure, now vacant, is being allowed to deteriorate.

B. Technical Description of Exterior:

1. Overall dimensions: 24'-0" (three bays) x approximately 70' (including ell); three stories in height.
2. Foundations: Front (north) foundation of stone has been spot repaired with concrete. Foundation at back (south) exposed to approximately 15' below street grade, is of stone.
3. Wall construction: Red brick of Flemish bond on (north) facade has been painted dark red above lower cornice, salmon red below. Irregular sizes and bonding indicate repair work at undetermined date(s). Unpainted east wall is of common bond with headers every six courses. West wall clearly shows original gable line of two-and-a-half-story structure.
4. Chimneys: Two brick chimneys flush with east wall are approximately 2' x 3' in dimension. Chimneys are embellished by single projecting brick course below three course corbeling which ends 6" below top of chimney.
5. Openings:
  - a. Doorways and doors: Six-paneled door under transom set within heavy chamfered wooden framing at west end of street (north) elevation dates from remodeling c. 1870-80. Double ten-paned shop doors are comparatively modern.
  - b. Windows and shutters: Large fixed single-paned shop window in heavy wooden frame and upper windows date from c. 1870-80. Upper windows have two-over-two-light double-hung wooden sash, stone sills, and brick

ANTHONY REINTZEL BUILDING  
HABS No. DC-122

segmental arches with wooden infilling. Arches are concealed by pressed-tin hood moldings of simple geometric design. Pier between west and center windows is wider than that between center and east windows. No shutters.

6. Roof:

- a. Shape, covering: Roof slopes to the back (north to south). The covering is unknown, although tin flashing is visible.
- b. Framing: Unknown.
- c. Cornice, eaves: Strongly projecting tin cornice has modillions above paneled frieze and is visually supported by four brackets whose principal planes run at forty-five-degree angles to the facade. Two terminal brackets rise through capping element of cornice.

Subsidiary pressed-tin cornice spanning facade above first floor has cavetto frieze ornamented by rather abstract palmette motifs, undecorated cyma reversa molding, and broad capping fillet on the soffit of which are set small semi-circular ornaments. Two flanking console elements have rounded tops with single rosettes on their front surfaces. Both cornices date from c. 1870-80.

- d. Dormers: None.

- C. Technical Description of the Interiors: The recorder was unable to secure admission to the interiors of the building. Straight-flight wooden stairs parallel and adjoin the west wall. Space east of the stair hall is for retail functions on the street level and living on the second and third floors. Walls and ceiling of the stair hall are plastered above three-foot-high vertical board and bead wainscoting.

D. Site:

- 1. General setting and orientation: The Anthony Reintzel building faces north on M Street, N.W. on the edge of a relatively shabby section of the Georgetown commercial district, which continues westward on M Street to the Key Bridge. One-half block north of the Chesapeake & Ohio canal and a few hundred yards from the Potomac River, its location was prime in the earlier days of the Port of Georgetown. A gradual shift in Georgetown's retail trade has left

ANTHONY REINTZEL BUILDING  
HABS No. DC-122

the building in a generally neglected area, distant from the more vital commercial areas to the east on M Street and north on Wisconsin Avenue.

The immediate site of the structure was apparently once a small hill; level of the back yard is fully 15' below grade on M Street and is pit-like in character.

2. Enclosures: The general property lines of 3258 and 3264 M Street are defined by a stone wall and in some places, a wooden barrier.
3. Outbuildings: None.
4. Walks: The building fronts on modern concrete public sidewalk to the north.
5. Landscaping: None.

Prepared by Thomas R. Martinson  
Student Assistant Architect  
National Park Service  
August 18, 1966

ROSS AND GETTY BUILDING

3005-3011 M Street, N. W.

(Georgetown)

Washington, D. C.

## ROSS AND GETTY BUILDING

Location: 3005-11 M Street, N.W., Washington, D. C.  
(M Street was formerly Bridge Street)

Present Owners: Historic Georgetown, Inc. (3005-07)  
David J. Lavezzo (3009-11)

Present Use: Light Fixture Shop; Restaurant; Delicatessen;  
Art Gallery; Apartments

Statement of Significance: This building in combination with its neighbor  
3001-3003 forms the finest remaining example of  
early 19th century architecture in the commercial  
district of Georgetown.

PART 1. HISTORICAL INFORMATION

## A. Physical History:

1. Original and subsequent owners: This property is located in Square 1209, Lot 806, parts of old lots 18 and 19. The following is an incomplete chain of title with references made to records in the Recorder of Deeds Office, District of Columbia.

1793 Deed December 20, 1792 recorded March 6, 1793  
in Liber A folio 194  
William Warman Berry and wife Lucy  
To  
Charles Magruder

1801 Deed June 27, 1801 recorded November 2, 1801  
in Liber G folio 342  
Eleanor Magruder, widow and relict of  
Charles Magruder  
To  
Thomas Sim Lee  
Lots 17, 18, 19

1810 Deed February 17, 1810 recorded February 28, 1810  
in Liber Y folio 45  
Thomas S. Lee  
To  
Andrew Ross  
Robert Getty

1812 Deed of partition September 23, 1811 recorded  
March 4, 1812 in Liber AC folio 247  
Andrew Ross and wife Hannah  
To  
Robert Getty and wife Margaret



ROSS AND GETTY BUILDING  
HABS No. DC-113

- 1815 Deed September 2, 1815 recorded September 27, 1815  
in Liber AK folio 473  
Robert Getty  
To  
Darius Clagett
- 1864 Deed December 10, 1863 recorded January 20, 1864  
in Liber NCT 24 folio 346  
James Towles  
Wm. H. Gummall  
Charles Bradley  
Edward Hall  
Wm. S. Holliday  
Commissioners  
To  
Thomas J. Fisher  
"Recite grantors appointed commissioners by S.C.D.C.  
in re: petition by adult heirs at law of Darius Clagett,  
deceased to divide said estate. Sold by public sale."
- 1866 Deed November 23, 1865 recorded January 12, 1866  
in Liber R.M.H. 5 folio 420  
John E. Carter et ux Emaline  
To  
James Goddard
- 1866 Deed December 20, 1865 recorded February 26, 1866  
in Liber R.M.H. 16 folio 24  
Thomas J. Fisher et ux Charlotte M.  
To  
Michael F. Moran
- 1872 Michael F. Moran died siezed, intestate  
October 6, 1872  
leaving widow Margaret F. Moran  
and heirs at law - his children  
James P. Moran, John F. Moran, Michael V. Moran,  
Patrick J. Moran, Joseph M. Moran and Mary A. Moran  
(now Mary A. Keleher)  
Joseph M. Moran died October 13, 1900 testate unmarried  
and by will devised all estate to mother Margaret F.  
Moran  
Margaret F. Moran died March 3, 1919 intestate  
leaving only heirs at law her children  
John F. Moran, Michael V. Moran and Mary A. Keleher  
and her grandchildren Margaret M. Moran and Raymond J.  
Moran the only children and sole heirs of her deceased  
son Patrick J. Moran who died intestate March 9, 1905.  
leaving his widow Mary Elizabeth Moran.

ROSS AND GETTY BUILDING  
HABS No. DC-113

John F. Moran died testate March 16, 1919 unmarried -  
devised to sister  
Mary A. Keleher

James P. Moran -- son of Margeret F. Moran died  
intestate, unmarried May 12, 1913

1933 Deed August 18, 1933 recorded September 9, 1933  
in Liber 15761 folio 424  
Mary A. Keleher nee Moran  
Michael V. Moran  
Mary Elizabeth Moran, widow of Patrick J. Moran  
Margaret M. Moran and Raymond J. Moran  
Matilda Moran, wife of said Michael V. Moran  
Amelia Moran, wife of Raymond J. Moran  
To  
David John Lavezzo, present owner

2. Date of erection: Between 1810 and 1812. "Said Getty have the westernmost house and buildings of the 2 houses erected by said Ross and Getty on said parts of lots 18, 19." (Deed of partition March 4, 1812 in Liber AC folio 247). Ross and Getty purchased the property in 1810 (Deed February 28, 1810 in Liber Y folio 45).
3. Architect: Unknown.
4. Original plans, construction, etc.: None known.
5. Notes on alterations and additions: Extensive stabilization and remodeling in 1955. The following permits were found in the Building Permit Department, District Building, District of Columbia:  
  
174857 October 3, 1934 for repair of the bases and lower parts of 2 show windows at 3005 and 3005-1/2 - frame; no enlargement. Roof is given as slate.  
218247 November 14, 1938 to install a 3' x 5' skylight and shaft from basement to roof of first floor porch. 12" wall at first floor.  
A17419 October, 1950 for repair to 3009.  
A40848 March 23, 1953 to erect a brick retaining wall adjacent to the property line but on owner's land; 10 feet high.  
A39897 April, 1953 to remodel fronts of stores and to remove the upper portion of the rear to provide garden entrances to future apartments for \$44,000.  
A59962 October 14, 1954 for a cedar screen fence 6-1/2' high.

In 1955 the second floor of 3005 was leased to Mr. France Anderson for France's Restaurant. Interiors were designed by Mrs. Greer of Middleburg, Virginia and the architects were Howe, Foster and Snyder [The Georgetown, October 27, 1955].

6. Important old views: None found.

B. Historical Events Connected With The Structure:

Magistrate Getty is said to have sold Holland Gin on the premises. In 1865 the tenant in 3005 was Mrs. W. A. Douglass, who ran a boarding house and Thomas H. Donohue, and Company, plumbers and gasfitters. Hendershot and Crowell, grocers, were located at 3007.

In 1952 the building was endangered by a plan to raze it to make room for a parking lot; however, a group of citizens formed an organization which they named Historic Georgetown, Incorporated, and purchased the structure. [Washington Post, April 6, 1952]

Prepared by Dr. James Philip Noffsinger  
Architect  
National Park Service  
August 16, 1966

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Saved from razing in 1952 by a local citizen's organization, the Ross and Getty Building--along with a neighboring structure to the east--stands today not only as a fine example of early 19th century Georgetown commercial architecture, but as a tribute to a private group of concerned residents determined to preserve the historic and architectural integrity of Old George Town.
2. Condition of fabric: Generally in good condition and well-maintained.

B. Technical Description of Exterior: Note: As the structure is a double building, the east half, at 3005 and 3007 M Street Northwest, will be evaluated as being representative of the entire Ross and Getty Building.

1. Overall dimensions: 27'-7" (three and one-half bays) x 50', three and one-half stories.
2. Foundations: Original foundations are of stone rubble masonry except for brick south foundation wall; later alteration and patching is of common bond brick with headers occurring at intervals of four, five or six courses. Brick wall 1' thick running east-west dividing basement into north and south rooms does not appear to

be bearing wall. Square 1'-4" brick piers are bearing elements.

3. Wall construction: Red brick, Flemish bond masonry: street floor facade has been repaired.
4. Chimneys: Brick chimney above party wall (shared with 3003 M Street) measures 1'-8" x 9'-0"; brick cap bevels inward at top. Seven clay pots protrude above upper rim of chimney.
5. Openings:
  - a. Doorways and doors: 3005: Masonry 3'-2" opening is headed by stone splayed four-voussoir-and-keystone-design solid lintel. Glazed transom and six-paned modern wooden door with single lower panel is set within deep wooden cased reveal. Doorway dates from recent remodeling, but lintel appears to be original one relocated.  
3007: Six-paneled modern wooden door is set into 3'-6" masonry opening. Decorative stone archi-volt with prominent keystone defines wooden framed semi-circular seven-pane glazed transom.

Stone sills under both doors.

- b. Windows and shutters: Eight-paned fixed wooden sash window on street floor set in 3'-3" opening corresponding to width of upper windows. Six-teen-paned fixed wooden sash shop window set in 6'-6" opening has wooden lintel with console "sup-ports." Both windows recent. Second-floor win-dows have nine-over-six-light double-hung wooden sash. Window opening over large shop window is elongated by inset wooden panel below bottom sash. Third-floor windows have six-over-six-light double-hung wooden sash. Windows above first floor have splayed stone four-voussoir-and-keystone-design solid lintels and (apparently) stone sills. Shut-tered false windows in central bay of entire block abut party wall. Pintles remain as evidence of earlier shutters on upper floors.
6. Roof:
  - a. Shape, covering: Slate-covered gabled roof; ridge runs east-west.
  - b. Framing: (Apparently) wood.

ROSS AND GETTY BUILDING  
HABS No. DC-113

- c. Cornice, eaves: Simple brick dentil cornice. Metal gutter shares downspout with 3003 M Street.
- d. Dormers: Two gabled dormers not aligned with lower bays. Windows are six-over-six-light double-hung wooden sash. Openings are round-arched with semi-circular wood infill above glazed area. Gables and sides are slate-covered.

C. Technical Description of Interiors:

- 1. Floor plans: Basement is divided into north and south rooms by brick wall. Access to street floor is by straight-flight stair along party wall in northwest corner of building.

Street floor is in effect a single space although visually divided by structural columns with later segmental arcade. Second floor, originally side hall plan, has been closed off and is dining room of restaurant at 3003 M Street. Only remaining access is cut through party wall. Upper floors are partitioned off into front and rear rooms with baths occupying front spaces over stair hall.

- 2. Stairways: Stair hall behind entrance at 3007 M Street is not expressed on upper facade, since it occupies rear area only above first floor. Main flight of eighteen risers ends at landing from which four more steps curve. Thirteen risers lead to landing on north wall from which eight more ascend to third floor. Nine risers, a landing, and eight final risers complete the stairway to the garret.
- 3. Flooring: Irregular width oak.
- 4. Wall and ceiling finish: Plaster finish; ceiling of basement is only 6-1/2 feet in the clear.
- 5. Doorways and doors. Paneled wooden doors are set in wooden casings. Door on second floor opens to brick infilling, as earlier access to 3009-11 M Street through party wall has been closed.
- 6. Lighting: Modern incandescent.

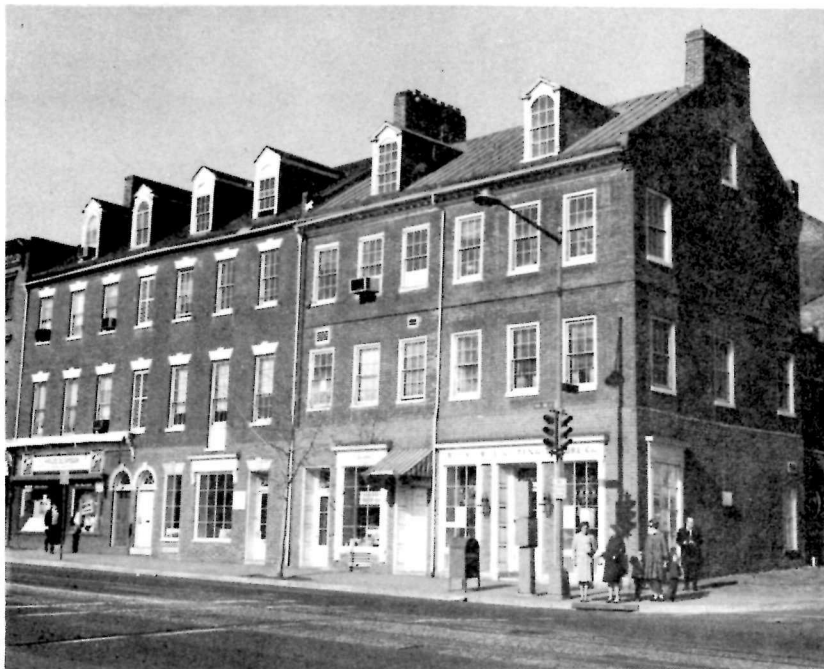
7. Heating: Steam heating. Round-arched brick fireplace on east foundation wall of basement is north of flat-arched brick fireplace on same wall. Both are very simple in design and may date from construction of building. Third-floor fireplace on east wall appears to be above flat-arched basement fireplace; it is of brick, 2'-10" square opening, with elaborate wooden mantel frame; brick hearth.

D. Site:

1. General setting and orientation: The Ross and Getty Building faces south onto M Street N.W. between 30th and 31st Streets near the east end of the Georgetown commercial district. With the identically-massed structure to the east, the building forms an impressive architectural ensemble amid buildings of lesser character.
2. Enclosures: None.
3. Outbuildings: None extant.
4. Walks: Fronts on concrete public sidewalk to the south.
5. Landscaping. None.

Prepared by Thomas R. Martinson  
Student Assistant Architect  
National Park Service  
August 29, 1966





Ross and Getty Building  
3005-3011 M Street

photo: Campbell Photos, 1967



Sims House  
2803 M Street

photo: Marc Blair, 1966

SIMS HOUSE

2803 M Street, N. W.

(Georgetown)

Washington, D. C.

## SIMS HOUSE

Location: 2803 M Street, N.W., Washington, D. C.  
In 1887, Bridge Street was renamed M Street.

Present Owner: Dela Corporation (William Shrader).

Present Occupant: Shrader Sound, Inc.

Present Use: Audio equipment and supply store.

Statement of Significance: Formerly a dwelling house, this building has been converted to commercial use, yet it retains its gable roof and dormers and many of the original details above the first floor.

PART I. HISTORICAL INFORMATION

## A. Physical History

1. Original and subsequent owners: The following information is an incomplete chain of title to the land on which this structure was built. Reference is to the records of the Recorder of Deeds, District of Columbia. The site is part of Lot 11 in Square 42 in Holmead's Addition to Georgetown. The square is now numbered 1212. The site is described as "beginning at the intersection of the north line of M Street with the west line of 28th Street and running thence west along said north line of M Street 17.92 feet; thence east along the south line of an alley 5 feet wide; thence east along the south line of said alley 17.92 feet to the west line of 28th Street; thence south along said west line of 28th Street 95 feet to the beginning."

Note: There are numerous court items against one of the possible claimants on this property, named Mary Smith.

1895 Deed February 20, 1895, recorded February 21, 1895 in Liber 1990, folio 259.

Martha Lewis Smith (born Lewis; one of the children of William Lewis, deceased)

To

Esther Rebecca L. Sims (Born Lewis; one of the children of William Lewis, deceased)

SIMS HOUSE  
HABS No. DC-111

- 1948 Deed January 27, 1948, recorded February 4, 1948  
in Liber 8677, folio 240.  
Otto Hermann (Administrator of the Estate of  
Esther R. L. Sims by the decree of District Court  
of the United States for the District of Columbia)  
To  
Irene Mason
- 1848 Tax Sale January 27, 1948, recorded February 4,  
1948 in Liber 8677, folio 242.  
Irene Mason  
To  
Mary Smith
- 1948 Deed February 2, 1948 recorded February 4, 1948  
in Liber 8677, folio 244.  
Mary Smith  
To  
Bernard J. Atchison
- 1948 Deed May 26, 1948, recorded June 1, 1948  
in Liber 8756, folio 269.  
Bernard J. Atchison and wife Dorothy  
To  
William C. Shrader and wife Margaret E.  
Tenants by entirety

2. Date of erection: Probably early 19th century.
3. Architect: Unknown.
4. Original plans, construction, etc.: None known.
5. Notes on alterations and additions; The following  
permits were listed in the Building Permit Department,  
District of Columbia:

- 159356 November, 1932.  
307373 June, 1948 for repair.  
31828 June, 1948 for plumbing.  
A12530 July, 1950 for plumbing.  
A11454 August 18, 1950 for repair: "reroof with  
Casey fire chex asbestos class A-1 shingles."  
\$250.00.  
A16201 January 12, 1951 for repair.  
A46539 August 14, 1953 building permit: "build brick  
addition to dwelling; enclose stairs and fire  
protect halls". \$11,000.00.  
A58020 August 13, 1954 building permit renewal.  
A59216 September 21, 1954.  
A61400 December 8, 1954 fire escape installation.  
A63228 February 18, 1955 installation of cooling  
tower.  
A63878 March 11, 1955 installation of new steps and  
landing in front of building.

B23536 May, 1957

6. Important old views: None known.

B. Historical Events Connected with the Structure:  
Washington Directories provide the following tenant information:

|           |   |
|-----------|---|
| 1898-1920 | John N. Sims, clerk Post Office<br>Department |
| 1925-1940 | Esther L. Sims                                |
| 1948      | vacant  |
| 1954-1966 | Shrader Sound, Incorp.                        |

Prepared by Dr. James Philip Noffsinger  
Architect  
National Park Service  
August 15, 1966

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Sims House exterior retains much of its original domestic character in spite of extensive recent remodeling and additions. Situated facing the convergence of Pennsylvania Avenue and M Street at the periphery of Georgetown, the Sims House is an architectural harbinger of the historic area.
2. Condition of fabric: Good; exterior and interior were reconditioned in the 1950's and have been subsequently well maintained.

B. Technical Description of Exterior:

1. Overall dimensions: 34'-11" (four bays) x 95' (including recent northern additions); two-and-one-half stories plus ground floor.
2. Foundations: Brick to floor of light wells; some indication of stone below in northeast corner of east well. Water table indicated above grade on additions.
3. Wall construction: South facade common bond; much alteration evident, especially above two first-floor west bays. Flemish bond east elevation appears to be original, although area around chimney has been re-worked. Brick 1954 addition to north is common bond.

SIMS HOUSE  
HABS No. DC-111

4. Porches, stoops, bulkheads, etc.: Cantilevered wooden-floored cast-iron-railed balcony spans south front at first floor; modern wrought-iron-railed steps and landing bridge areaway. Wooden five-stepped wooden-railed stoop parallel to east wall leads over areaway to east door.
5. Chimneys: Large brick chimneys at east and west ends of roof appear to date after construction of side walls as brick bonding and size differs from original fabric. The chimneys measure 1'-8" x approximately 9'; two-course brick cap projects from each chimney two courses below top. One modern clay pot is visible above each stack.
6. Openings:
  - a. Doorways and doors: South doorway has been reworked; brick lintels with keystones over door and adjoining window to west differ in form from lintels of other openings on facade. Southeast door (east elevation) is six-paneled, with transom and simple wooden casing. Flat cornice above rests upon console brackets, with paired pendants. Door to south of triple segmental-arched openings on east elevation of addition is also wooden, six-paneled. Paneled door in east well is of similar design, unused. Both ground and first floor level doors on south elevation are modern, wooden with glazed panes.
  - b. Windows and shutters: Six-over-six-light double-hung wooden sash, wooden lintels and sills. Original first floor windows on south elevation are longer than those on second floor and first floor, east elevation; windows of second floor, east elevation are shortest. Lintels above south windows, first floor, are undecorated; those on second floor have wooden moldings. Flat brick lintels on east and north elevations. Two-paneled brick header sills on north elevation. Two-paneled louvered shutters probably do not date to original construction of building.
7. Roof:
  - a. Shape, covering: Gabled (east-west) roof is covered by modern asphalt shingles; flat roof over additions is built-up.
  - b. Framing: Wood.



SIMS HOUSE  
HABS No. DC-111

- c. Cornice, eaves: Brick dentils at south eave project just under modern metal gutter; single projecting course below dentils. Four-course cornice of rear additions is composed of (upper to lower: two courses headers, one course stretchers, one course headers).
- d. Dormers: Two symmetrically placed dormers on each gable: six-over-six-light double-hung wooden sash windows, plain gable facings, shingled roofs and sides.

C. Technical Description of Interior:

Interiors have been remodeled into ground floor repair center, first floor retail area and second-floor offices. Only the garret area appears to be relatively unaltered. Numerous non-permanent partitions and suspended ceilings have destroyed domestic quality of the interiors.

D. Site:

- 1. General setting and orientation: Sited on the north-west corner of 28th and M Streets, N.W., the Sims House faces south toward the juncture of M Street and Pennsylvania Avenue at the extreme eastern end of Georgetown's commercial strip along M Street. Located in an area less architecturally distinguished than others in the commercial district, the Sims House is noteworthy in comparison with neighboring structures.
- 2. Enclosures: Stone retaining walls along east and south elevations provide light circulation areas for ground level.
- 3. Outbuildings: None.
- 4. Walks: Abuts public sidewalks to the east and south.
- 5. Landscaping: None.

Prepared by Thomas R. Martinson  
Student Assistant Architect  
National Park Service  
August 24, 1966



FRANCIS WHEATLEY HOUSE

3060-3062 M Street, N. W.

(Georgetown)

Washington, D. C.

## FRANCIS WHEATLEY HOUSE

Location:

Georgetown, Washington, D. C.

- (1) 3060 and 3062 M Street, N.W. Lot 808. Part of old Lot 57, Old Georgetown. Square 1198. 3060 is ground floor store; 3062 door to upstairs apartments. Formerly 83 Bridge Street.\*
- (2) 3064 and 3066 M Street, N.W. Lot 807. Part of old Lot 57, Old Georgetown. Square 1198. 3064 is door to upstairs apartments; 3066 is door to ground floor store. Formerly 81 Bridge Street.\*

\*[Acc. to records of Mrs. Mary Mitchell.]

Present Owners:

- (1) 3060 and 3062 M Street, N.W.  
Barney Gelman and wife, tenants by the entirety residing at this address; owners of delicatessen on ground floor.
- (2) 3064 and 3066 M Street, N.W.  
Ernest A. Antignani and Leland B. Piper, joint tenants.

Present Occupants:

- (1) Mr. and Mrs. Barney Gelman
- (2) Ernest A. Antignani

Present Use:

- (1) Kosher delicatessen grocery store on ground floor; living quarters in two upper floors.
- (2) Antique, upholstery and drapery store on ground floor; living quarters in two upper floors.

Statement of  
Significance:

The design, brickwork, and cast-iron of the fronts of these buildings, which form a virtually identical pair, provide an interesting and good example of American architecture of the period between 1860 and 1875. They make a distinguished contribution to the commercial section of Georgetown, in which premises for a small business downstairs and living quarters upstairs are often combined. The two buildings, at the time their fronts were built, were owned by Francis Wheatley, a leading citizen of Georgetown, and were passed on to two of his sons. The properties were in the Wheatley family from 1842 to 1920.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners of Lots 808 and 807:

Buildings: No record of 808 until tax assessments 1862-64 referring to both lots and two 3-story brick houses thereon. As for 807, a deed April 1, 1813 recorded April 15, 1813 (Liber AE folio 315), covering lot directly west of it, refers to "John Yerby's 3-story brick house" adjacent on east side. Assessments indicate Francis Wheatley rebuilt both houses with a facade common to both about 1870.

LOT 808 3060-62 M Street, N.W.

1813 Deed February 19, 1813, recorded June 8, 1813  
Liber AE folio 459  
John Wirt

To  
Daniel Kurtz  
All but the southern 20' x 17'6".

1815 Deed October 20, 1815, recorded December 13, 1815  
Liber AK folio 316  
John Wirt

To  
Daniel Kurtz  
The southern 20' x 17'6" to complete lot 17'6" by 140' NW corner of which is at point 72'5" east of NW corner building at corner M Street and 31st Street.

1825 Deed September 23, 1825, recorded November 5, 1825  
Liber WB 15 folio 123

Daniel Kurtz, trustee of John Wirt, Daniel Bussard, Bank of Columbia to Richard Smith, Cashier, Bank of United States. Sale under default under trust by which Wirt conveyed to Kurtz to secure said Bank of Columbia--said land having been sold October 8, 1819, by Kurtz to Bussard as agent for Bank of Columbia for \$4,725 and Bank of Columbia (which failed) being indebted to the Bank of U. S. (No record found of deed dated October 8, 1819.)

1829 Deed November 5-6, 1828  
Liber WB 27 folio 404

Richard Smith, Cashier, Bank of United States  
To  
Bank of United States

FRANCIS WHEATLEY HOUSE  
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- 1838 Deed January 29, 1838, recorded March 8, 1838  
Liber WB 67 folio 42  
Bank of United States  
To  
Richard Smith, as trustee for  
Clement Smith  
William S. Nicholls  
John Kurtz  
John Carter  
William Jewell  
William W. Corcoran  
Samuel Swartwont  
Dudley Seldon  
Elisha Riggs  
Walter Mead  
John S. Grary and  
John Wheelright  
who agreed in 1838 to buy as tenants in common  
numerous valuable properties in Washington and  
Georgetown, including property under study  
(lot 808).
- 1842 Deed February 22, 1842, recorded February 25, 1842  
Liber WB 91 folio 182 (new)  
Richard Smith (1st part), William S. Nicholls (2nd  
part, representing group listed in deed of Janu-  
ary 29, 1838), and Francis Wheatley (3rd part).  
This says Bank of U. S., after selling land to  
persons named (see above), conveyed them to Smith  
so he could convey the lands by his deed as re-  
quested by the buyers, represented by Nicholls.  
Says the group had sold lot under study (Lot 808)  
to Francis Wheatley for \$1,200 (cash and notes).  
(Deed 1/24/1843 Liber 99 folio 252 released  
Wheatley from indenture deed 2/24/1842 Liber WB 92  
folio 289 conveying property to R. Smith as secur-  
ity).
- 1883 Francis Wheatley died October 23, 1883. His will  
transferred estate, share and share alike to his  
sons, Charles, Samuel E., Walter T., and William  
Wheatley, his daughter, Marion W. McCullough,  
and Martha V. C. Taylor, daughter of dead sister.  
(Son Francis, Jr., killed in Civil War, son George  
died before his father). The heirs and executors  
transferred lands, including property under study  
(Lot 808) to William A. Gordon, family lawyer, as  
trustee by deed September 4, 1884, recorded  
September 11, 1884 Liber 1098 folio 64.
- 1884 Deed made and recorded September 11, 1884  
Liber 1098 folio 76  
William A. Gordon, trustee  
To  
Charles Wheatley  
Charles Wheatley died May 10, 1898. His will  
called for transfer of his real and personal  
property in four equal parts to (1) his sister

FRANCIS WHEATLEY HOUSE  
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- Marion W. McCullough, (2) brother Samuel E., (3) brother Walter T., and (4) brother William. Marion McCullough died. Her son, Frank W. McCullough went bankrupt (in Norfolk, Virginia). By court decree 11/22/1919 interest of Frank in estate of Charles Wheatley was transferred to his wife, Virginia Hayes McCullough. Samuel E. Wheatley died June 2, 1900, leaving seven children.
- 1921 Deed recorded May 13, 1921, Liber 4530 folio 95 Instrument 44 states Lot 808 reverted in full title to Virginia Hayes McCullough being thereby released from Gordon and Gordon (J. Holdsworth Gordon was "surviving trustee" of Charles Wheatley's estates). However, on decision to sell, lawyers decided all surviving heirs of Charles Wheatley should sign deed of conveyance.
- 1921 Deed recorded May 13, 1921, Liber 4530 folio 96 Heirs of: Charles Wheatley (eleven persons, including Virginia H. McCullough and seven children of Samuel E. Wheatley)  
To  
Mary Shapiro
- 1947 Deed recorded October 3, 1947, Liber 8591 folio 33  
Mary Shapiro  
To  
Sol Shapiro
- 1947 Deed recorded October 14, 1947, Liber 8599 folio 143  
Mary Shapiro  
To  
Solomon Shapiro
- 1958 Deed recorded July 8, 1958, Liber 11068 folio 522  
Sol Shapiro  
To  
George T. Allen
- 1958 Deed recorded July 8, 1958, Liber 11068 folio 524  
George T. Allen and wife  
To  
Barney Gelman and wife

LOT 807

- 1812 Deed November 13, 1812, recorded November 14, 1812  
Liber AD folio 551  
John Peter  
To  
John Yerby  
Lot 54'11" east of building extending 17'6" along Bridge (M) Street and 120' south. Supplemented

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- by deed May 31, 1817, recorded August 25, 1817  
Liber A0 folio 378, adding piece 17'6" x 20' to  
make lot 140' deep instead of 120'.
- 1818 Deed November 24, 1818, recorded May 17, 1819  
Liber AU folio 420  
John Yerby  
To  
John Edwards
- 1836 Deed July 1, 1836, recorded August 19, 1836  
Liber WB 59 folio 413  
John Edwards  
To  
William S. Nicholls  
Notes: "...upon which lot stands the 3-story  
brick house erected by John Yerby and now in  
the occupation of Sedley Woodward."
- 1842 Deed February 22, 1842, recorded February 25, 1842  
Liber WB 91 folio 264  
William S. Nicholls and his wife Margaret  
To  
Francis Wheatley  
Deed recites above chain of title going back  
to John Peter. Francis Wheatley died October  
23, 1883. Will summarized in 7th item on Lot  
808 above. Property in trust by deed September  
4, 1884 (Liber 1098 folio 64) to William  
A. Gordon, family lawyer, for disposal.
- 1884 Deed made and recorded September 11, 1884  
Liber 1098 folio 84  
William A. Gordon, trustee  
To  
Walter T. Wheatley and wife  
Walter T. Wheatley died July 29, 1919. Widow,  
Minnie D., held the property.
- 1920 Deed May 20, 1920, recorded May 27, 1920  
Liber 4384 folio 19  
Minnie (Malvina) D. Wheatley, widow of Walter T.  
To  
Simon Snyder and his wife Bertha  
Simon Snyder died (date unknown).
- 1960 Deed February 24, 1960, recorded March 14, 1960  
Liber 11392 folio 275  
Devises under the will of Bertha Snyder  
(who died about May 28, 1952)  
To  
Ernest A. Antignani & Leland B. Piper,  
joint tenants
2. Date of erection: Lot 808 (3060-62 M Street): No  
record until 1862-64 assessments. Original house re-  
built to make one of a pair with Lot 807 about 1871  
(opinion based on increase in tax valuation of improve-  
ments on the land).



Lot 807 (3062-64 M St.) John Yerby built a three-story brick house between 1812 and 1836, presumably soon after buying in 1812.

Lots have joined houses with a front common to both apparently built by Francis Wheatley about 1871.

3. Architect: Not known.
4. Original and later plans: Not known.
5. Notes on alterations and additions: The rear brickwork shows alterations in window sizes and use of brick of different periods in remodeling or rebuilding.
6. Important old views: None known.

B. Historical Events Connected with the Structure:

John Peter, owner until 1812 of Lot 807 (3064-66 M St.) was Mayor of Georgetown from 1813 to 1818 (Chronicles of Georgetown, D.C., 1751-1878, by Richard P. Jackson, 1878 P. 59 D.A.R. library)

Lot 808 (3060-62 M St.) was one of a large number of properties in Washington held by the local branch of the Bank of the United States and transferred to a syndicate of prominent citizens (names in item 5 of Lot 808 title chain above) when the Bank's charter expired in 1836: transactions took from 1836 to 1838 to complete. The syndicate disposed of the properties, presumably at a profit. Francis Wheatley bought this one.

Francis Wheatley was co-founder of a substantial lumber business, (first Wheatley & Walker; then Francis Wheatley), office 37 Water Street (3034 K St., N.W.), and became a leading citizen. One of his sons, Samuel E., was a District Commissioner, 1886-1889. A biographical sketch of Samuel refers to his family as "one of the oldest and best known in the District." The sons carried on the lumber business as Wheatley Bros. until about 1903.

In 1901 the firm moved its office to 3062 M Street, N.W., (Lot 808). (See biographical sketch of Samuel E. Wheatley, P. 101, District of Columbia Police, Richard Sylvester, 1874 D.C. Central Library and B859 Sy 5, Washingtoniana Room).



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The two buildings were leased to small businessmen operating in the two ground floor stores and to lodgers who occupied the upstairs living quarters. Often the owner of the business and his family lived upstairs. From 1860 to 1876, the store at 83 Bridge Street (3060 M Street) was used by a milliner, a tailor, boot and shoe makers, and for fancy goods; from 1913 to the present, for hardware and furniture, clothing, sport goods, ladies wear, and as a grocery and delicatessen. From 1860 to 1876, the store at 81 Bridge Street (3066 M Street) was used as a clothing store, a drygoods store, and a cigar store; from 1913 to the present, for hardware and furniture (Simon H. Snyder, 2d., 1919-1941), tires, and antiques (Georgetown Flea Market, 1955-64).

Prepared by Henry B. Day  
3252 O Street, N.W.  
Washington, D.C.  
August 31, 1966

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: If a date as late as 1871 is tenable, the bracketed Italianate style of these unified buildings is slightly retardaire. The substantially unaltered cast-iron west shop front, the delicate detailing of the cast-iron cornice over the shops, and the subtilely articulated fenestration of the upper floors make this pair of facades noteworthy.
2. Condition of fabric: Generally in good condition: west shop front is in much better condition than later east shop front. Dependent structures at rear somewhat deteriorated and not as stable as main structure.

B. Technical Description of Exterior:

1. Overall dimensions: 35'-0" (17'-6" each two-bay unit) x approximately 90' (including ells) three stories in height.
2. Foundations: Stone.
3. Wall construction: Common bond brick masonry supported on cast-iron front is painted light yellow on east half of (north) facade, light grey on west. Brick is articulated at center by inset indicating party wall and demarcation between halves.

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4. Chimneys: Four brick chimneys (over end walls on each quadrant of building) measure approximately 1'-8" x 4'-4"; two courses of projecting brick cap top of each.
5. Openings:
  - a. Doorways and doors: East shop doorway modern alteration. Hall doorways 3'-3" wide within deep cast-iron reveals and cast-iron flattened segmental-arched soffits. Arched wooden-framed transoms over modern wooden doors. Cast-iron west shop doorway similar in design, but opening is 5'-0" wide. Soffit has same rise as hall doorway soffits. Single-paned double doors under transom. Stone door sill.
  - b. Windows and shutters: East shop windows modern. West shop window has segmental-arched fixed single pane approximately 5'-0" wide set in wooden frame within cast-iron front. Round-arched subsidiary shop window has single fixed pane in wooden frame set in right-hand cast-iron reveal of west hall doorway. Four round-arched double-hung wooden sash windows of second floor are essentially two-over-two-light, but upper sash muntins are arched, having small irregular glazed area above each pair of upper lights. Boldly projecting segmental-arched molded and common brick cornices with molded brick consoles cap windows. Third floor has two pairs of coupled segmental-arched two-over-two-light double-hung wooden sash. Stone sills common to each pair are "supported" by molded brick consoles. Brick rowlock headed moldings with molded brick consoles embrace upper thirds of openings. Two semicircular louvered openings with depressed-arch wooden sills flanked by eaves brackets are set under minor gables to ventilate shallow space under roof. No shutters.
6. Roof:
  - a. Shape, covering: Main roof almost flat monopitch toward rear with minor front gable. Rear ell has low gabled roof, north-south ridge. Both roofs appear to be covered with painted tin.
  - b. Framing: Unknown.

FRANCIS WHEATLEY HOUSE  
HABS No. DC-114

- c. Cornice, eaves: Strongly projecting wooden cornice with low minor gables centered over each half of front is carried on four sets of elaborate paired wooden brackets and four narrower single brackets of similar but more elongated profile flanking louvered vents under gables.

Lower cast-iron cornice spanning facade above first floor has six cast-iron curvilinear brackets supporting flat wooden-decked tin-roofed overhang. Lower scrolled elements spring from foliate corbels and carry foliate ornaments. Upper portions have foliate pendant bosses. Bold horizontal moldings of cornice project above delicate arcaded corbel table motif with small foliate pendant bosses.

- d. Dormers: None.

C. Technical Description of Interiors:

Recorder unable to secure access to upper interiors... Upper floors apparently have side-hall plans. Straight stair flights full width of hall entrances visible through hall doors from street level. First floor divided into two long, narrow commercial spaces.

D. Site:

1. General setting and orientation: The building faces north onto M Street, Northwest, between Thomas Jefferson and 31st Streets, Northwest, slightly more than one block east of the intersection of M Street and Wisconsin Avenue, in a generally well-kept though not particularly vital section of the Georgetown commercial district. Although not physically overpowering, it is easily one of the most noteworthy structures in the area.
2. Enclosures: None.
3. Outbuildings: None.
4. Walks: Fronts on concrete public sidewalk to north.
5. Landscaping: None.

Prepared by Thomas R. Martinson  
Student Assistant Architect  
National Park Service  
August 30, 1966



Francis Wheatley House  
3060-3062 M Street

photo: Marc Blair, 1966



Francis Wheatley House  
Molding Detail

photo: Marc Blair, 1966

APPENDIX

OLD GEORGETOWN ACT

HISTORIC AMERICAN BUILDINGS SURVEY



## APPENDIX

### OLD GEORGETOWN ACT

Public Law 808 - 81st Congress - H.R. 7670  
D.C. Code 5-801, 64 Stat. 903

An Act To regulate the height, exterior design, and construction of private and semipublic buildings in the Georgetown area of the National Capital.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress Assembled, That there is hereby created in the District of Columbia a district known as "Old Georgetown" which is bounded on the east by Rock Creek and Potomac Parkway from the Potomac River to the north boundary of Dumbarton Oaks Park, on the north by the north boundary of Dumbarton Oaks Park, Whitehaven Street and Whitehaven Parkway to Thirty-fifth Street, south along the middle of Thirty-fifth Street to Reservoir Road, west along the middle of Reservoir Road to Archbold Parkway, on the west by Archbold Parkway from Reservoir Road to the Potomac River, on the south by the Potomac River to the Rock Creek Parkway.

Sec. 2. In order to promote the general welfare and to preserve and protect the places and areas of historic interest, exterior architectural features and examples of the type of architecture used in the National Capital in its initial years, the Commissioners of the District of Columbia, before issuing any permit for the construction, alteration, reconstruction, or razing of any building within said Georgetown district described in section 1 shall refer the plans to the National Commission of Fine Arts for a report as to the exterior architectural features, height, appearance, color, and texture of the materials of exterior construction which is subject to public view from a public highway. The National Commission of Fine Arts shall report promptly to said Commissioners of the District of Columbia its recommendations, including such changes, if any, as in the judgment of the Commission are necessary and desirable to preserve the historic value of said Georgetown district. The said Commissioners shall take such actions as in their judgment are right and proper in the circumstances: Provided, That, if the said Commission of Fine Arts fails to submit a report on such plans within forty-five days, its approval thereof shall be assumed and a permit may be issued.

Sec. 3. In carrying out the purpose of this Act, the Commission of Fine Arts is hereby authorized to appoint a committee of three architects, who shall serve as a board of review without expense to the United States and who shall advise the Commission of Fine Arts, in writing, regarding designs and plans referred to it.

Sec. 4. Said Commissioners of the District of Columbia, with the aid of the National Park Service and of the National Park and Planning Commission, shall make a survey of the "Old Georgetown" area for the use of the Commission of Fine Arts and of the building permit office of the District of Columbia, such survey to be made at a cost not exceeding \$8,000, which amount is hereby authorized.

Sec. 5. Nothing contained in this Act shall be construed as superseding or affecting in any manner any Act of Congress heretofore enacted relating to the alteration, repair, or demolition of insanitary or unsafe dwellings or other structures.

Approved September 22, 1950.

#### HISTORIC AMERICAN BUILDINGS SURVEY

The Historic American Buildings Survey was initiated in 1933 by the National Park Service in collaboration with the American Institute of Architects and the Library of Congress to establish a permanent archive of American architecture. The aims of the Survey were recognized by the Historic American Sites Act of 1935, enacted to "secure, collate, and preserve drawings, plans, photographs, and other data of historic and archeologic sites, buildings, and objects." By the end of 1941, when World War II caused a suspension of activity, 6,389 structures had been recorded.

In 1957 the Survey was reactivated on a long-range basis. Architectural interest and merit, in addition to historical significance, are the basic criteria for selection. One of the largest national collections of its kind, the Survey now contains over 27,500 measured drawings, 38,500 photographs, and 7,500 pages of architectural and historical data for approximately 11,000 historic buildings throughout the United States, Puerto Rico, and the Virgin Islands.

An illustrated HABS catalog, geographically arranged and fully indexed was published in 1941, and a supplement was issued in 1959. New catalogs are being published by states because of the increasing size of the collection. HABS catalogs may be consulted in libraries throughout the country.

The data and photographs in this publication have been selected from records made by the HABS for its archive at the Library of Congress. Copies of HABS material are available from the Division of Prints and Photographs, Library of Congress, Washington, D. C., 20540. The Library of Congress will supply price lists on request.



