WASHINGTON'S APARTMENT BUILDING TRADITION: CAPITOL HILL 1900-1914

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TABLE OF CONTENTS

LIST OF IMAGES – author image unless otherwise specified

Washington, D.C.'s historic Capitol Hill neighborhood features an impressive collection of early twentieth century apartment buildings. These structures, modeled on the luxurious apartment buildings found in the city's prosperous Northwest quadrant, are scaled back to complement the neighborhood's comparatively modest and traditional architectural fabric. Excluded from the limited literature on Washington's residential housing, the Beaux Arts inspired apartment buildings of Capitol Hill contribute to a more comprehensive understanding of Washington's local history of multi unit-living.

Washington D.C. is a capital city filled with monuments, museums, and government buildings. These are often the most well known and immediate images brought to mind; For many non-residents, they are the only available references to draw upon. Washington's grand monumental identity heavily features the Mall, with the "setting" of the city portrayed through the most iconic and recognizable structures. Typically, the depiction and knowledge of D.C. stops short of the urban fabric sprawling outward from the city's ceremonial center. In both media exposure and scholarly works, *where* and *how* people live is often overlooked. A more comprehensive view of Washington can be found in the vibrant residential communities where local residents have lived since the city's founding over two centuries ago. Neighborhoods tucked away from the heavily visited and trafficked core of the city claim a high degree of architectural integrity and also serve as evidence of D.C.'s housing history. The existing literature on D.C.'s domestic architecture is largely limited to the row house, which was the most prolific pre-twentieth century building type in the city. However, D.C. neighborhoods feature many housing options beyond the typical row house. It is lesser known that Washington also boasts a rich history of multi-unit apartment style living, rivaled in the United States only by New York City and Chicago. Overshadowed primarily by public monuments and museums, as

well as the iconic row house, apartment buildings of Washington are uncommon but worthwhile subjects of study.

Due to the lack of scholarly focus on apartment living in D.C., particularly beyond the city's historically affluent Northwest quadrant, this thesis expands the geographic area of study to include Capitol Hill. As one of the city's most significant residential neighborhoods, this traditionally diverse and working class community straddles Washington's Northeast and Southeast quadrants. In the shadow of the Capitol Building and Library of Congress domes, East of the Senate Houses and Supreme Court, the residential fabric includes thousands of historic buildings; Several of these structures are early twentieth century apartments that had never before been surveyed, photographed or published.

The following study considers the historical influences and rich tradition of apartment living in Washington and specifically features Capitol Hill's early twentieth century Beaux Arts apartments. Drawing on design elements seen elsewhere in the city, but scaling them appropriately for the comparatively modest and traditional streetscape of Capitol Hill, architects employed a typological language of symmetrical facades with rusticated or otherwise defined ground levels, stacked bay windows, tripartite definition, and heavily corniced rooflines. With the dedicated apartment building still a relatively new building type in Washington, developers commissioned these structures in the hopes of attracting tenants and turning a profit.

The American embrace of multi-unit living began in the late 1800's, following centuries of European experimentation with the housing type. Robert A. M. Stern, architect and current Dean of the Yale Architecture School, includes a history of apartments in his books, *New York 1800: Architecture and Urbanism in the Gilded Age*, and *New York 1900: Metropolitan Architecture and Urbanism, 1890-1915*. Stern emphasizes, "The Romans built multiple-unit

dwellings and that tradition was carried on in Italy during the Renaissance. During the Second Empire in France, the apartment house reached a high degree of refinement in design and appealed to all but the very richest members of French society."[1] Considering the modest roots of multi-unit living, Stern explains the development of the American apartment from a practical solution for the poor (in the form of tenements) to a desired lifestyle for the middle and upper classes.

This transition began in 1870 when Rutherford Stuyvesant opened the Stuyvesant Apartments in New York City. Located at 142 East 18th Street, it was this first apartment house designed for the middle and upper class. "Stuyvesant's impeccable social position lent the project some social cachet, as did his choice of architect, Richard Morris Hunt, who was just beginning to establish his position as the most fashionable architect of the time."[2] Several prominent individuals had pre-reserved apartments before the building was even completed. This was the first step towards the middle and upper classes embracing multi-unit living. As James Richardson observed in 1874: "The successful establishment of a few elegant apartment houses for the rich demonstrated to those of moderate means the possibility of multiple tenancy without the risk of social debasement."[3]

The fear of disgrace stemmed from associations with French immorality. Until this point, most Americans questioned the morality of a multi-unit living arrangement. Because the apartment was imported from French society, it subsequently was linked to ideas of immorality and promiscuity. Stern writes, "Influential New Yorkers resisted the apartment house for some basic reasons, generally attributed to the differences assumed to exist between Anglo-Saxon and

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[1] Robert A.M. Stern, *New York 1800: Architecture and Urbanism in the Gilded Age* (New York, NY: Monacelli, 1999) 531.
[2] Robert A.M. Stern, *New York 1900: Metropolitan Architecture and Urbanism, 1890-1915* (NY: Rizzoli International Publications, 1983), 279.
[3] Stern, *New York 1880*, 538.

French social practice and culture."[4] Specifically, resistance was raised in objection to a floor plan with bedrooms on the same level as public reception rooms (as opposed to bedrooms upstairs and public space downstairs in a single family home). In the American context, this layout seemed thoroughly improper.

Author Edith Wharton writes in her 1920 novel, *The Age of Innocence,* "Visitors were startled and fascinated by the foreignness of this arrangement, which recalled scenes in French fiction, and architectural incentives to immorality such as the simple Americans had never dreamed of. That was how women with lovers lived in the wicked old societies, in apartments with rooms on one floor, and all the indecent propinquities that their novels described."[5] An 1878 *New York Times* article notes that when apartment houses were first introduced, there was a strong prejudice against them, "a prejudice natural to Anglo-Saxons, who are instinctively opposed to living under the same roof with other people."[6] In New York, the Stuyvesant Apartments began a trend that would rapidly expand to other major American cities. As developers opportunistically marketed this new lifestyle, the middle and upper classes began to warm to apartment life.

New York's successful experiment soon spread to Washington D.C., where it was adapted to suit local conditions. Washington apartment buildings went largely ignored in the cultural, social, and architectural scholarship until historian James M. Goode published his encyclopedic work *Best Addresses* in 1988. Although Goode focused solely on Washington, D.C. apartment structures, he recognized that there was a "dearth of published information not

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[4] Stern, *New York 1880*, 532.
[5] Stern, *New York 1900*, 279. Quote taken from Edith Wharton's novel, *The Age of Innocence* (New York: D. Appleton and Company, 1920), 28-29.
[6] Stern, *New York 1880*, 532.

only on Washington apartment houses but on American apartment houses in general."[7] While Sydney Perk's *Residential Flats of All Classes*, published in London in 1905, is considered to be the most comprehensive work on the building type, it is concerned primarily with the development of European apartment houses rather than apartments in the American context.

Historian Richard Longstreth's authoritative book, *Housing Washington*, primarily features the iconic and commonly known row house. In briefly discussing apartments, Longstreth chooses to highlight garden apartments of the 1930's (housing complexes that followed the creation of the Federal Housing Administration and were sponsored by the Rental Housing Division).[8] Many of these garden apartments were in fact located outside the Washington city limits in Arlington and Alexandria, Virginia. *Housing Washington*, like most existing architectural studies, largely overlooks and certainly under represents the apartment as a local building type. Not only did apartment living grow to be a widespread housing choice in Washington, but the city's apartment buildings reflect a high degree of architectural integrity and design excellence.

In the foreword to *Best Addresses*, Carroll William Westfall, Professor Emeritus of University of Notre Dame, formerly of the Architectural History Department at the University of Virginia states, "*Best Addresses* is surprisingly the first serious attempt to document the development of this important kind of building not only in Washington but anywhere in the country."[9] Westfall points out that we often think of America as a nation of single-family houses, and in doing so we've neglected and misunderstood our cities. He claims, "Since the turn of the century, a majority of all residential structures built in our cities, both in Washington and

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[7] James M. Goode, *Best Addresses: A Century of Washington's Distinguished Apartment Houses* (Washington, D.C.: Smithsonian Institution, 1988) xxix.
[8] Richard W Longstreth, ed., *Housing Washington : Two Centuries of Residential Development and Planning In the National Capitol Area (*Chicago, IL: Center for American Places at Columbia College Chicago , 2010).
[9] Goode, *Best Addresses*, vii.

elsewhere, have been some form of apartment building. Nevertheless, we know less about America's apartment buildings than about any of the other important structures in our cities."[10]

After lamenting the conspicuous neglect of an important part of architectural history, Goode undertook his intensive study of the Washington, D.C apartment house.[11] He first considered precedents in Paris, Vienna, London, Edinburgh, and Glasgow before turning to domestic precedents in New York, Boston, and Chicago. *Best Addresses*, as the undisputed authoritative text on Washington apartments, features over a hundred apartment structures primarily in the city's Northwest quadrant. In this historically prosperous district, densely developed corridors are lined with highly ornate Beaux Arts structures; these luxurious apartments dazzle with fine ornamentation and rich building materials.

While the architectural history of the wealthy, largely homogenous Northwest quadrant is significant, it is *not* representative of Washington's apartments. Goode's well-documented book almost completely disregards the apartment structures and residential conditions found in the remaining three quadrants of the city. Although he has featured an impressive collection of the most opulent apartments in Washington D.C., the survey is geographically and culturally limited. In deeming the structures of Northwest the most architecturally significant in Washington, Goode has eliminated a vast portion of the city's historic apartment buildings.

Similarly mirroring Goode's narrow focus is Paul Bryant Alley's *The Luxury Apartment House, DC, 1900-1905*. Alley's 1982 thesis, written for his Masters Degree in Architectural History from the University of Virginia, and looks at Washington, D.C.'s distinct experience with the apartment house during the late nineteenth and early twentieth century. Specifically, Alley examines the early Beaux Arts façade treatment of these structures. The bulk of Alley's

[10] Goode, *Best Addresses*, viii.
[11] Ibid

study, like Goode's, is dedicated to the luxury apartment buildings found in the Northwest quadrant of the city. While deserving of the thorough examinations performed by Alley and Goode, the distinctive apartment houses in Northwest alone do not offer a complete picture of apartment style living in Washington D.C. Frankly, these architectural studies not only exclude much of the city geographically, they also exclude much of Washington's cultural legacy.

CHAPTER ONE: THE APARTMENT TRADITION IN WASHINGTON

The appearance of the apartment building in post Civil War Washington was largely facilitated by earlier experiments with the building type in New York. A transition occurred in Washington that replaced boarding houses and hotels with dedicated apartment buildings, which increasingly became the housing type of choice. The city's first apartment house, The Portland Flats on Thomas Circle, was built in 1880 (by a developer from New York). During this Victorian period, Washington apartment houses were mostly designed as six story U-shaped elevator buildings, located downtown, with an average of forty apartments. "While office buildings had relatively flat facades and flat roofs, early apartment houses were designed with features found on typical row houses – projecting bays, cornices, turrets, porches, and gabled roofs."[12]

Shared housing units had historically been popular with lower income residents of Washington, particularly clerks and mechanics, because of their affordability. By the turn of the century, Washington's upper and middle class became drawn to apartment living. In Washington, this preferential shift was specifically seen in the Northwest quadrant, where developers deemed their apartment buildings "apartment houses." To be an apartment house the

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[12] Goode, *Best Addresses*, 4.

building needed to possess a lobby, elevator, and staff. These amenities were very attractive to an upper class who insisted on luxurious amenities.

While the full embrace of apartment living around the turn of the twentieth century occurred along the American East coast, Washington claims a distinct relationship with the building type. When compared to New York, Chicago, Philadelphia, and Boston, Washington remained small in size through most of the nineteenth century. Other Eastern cities grew at a more rapid rate due to their industrial economies. Washington was distinct from these cities in that it never developed a large enough working class population to support tenements. The scale of tenement building found in New York and Chicago never occurred in Washington, which had almost no industry. These local conditions in D.C. were due to the engine of the economy and the employer of the city: the federal government. "The presence of the federal government, with its large number of transient workers, has given the apartment house a place in Washington surpassing that in most American cities."[13] In Washington, government was "industry" and apartments exceeded tenement standards due to the resulting economic stability.

Another unique aspect of Washington's stock of apartment buildings can be attributed to the city's height limitation law. In 1894, the Cairo apartment building was built on Q Street NW in Dupont Circle. At fourteen stories tall, it was the tallest building in the city at that time, and some residents had concerns that it would overwhelm the scale of the neighborhood. Questions about the building's structural integrity were also raised, along with fire safety issues. In 1899, Congress established the Height of Buildings Act, a law that can account for some differences in apartment building construction when comparing D.C. to New York or Chicago (cities that did have height limitation laws that were later amended or repealed). Under the Height of Buildings Act, D.C. apartment houses could rise to only ninety feet (then seven stories). While apartment

[13] Goode, Best Addresses, xxxiv.

buildings in New York and Chicago often secured prestige through their towering height, D.C. based developers had to rely on the splendor of facades and luxurious lobbies.

An additional feature characteristic of Washington apartments stems from a revision to the city's building codes. The Projection Act of 1871 allowed bays (often in the form of bay windows, corner towers, and porches) to project beyond the building line into public space. The variety of shapes, articulation, and fenestration of the projecting bays added visual interest to streetscapes. This legislation allowed developers and builders greater freedom to introduce popular elements found in the evolving Queen Anne, Romanesque Revival, Italianate, and other Victorian-era styles; projecting bays became the standard. Early urban planning in Washington had provided streets much wider than necessary in residential areas, so the Projection Act permitted bays to extend 4 feet out from the actual lot line. Flat, spare fronts gave way to projecting bays, towers, and porches all protruding over the building line. Projections were embraced both in rowhouses and apartment buildings design. Goode claims, "This feature is more pronounced in Washington than in any other city."[14]

The multi-unit building type gained popularity steadily from the late 1880's and continues to do so today. By the 1940's, half of Washington's population was residing in apartment houses. By 1987, approximately 70% of the residents of the city and 50% of those in the suburbs chose to live in apartments. As Goode assesses, "The development of the apartment house in Washington over the past century makes a complex story."[15] Late Victorian structures flourished in the post Civil War period, while Grand Beaux Arts buildings were favored in the early twentieth century. These would be followed by garden apartment complexes in the 1930's, International Style apartments beginning in the 1940's, and finally Post-Modern structures in the

[14] Goode, *Best Addresses*, 4.
[15] Goode, *Best Addresses,* 3.

mid-70's. While early twentieth century apartments are the focus of this thesis, they fit within a larger history of the building type in the local context of Washington, D.C.. While few scholars have addressed the apartment history of Washington, none have featured the structures of Capitol Hill, a historic neighborhood that falls outside of the architecturally distinguished Northwest quadrant.

CHAPTER TWO: CAPITOL HILL: VISION AND REALITY

Capitol Hill represents one of the most historic and culturally significant neighborhoods in the nation. The architectural fabric of this historic district contributes to our understanding of the urban development of Washington D.C. and more specifically, of the local apartment building traditions. Washington's earliest city planning efforts were aimed at developing land to the east of the Capitol towards the Anacostia River. Instead, the city developed in a Northwest direction, and resources were subsequently diverted away from what is now the Capitol Hill neighborhood. The architecture of the city is a direct reflection of 18th and 19th century developmental patterns that caused significant division of wealth and investment.

Capitol Hill is in many ways the geographic, political, and ceremonial core of Washington. From the city's founding, there was a very intentional and deliberate plan for this land. The city would not take shape through the slow accretion of time. It would not *happen*; it would be *made*. In a review of the founding fathers' plans for Washington, there are two opposing narratives put forth by Thomas Jefferson and Pierre Charles L'Enfant. The former had modest plans and was wary of big government; the latter was focused on developing a theatrically grand stage befitting an ambitious young country. Neither could have anticipated

what the city would become, and the urban development plans submitted to George Washington reflect their shortcomings.

As discussed in Scott Berg's book, *Grand Avenues: The Story of the French Visionary Who Designed Washington, DC,* French born military engineer and architect Pierre Charles L'Enfant conducted survey work for George Washington. "Jefferson's instructions, approved by the president, gave L'Enfant the task of surveying the area along the Potomac River between Rock Creek, bordering Georgetown, and the mouth of the Eastern Branch, more than three miles to the southeast, in order that some section of that ground might be transformed into the new and permanent seat of government for the United States. The project was not just ambitious, it was unprecedented: the capitol of a new world empire was to be set down in a quiet, sparsely inhabited territory of hills, forests, farms and wetlands."[16]

As Pierre L'Enfant surveyed he discovered Jenkin's Hill (today Capitol Hill) to be "a high and central place to provide a visual anchor and a hub for the city, a place from which the wide, commodious streets and avenues already beginning to emerge in his mind could run from the center of the city to the banks of its two sustaining and sheltering rivers."[17] Believing in the value of monumental views, Pierre L'Enfant remained convinced that deliberately staged views could relay ambition and power. Poised to use urban design to the city's advantage, he was also aware of natural geographical assets; The Potomac could connect Washington to the rest of the world through trade, and the physically elevated Jenkin's Hill could serve as an ideal seat of government.

Thomas Jefferson had previously been considering Georgetown as the seat of

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[16] Scott Berg. *Grand Avenues: The Story of the French Visionary Who Designed Washington, DC.* (Pantheon Books: 2007) 4.

[17] Berg, 13. L'Enfant papers are collected in the Digges-L'Enfant-Morgan Papers in the Manuscript Division of the Library of Congress. The Papers of George Washington are found in the National Archives.

government, but after conducting a survey Pierre L'Enfant writes, "As far as I was able to judge through a thick fog, I passed on many spots which appeared to me really beautiful and which seem to dispute with each other who command the most extensive prospect of the water. The gradual rising of the ground from Carrollsburg toward the Ferry Road, the level and extensive ground from there to the bank of the Potomac as far as Goose Creek- present a situation most advantageous to run streets and prolong them on a grand and far distant point of view. The remainder part of the ground toward Georgetown is more broken- it may afford pleasant seats, but although the bank of the river between the two creeks can command as grand a prospect as any of the other spots it seems to be less commendable for the establishment of a city not only because the level surface it presents is small, but because the heights from beyond Georgetown absolutely command the whole."[18] This translated passage from Pierre L'Enfant conveys his commitment to the highest geographic site, rather than low lying Georgetown.

Thomas Jefferson had already submitted his own rough sketch of his urban plan at Washington's request. (Figure 1). His drawing proposed a very different idea of a capital compared to Pierre L'Enfant's developing vision. In Jefferson's sketch the "federal town" was just that: a town. It was a model of republican restraint and modesty, consisting of a small public walk tying together a closely spaced President's House and "Capitol" tucked between the Rock and Tiber creeks. Interestingly, the whole of Jefferson's design was smaller than the settled portion of Philadelphia, even taking into consideration the simple grid framework that allowed for expansion of the plan in the future. The drawing represented at most about fifteen hundred acres, or roughly a fourth of the territory that L'Enfant and Washington would eventually annex to the needs of the new nation.[19] Jefferson held the view that centralized government would be

[18] Berg, 74.
[19] Berg, 75.

abetted by a centralized city, one to which all roads and ambitions would lead, and the larger and more dramatic that city, the greater its attractive- and therefore corruptive- power.

Having considered the opposing possibilities, in March of 1791 George Washington met with Jefferson and L'Enfant to determine the location of the permanent seat of the American government. Over drinks at Suter's Tavern in Georgetown, the three agreed to build their "Congress House" on what was then known as Jenkins Hill, later renamed Capitol Hill. Geographically, Capitol Hill was one of the highest points within the new Washington city, and was described by L'Enfant as a "pedestal waiting for a superstructure."[20] L'Enfant drafted his final plan for the city and the federal government moved to Washington from Philadelphia in 1800. L'Enfant did expect growth, and he designed accordingly. He knew that Washington would not be an Alexandria, a Savannah, or a Philadelphia. He believed that "grand" and "beautiful" was the only appropriate goal for the federal city and the nation over which it would preside. L'Enfant wrote, "From these heights every grand building would rear with a majestic aspect over the country all around and might be advantageously seen from twenty miles off." On high ground the city would be planted, and "thus in every respect advantageously situated."[21]

From Capitol Hill, wide avenues would radiate diagonally along the compass points, interrupted at major intersections by reservations, or open spaces intended for monuments and memorials. The first new street would follow the Ferry Road (later to be named Pennsylvania Avenue) and would serve as the prototype for other avenues, all designed to shorten travel time, encourage growth, and prevent unhealthful crowding. Based upon L'Enfant's vision, it was widely expected that the city would develop to the east of the Capitol towards the Anacostia River.

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[20] Kimberly Prothro Williams, "Capitol Hill Historic District," (DC Preservation, 2014) 2.
[21] Berg, 80.

In his plan for Washington, L'Enfant wrote, "On this plateau the first settlement of a great city would necessarily take place."[22] From East Capitol Street to a proposed bridge crossing at the Anacostia, L'Enfant envisioned a grand commercial corridor. East Capitol Street was intended to be a 160-foot wide monumental avenue, with a shop-lined arcade. Nearby Pennsylvania Avenue was anticipated to be the ceremonial entrance to the city. Meant to form the most important artery, in the late eighteenth century Pennsylvania Avenue was only a rough ferry road connecting the Maryland countryside to the port at Georgetown. The broad Eighth Street was likely intended for commercial development, to connect Pennsylvania Avenue to a riverside site proposed by L'Enfant as an exchange, or trade center.

Despite L'Enfant's vision for eastward expansion, the city determinedly grew west of the Capitol toward the White House, leaving the land East of the Capitol consistently a step behind economically as well as architecturally. "Jefferson, Washington, and L'Enfant all assumed that the new city would grow to the southeast, towards the then-navigable Anacostia River…To everyone's surprise, however, building activity shifted to the northwest, rendering Capitol Hill a quiet backwater."[23]

One reason for this westward expansion was environmental. Land cleared for agricultural purposes created runoff upstream of the Federal City and caused the Anacostia River to silt up, forming wide marshes along the banks. This in turn hampered construction of the active commercial exchange port envisioned by L'Enfant. At the same time, Georgetown was developing into a successful port, pulling trade and resources away from L'Enfant's river site. Additionally, the new prestige of the White House neighborhood drew development westward. Contrary to L'Enfant's desired design, in the decade after Washington's founding Capitol Hill

[22] Christopher Weeks and Alan Karchmer, *AIA Guide to the Architecture of Washington, D.C*. 3rd ed (Baltimore: Johns Hopkins UP, 1994) 2.
[23] Weeks and Karchmer, 27.

was a backwater; Pennsylvania Avenue SE and East Capitol Street remained rutted and bumpy dirt roads. East Capitol Street was so undeveloped it was used for racing horses.

The early 1800's saw the first privately owned buildings developed East of the Capitol. Builders, artisans, and craftsmen who worked in the area (employed in the construction of the Capitol Building) chose to live in the Capitol Hill neighborhood. Despite receiving less investment and never matching the large scale building efforts in the Northwest sector of the city, Capitol Hill developed into a substantial and thriving residential community throughout the nineteenth century. As the neighborhood grew, it attracted an economically and racially diverse population (in contrast to the largely homogenous Northwest sector). "At the Capitol, native and foreign-born whites and free and enslaved blacks worked side by side. Some of these builders, with or without families, joined the old rural population to constitute the Hill's first community."[24] Working class laborers lived alongside Congressmen who often preferred to live in boarding houses close to the Capitol rather than establish permanent residences in the downtown area. Boarding houses sprung up on New Jersey Avenue SE, a wide diagonal avenue leading from the Capitol to the Anacostia River. New Jersey Avenue became one of the most densely developed and fashionable streets of the early boarding house community. The boarding house system provided convenience for Congressmen and profit for proprietors. Apartment-Hotels existed as residential buildings with a combination of bedrooms with baths for transient occupants and small apartments with kitchens for permanent residents.

Secretary of the Treasury Albert Gallatin wrote in January 1801 to his wife, "Around the Capitol are seven or eight boarding houses, one tailor, one shoemaker, one printer, a washing woman, a grocery shop, a pamphlets and stationary shop, a small dry-goods shop, and an oyster

[24] Kathryn Schneider Smith (ed.), *Washington at Home. An Illustrated History of Neighborhoods in the Nation's Capital* (Johns Hopkins University Press, 2010) 38.

house. This makes the whole of the Federal city as connected with the Capitol."[25] As Gallatin described in his letter, businesses had begun to spring up due to the presence of the Federal government. Along with the cluster of boarding houses found around the Capitol, the neighborhood also supported a working class community at Navy Yard. These two stable sources of employment bolstered the neighborhood economically. While some say the Hill's boundaries have always included only the three or four blocks nearest the Capitol, the little village that started near the Navy Yard (established 1799) was known as Navy Yard Hill. These two villages grew until they met and became one.

Following the burning of the Capitol Building during the War of 1812, Congress proposed moving the capitol from Washington and relocating to a "more convenient and less dishonored place."[26] But the destroyed Capitol Building and Navy Yard were both quickly rebuilt on their original sites after the British invasion. Shipbuilding and ship repair resumed immediately at the Navy Yard. These two construction projects required a significant labor force, and once again, workers often chose to live in the neighborhood. With the rebuilding of the Capitol Building and Navy Yard, Capitol Hill's sense of permanence and importance within the city was renewed.

The function of the Navy Yard began to change in the 1830's, away from the construction of wooden ships towards the large-scale manufacture of artillery[27]. It was this artillery industry and the presence of the Navy Yard that ensured Capitol Hill's prosperity during the Civil War. Navy Yard "quickly earned the reputation as one of the town's most reliable employers. Because it hired whoever had the needed skills, many free black and European immigrant craftsmen and laborers achieved financial independence working there. The yard also

[25] Williams, 1.
[26] Smith, 40.
[27] Williams, 11.

hired enslaved African Americans, allowed by their owners to work and usually expected to pay them a percentage of the their earnings."[28] The workforce at the Navy Yard directly affected the demographic population of Capitol Hill, which would in turn affect the neighborhood's preferred architectural styles.

Despite the stability of Navy Yard employment, the years immediately following the Civil War brought financial hardship, with severely reduced appropriations for the Navy causing the Navy Yard workforce to shrink to an all-time low. Yet despite this economic challenge, Capitol Hill experienced an intense population boom. The population increase and post war period of stimulus can partially be attributed to Alexander "Boss" Shepherd, Vice President of Public Works during the city's brief period of Territorial Government (1871-74). Shepherd proposed multi- million dollar, citywide civic improvements. He drained swamps and canals, laid sewer and water lines, built 128 miles of sidewalks, installed over 3,000 gas lights, and improved 300 miles of city streets. When he left office Washington boasted more paved streets than any other city in the country. Although Shepherd encouraged new construction in Capitol Hill, the neighborhood was not a full recipient of available aid. Shepherd instead focused his efforts heavily on the Northwest neighborhood of Dupont Circle. "The Board's programs were heavily focused on northwest Washington and thus greatly encouraged the growth of the city's fashionable quarters there."[29]

Although Capitol Hill saw many fewer improvements than the Northwest quadrant, the community still benefitted greatly. The Board of Public Works undertook several major projects specific to the Hill. Along East Capitol Street, a 50-foot roadway was paved down the center of the 160-foot planned avenue, leaving 55-foot "parking" strips to either side. Pennsylvania

[28] Smith, 39.
[29] Williams, 15.

Avenue SE was also paved. Capitol Hill's largest park, Lincoln Square, was landscaped, and Eastern Market was constructed (designed by Adolf Cluss).[30] These were undoubtedly highly visible public works projects, benefiting and stabilizing Capitol Hill as a community.

From 1880 through 1893 there was a significant period of growth, with residential development expanding to accommodate growing numbers of middle-class government workers. By the turn of the 20th century, Capitol Hill was composed primarily of middle-class government workers. The federal government's presence on Capitol Hill was reflected in the professional demographics of the neighborhood as well in the architectural styles. The Senate Park Commission Plan of 1901-1902 (also known as the McMillan Plan) called for surrounding the Capitol Building with classically inspired buildings for the legislative and judicial branches of government.[31] Government buildings were constructed with Beaux Arts classically inspired designs. In turn, residential buildings picked up on several of these stylistic features.

While twentieth century government buildings transformed the Capitol grounds into a monumental federal center, their development also resulted in the elimination of a great deal of Capitol Hill's historic building stock. New buildings, including multi-story apartment buildings, banks, and theaters arose in place of older 19th-century structures.[32] Residents of Capitol Hill had repeatedly witnessed the elimination of historic buildings for new private and public developments, and by the mid-20th century, resentment over these losses had peaked, and a movement to reject unnecessary demolition gained momentum. There was a growing urge to

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[30] Williams, 14. The streets were paved according to the 1870 "Parking Act." The construction of Eastern Market was part of the larger effort by the Board of Public Works to provide the city with up-to-date market structures.
[31] Williams, 23. In 1904, the New York firm of Carrere & Hastings designed the Russell Senate Office Building and the Cannon House Office Building, both of which were completed in 1909. The construction of these buildings coincided with the construction of Daniel Burnham's Union Station and followed the 1897 completion of the Library of Congress building, designed by the architectural firm of Smithmeyer and Pelz. Throughout the first half of the 20th century, the federal government continued to expand its complex of buildings around the Capitol, including the Supreme Court Building.
[32] Williams, 24.

protect the neighborhood's historic fabric. "In 1955, the Capitol Hill Restoration Society (CHRS) was organized with the purpose of promoting a better residential neighborhood, including the preservation of historic sites. In 1964, Capitol Hill was identified as a *Landmark of the National Capital*, and in 1973 was designated an historic district. In 1976, the Capitol Hill Historic District was listed in the National Register of Historic Places."[33] Although Capitol Hill owes its existence and growth to the presence of the federal government, the Historic District excludes the Capitol grounds and the monumental core, and instead recognizes the residential neighborhood and local institutions.

The Capitol Hill Historic District encompasses 200 city blocks, and is bounded in an irregular rectangle. The District is bordered by the Capitol precinct on the west, F Street NE on the north, 13th and 14th Streets on the east, and the Southeast Freeway on the south, with an expansion area south of the Southeast Freeway bounded by 7th, M, 10th, and 11th Streets SE.[34] Spanning four square miles and including roughly 45,000 people, the largely residential neighborhood is one of the oldest and most architecturally diverse in the city. It is also one of the largest in the country, including approximately 8,000 primary contributing buildings dating from 1791-1945.[35] These city blocks that make up Capitol Hill closely follow Pierre L'Enfant's plan, where the city grid intersects with diagonal avenues to create a variety of rectangular and irregular-shaped open spaces that serve as parks and green spaces. "The wide avenues, with their deep setbacks and tall buildings provide grandeur, while the narrower, tree lined grid streets offer an intimate feel and small-town charm.[36]

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[33] Williams, 28.
[34] "DC Inventory of Historic Sites," DC Preservation (2015).
[35] "DC Inventory of Historic Sites". DC listing November 8, 1964 (preliminary identification); designated June 19, 1973; boundary expansion January 20, 1976; NR listing August 27, 1976; boundary expansion February 7, 2002 (effective April 21, 2002), NR listing July 3, 2003; period of significance extended February 27, 2003, NR listing July 3, 2003; HABS DC-71, DC-72, DC-73, DC-74.
[36] Williams, 1.

Judith Capen's article, "Building Styles in the Capitol Hill Historic District," published by the Capitol Hill Restoration Society, provides helpful stylistic distinctions of the architectural fabric found on the Hill. Capen lists Federal, Italianate, Queen Anne, French Second Empire, Classical Revival, and Richardsonian Romanesque as the predominant styles.[37] In addition, flat fronted Italianate-style dwellings constructed in the 1870's became widespread. By the 1880's and 1890's, row houses exhibited the fashionable Queen Anne and Romanesque Revival styles, taking full advantage of the city's Projection Act of 1871. It is easy to imagine the original urban landscape, as "Much of Capitol Hill, both within and outside the historic district, looks much as it did in the early twentieth century."[38] Despite the architectural significance of Capitol Hill, the neighborhood and the historic structures within have received less attention than its counterparts in Northwest.

CHAPTER THREE: OVERLOOKED CAPITOL HILL

With the bulk of architectural scholarship focused on buildings of Northwest Washington, Capitol Hill has been an underrepresented district that differs significantly in racial, economic, and architectural terms. The real point of diversion that advanced the Northwest quadrant over the rest of the city came with the post Civil War stimulus. Alexander Shepherd's multi-million dollar public works were city-wide, and in many ways transformed Capitol Hill. However, Shepherd's projects disproportionately benefitted the Northwest sector of the city. Receiving the most investment and improvements, combined with the advantage of early westward growth from the Capitol, Northwest D.C. continued to attract an affluent and influential clientele.

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[37] Judith Capen, "Building Styles in the Capitol Hill Historic District" (Washington, DC: Capitol Hill Restoration Society, 2008). 1

[38] Lee and Scott, 248.

A portion of these residents were only part time, who built second houses in Washington either to extend their political influence or to enjoy the winter social season. Their preferred neighborhoods were all in the Northwest sector of the city, particularly along K Street, Massachusetts Avenue, New Hampshire Avenue, 16th Street, and Dupont Circle. With the post Civil War nouveaux riche building palatial second residences, "Washington quickly became the winter Newport of America."[39]

The results of that early affluent community can be seen today in the developed corridors of Northwest. 14th Street, 16th Street, and Connecticut Avenue are lined with great apartment houses. Dupont Circle's Cairo is both the tallest and among the most opulent apartment houses. It was the Cairo that pushed Congress to pass a height law for Washington, limiting apartment houses to 90 feet and office buildings to 110. "Even before it opened, the Cairo's first promotional brochure touted it as "the largest and most luxurious apartment house in Washington" and "the most thoroughly equipped establishment of the nature south of New York."[40] Dupont Circle and the Kalorama area are noted for their early luxury apartment buildings, populated by affluent white tenants drawn to Northwest.

By contrast, "Capitol Hill saw many fewer improvements than did the northwest sector of the city."[41] This neglect of Capitol Hill may have to do with the community of individuals populating the neighborhood. Rather than the relatively white, wealthy population of Northwest, Capitol Hill has always supported a racially, economically, and professionally diverse community. The demographics of Capitol Hill have consistently remained varied, resulting in a rich cultural and architectural environment.

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[39] James M. Goode, *Capitol Houses: Historic Residences of Washington D.C and Its Environs* (New York: Acanthus, 2015). 20.
[40] Weeks, 172.
[41] Williams, 14.

From the beginning, Congressmen and federal employees lived on Capitol Hill alongside English, Scottish, and Italian residents, as well as African Americans.[42] This already mixed population expanded with German craftsmen and Irish laborers in the late 1840's. Other European immigrants would eventually join them. Many of these individuals worked on the expansion of the Capitol building which began in the 1850's. A modern day Hill resident reflects, "The unifying factor in the social history of our neighborhood is that it has never lost its diversity. The Hill has experienced in full measure every wave of immigration to our shores since 1791."[43]

African Americans joined immigrants in rapidly populating Capitol Hill. From its founding, the Navy Yard employed African Americans, many of whom initially were slaves leased out by local owners.[44] Although concentrated around the Navy Yard area, African Americans lived throughout Capitol Hill. As the many building lots facing the public avenues were developed, the alleys behind them began to be used more intensively for both commercial and residential use. Several dairy operations, including Walker Hill Dairy behind 7th Street between G and E Streets, SE, operated in the area's alleyways, as did numerous stables and other light industrial and commercial efforts. To support these "alley industries" hundreds of small dwellings arose in the alleys to house the city's poorest and largely African-American residents.[45] However, this population never grew to support the tenement housing solution seen in New York. The poor also remained considerably dispersed among residents of upper and working classes. Some of Washington's most prominent residents lived alongside this mix of

[42] "A Short History of Capitol Hill," 1.
[43] "A Short History of Capitol Hill," 1.
[44] Williams, 8.
[45] Williams, 18.

poor and working-class. Naval officers, politicians, statesmen and other members of the city's establishment built houses along the streets between Pennsylvania Avenue and the Navy Yard.

From 1871 to 1893, Capitol Hill increasingly became home to many in the federal government workforce (both African American and white), their families, and the associated commercial, institutional, and service communities. In 1883, the federal government passed the Civil Service Act, a law that gave government workers greater job security and regular wages. The Civil Service Act, combined with the improvements to Capitol Hill's infrastructure and the need to house the post-Civil War population boom, ensured the future growth of Capitol Hill as an important middle-class residential community. With greater financial stability, the growing federal workforce readily purchased the single-family row houses being built all over the Hill. The neighborhood was ideally located within walking distance of the government's most important centers of employment: Congress, the Navy Yard, and the Government Printing Office. Developers capitalized on the extensive tracts of relatively inexpensive and undeveloped land east of the Capitol, building long rows of attached housing. Taking advantage of economies of scale and inexpensive, mass-produced architectural elements, these row houses were affordable and appealed to middle-class residents.

The racial diversity of the 1800's continued into the 20th century. Prior to 1954 and the landmark decision Brown vs. Board of Education, the city built separate schools for African Americans and whites. Because of the significant racial diversity of
Capitol Hill, these formerly segregated school buildings are today found within blocks of each other, evidencing the earlier demographics of the neighborhood. The architecture of the neighborhood has, as a result of the mixed population, developed differently than other neighborhoods in the city. With alley housing in the 18th and 19th centuries, and segregated

schools in such close proximity in the 20th century, the architecture of Capitol Hill has consistently reflected the social conditions at play.

CHAPTER FOUR: EARLY TWENTIETH CENTURY APARTMENT BUILDINGS OF CAPITOL HILL

While Capitol Hill features a variety of housing types, it is the apartment building that has been absent from the architectural scholarship. Like any other building type, apartment design reflects changes in stylistic trends, economic circumstances, building codes, zoning laws, public transportation systems, technological developments, and demographic shifts. These fluid pressures directly impact apartment design and result in period specific architectural evidence. The following analysis of classically inspired Capitol Hill apartment buildings features early twentieth century structures selected for their excellence in design.

In *Best Addresses*, James M. Goode states, "Local architects in the decade before World War I produced a number of apartment houses of the Beaux Arts mode. Those prewar years have never been equaled in Washington for elegant detailing and original planning. If Washington's apartment houses had a golden age, that was it."[46] Although not featured in Goode's *Best Addresses*, Capitol Hill apartment buildings from this pre-pre-war period are clearly representative of the "golden age" described, due to the level of detail and definition executed by skilled craftsmen. In an evaluation of Washington's apartment buildings, and Capitol Hill specifically, it is important to note, "The city is a conservative one by any architectural standard. The popular national styles hung on much longer than in other urban areas in the nation, many of which were pioneering new trends. This 'burden of history' lingers over much of Washington's

[46] Goode, *Best Addresses*, xxxv.

architecture, particularly in the twentieth century, when classicism gripped public building design well into the late 1950's."[47]

The aesthetic of classicism took off in part due to the buildings erected at the Chicago Worlds Fair of 1893, and the principles adopted by the McMillan Commission of 1901.[48] The McMillan Commission Plan was established by the US Senate and recommended all future government buildings be in classical harmony with the new Capitol and the White House. With Beaux Arts classicism heralded as the most appropriate style for public building in the nation's capital, the design elements soon transferred to private residential structures.

Capitol Hill apartments are strong representations of the Beaux Arts aesthetic, reflecting the principles, although on a more modest scale than in the Northwest quadrant. Architects building in the community embraced a specific typology that included a center hall entrance, defined and rusticated ground level, strong ornamented cornice, windows defined with stone sills or surrounds, and projecting bay windows. These carefully designed facades reflect the aspirations of both the developers and the targeted tenants; developers aimed to make money and the tenants desired to emulate the lifestyle of the wealthy. Goode, in his undertaking of apartment house history, appropriately suggests, "Here is the story of the complex interplay between the professional skills of the developer and those of the architect, the constraints of local laws, the rigid logic of economics, the fickle tastes of the marketplace, the momentum of urban development, the whims that determine the names buildings are given, and much more."[49] The following field survey includes ten examples of Capitol Hill apartment buildings, ranging from 1900 to 1914. Built by a variety of architects, these buildings represent a successful response to local circumstances and the growing demand for multi-unit housing.

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[47] Lee and Scott, 5.
[48] Goode, *Best Addresses*, 25
[49] Goode, *Best Addresses*, vii.

Capitol Hill structures share similarities to apartment houses in Northwest, as architects working on the Hill oftentimes had previous experience with commissions there, and were familiar with the high level of detail expected by clients. However, the Capitol Hill structures are relatively modest by comparison. The Hill structures are typically shorter, and the apartments themselves are smaller. In Northwest, elements such as gargoyles are common, and highly finished stone is used liberally. In contrast, architects working on Capitol Hill commissions practiced a more scaled back, restrained approach. Fanciful touches like gargoyles had no place in the modest working class setting of the Hill. Instead, architects creatively used brick made to look like stone in an effort to achieve the impressive effect of polished stone.

The Capitol Hill buildings were also less expensive to construct, due to the smaller footprint and the cheaper materials (typically they only reached three to four stories high). Goode claims, "Washington apartment houses, more than those in other American cities, were built to look like large houses. They had domestic looking facades…with rows of quaintly projecting bays and inside revealed rooms arranged house-like after a long hall."[50] With this air of domesticity, the apartment buildings appear approachable and more familiar. Although domestic-looking, multi-story apartment buildings were more effectively able to house the growing population. The single family row house had dominated the housing market, but apartments became increasingly desirable to the middle-class resident and became the building of choice for developers.

The following Capitol Hill apartment survey has resulted in a clear typological uniformity. The standard is displayed through similar number of stories, relatively standardized plans, and comparable façade designs. Although the number of buildings surveyed is modest, the ten examples presented here best indicate the early twentieth century apartment building trends

[50] Goode, *Best Addresses*, xxxiv.

on Capitol Hill. Zach Violette, a current Boston University PhD candidate analyzing the use of architectural ornament in the tenements of the lower east side of New York and the North and West end of Boston, has conducted similar fieldwork on a greater scale. Violette has surveyed approximately 3,000 buildings primarily dated between 1880 and 1910, using a digital database. Though surveying on a greater scale (geographically and spanning over thirty years), Violette similarly utilized digitized building permits to glean his data sets.

Violette acknowledges the relative scarcity of period sources that speak directly to the prerogatives of builders. Similarly, Goode insists, "Few records and even fewer photographs have survived to give us detailed information on most of Washington's important apartment houses…Most of these, like the once-grand Cairo, have been gutted for total modernization or their plans have been drastically altered over the years."[51]

Because of the lack of written sources, both Violette's survey and this Capitol Hill survey rely heavily on digitized original building permits to capture and compare sets of data for each building. Building permits have been critical in determining the location, basic typological information like footprint, size and number of stories, the date of construction, name of original builder and architect, and the construction cost of each apartment building. Violette emphasizes, "These buildings are some of the only sources that record in detail the differing and aesthetic priorities of their builders and intended residents, whose tastes and preferences are usually absent from the written record. Using the buildings themselves as a primary source helps to explode many of the myths at the heart of the old narrative, and begins to restore agency to those involved in the creation of this landscape."[52]

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[51] Goode, Best Addresses, 7

[52] Zach Violette. *Rethinking the Tenement: Misery, Ornament, and Conflicting Values in the Turn of the Century City* (unpublished) 3.

Using these Capitol Hill apartments as a primary source for architectural evidence, supported by original building permits and accompanying documents, has resulted in a clear stylistic typology. The apartments adhere to a symmetrical form, with stacked bay windows projecting from three or five bay facades. The windows are typically defined with stone ornamentation of lintels and sills. Garlands and floral ornament can be found, although to a lesser degree than on the buildings of Northwest. The structures are consistently constructed of brick with a limestone rusticated masonry base, oftentimes featuring exaggerated stone joints. Stringcourses, typically of limestone, further define a tripartite division. Heavy cornices, elaborated with modillions, dentils, or other classical moldings, line flat roofs to complete the Beaux Arts design.

Tenants, despite living outside of the desirable bounds of Northwest, were attracted to an elevated architectural standard. To appeal to these discerning tenants, and turn a profit, developers dedicated a significant portion of the construction budgets towards exterior ornamentation. "Developers tapped into the longstanding association of ornament with stability, luxury, power, and surplus, communicating each of these through specific forms they used to ornament their facades. In choosing to ornament, builders were particularly interested in appropriating symbols of power and status, long associated with the elite."[53] The buildings' cornices, window surrounds, and elevated entrances were all opportunities to improve the appearance of an otherwise simple façade. The selection of ornamentation was deliberate and thoughtful, resulting in facades that really stood out in the existing streetscape.[54] Having borrowed sophisticated architectural elements from Northwest, architects scaled design features

[53] Violette, 4.
[54] It is difficult to assess the responsibility of the developer vs. the architect when analyzing façade design. The architects were likely acting under the directives of developers in their attempt to create eye catching, attractive structures that would provide profitable returns.

appropriately to suit Capitol Hill's comparatively traditional and modest streetscape; The apartments lacked fine materials and excessive ornamentation but they also displayed a grandeur previously unseen in the neighborhood.

This grandeur was in part expressed through physical size. Ornamentation certainly contributed to the impressive nature of the buildings, but number of stories also conveyed status. In an examination of the images of the apartments and their adjacent structures, it is evident that these buildings would have stood out. (Figure 2). Most of the surveyed apartments stand at least one story above the neighboring Victorian row houses, if not two stories. This height for residential dwellings was unprecedented in the Capitol Hill neighborhood.

In the following survey, modern day apartment names are used; original apartment names, when known, will be included. This survey is limited to the study of original building permits, façade analysis, and relation to the original streetscape. To draw typological conclusions, these buildings are held in comparison to each other, as well as the Beaux Arts apartments of Northwest. While the collection of apartments surveyed below share many features, their differences are also emphasized.

1. (Figure 3). The Linville, begun in 1914, is located at 116 6th Street NE. Architect Appleton Prentiss Clark placed the structure seamlessly into the streetscape, appropriately respecting the scale of the existing row houses.[55] Appleton Clark (1865-1955) was a local architect responsible for designing hundreds of buildings in the Washington area, including homes, churches, apartments and commercial properties. The *Evening Star*, a daily afternoon newspaper than was in publication from 1852 to 1981, features an 1888 advertisement that includes the office

[55] By the 1920's Capitol Hill would see taller, larger apartment buildings built with less regard to the scale of the surrounding buildings. An example would be the Art Deco Congressional Apartments on Constitution Ave NE.

location of Clark's practice in Northwest Washington, along with his home address. (Figure 4). Interestingly, Clark himself lived in the Capitol Hill neighborhood (at 119 5th Street NE). The advertisement states that Clark's practice was available to prepare "plans for all classes of buildings."

Clark was similar to other architects working on Capitol Hill in that he designed various building types. Over his 60-year career, Clark gained a reputation as one of D.C.'s most influential architects from the late nineteenth and early twentieth centuries. He served as the president of the local chapter of the American Institute of Architects. Because of his prominence, several of Clark's designs are listed on the National Register of Historic Places.

Clark's first architectural apprenticeship was under Alfred B. Mullet, the Supervising Architect of the Treasury. After a three-year apprenticeship, Clark traveled to Europe to continue his architectural education. The observations he was able to make in Europe would assist him with his own designs when he opened his practice in 1886. Many architects working in Washington had international study experience that allowed for greater architectural exposure. "The turn of the century brought a strong stylistic shift in Clark's work, typical of Washington architects in general. Adoption of the McMillan Commission Plan helped make Washington the leading laboratory for the City Beautiful Movement and the Beaux-Arts principles it espoused."[56] Although Clark embraced the Beaux Arts principles along with the rest of the city, his design preferences and the wishes of his clients fluctuated through the years. His career as a whole includes buildings in the Romanesque Revival, Colonial Revival, Georgian Revival, Gothic Revival, Italianate, Renaissance Revival, Shingle and Spanish Colonial Revival styles.

[56] David Maloney, *Second National Bank, Washington, D.C.,* National Register of Historic Places nomination document (National Park Service, Washington, D.C. 1994) 1.

His ability to adapt to the wishes of his clients resulted in an impressive portfolio of building types and styles.[57]

Apartment buildings were one of Clark's more consistent commissions. He ultimately designed twenty-seven D.C. area apartments. The Linville on Capitol Hill is visually similar to Clark's works in Northwest, for which he is better known. The Presidential at 1026 Street NW, The Rockingham at 1317 Rhode Island Avenue NW, and The Roosevelt at 2101 16th Street NW are all prominent apartments by Clark that have been featured by James Goode in *Best Addresses*. While the Linville is considerably smaller in size than its Northwest counterparts, it shares classical elements with pre-war apartments across the city. In fact, the Linville was constructed prior to The Presidential (1922) and The Roosevelt (1919), serving as an early experiment with Beaux Arts principles.

The Linville, like many turn of the century Capitol Hill apartments reflects Beaux-Arts principles. The structure consists of a flat roof with strong cornice, symmetrical brick façade, and an arched and pedimented front entrance. (Figure 4). The windows are defined by handsome jack arches. The brick chosen for the building has inconsistent variation in color, adding movement and interest. There are several uninterrupted string courses crossing the façade that provide structure and definition. (Figure 6). Unlike most other buildings in this survey, the front door is settled firmly on the ground level, rather than being raised a half story, to be approached by steps. The Linville's ground level entrance instead gives a sense of stability to the building.

2. (Figure 7). The Calumet, located at 1 3rd Street NE, features several of the design elements used at the nearby Linville. Built in 1905 by A.M. Schneider, this structure is executed in the

[57] Clark's Romanesque Revival buildings include the Eastern Presbyterian Church on Stanton Square, NE (now Imani Temple) and the razed Washington Post Building at 1337 E Street NW. For many of his house designs Clark used Georgian Revival.

Beaux Arts aesthetic. The roof is flat, the façade symmetrical, the entrance elevated, the ground level rusticated to emphasize hierarchy, and the solid door surround supported with ornamental bracketing. (Figure 8). The ground level windows, while not arched themselves, are highlighted with arched stone curves topped with exaggerated keystones. The upper level windows remain straight topped. The stacked bay window projections contribute a dramatic depth of shadow to the façade while also letting light into the units. The Calumet is reasonably large in size at 9,000 square feet, and commands a grand yet elegant presence on the prominent corner lot. Quoins bracketing the edges of the buildings provide stability and visual interest while defining the edges of the structure.

3. (Figure 9). The apartment building at 119 8th Street SE was built by B. Stanley Simmons and begun in 1909. This brick structure shares features with the Linville and Calumet Apartments; Specific shared elements include the masonry ground level, strong cornice, and classical proportions. The building is primarily brick with stone window ornamentation. The keystone of the jack arch echoes the gentle curve of the ground floor windows. At first glance this is a symmetrical structure, but a closer look shows the front entrance shifted right of center. In what may have been an attempt to retain a generally symmetrical appearance, the front steps lead to the center of the building rather than the off center entrance. (Figure 10). There is no visual discoloration or material evidence of the front door being moved from an original central placement. The most likely explanation for the off center entrance is the accommodation of more spacious units in order to provide more appealing options to possible tenants. The protrusion that meets the neighboring row house, additionally breaking the symmetry of the façade, also serves to provide additional living space. It is very likely that the extreme shallowness of the site has set

design constraints and forced Simmons to stray from his preferred symmetrical center hall floor plan. With the entrance off center, the interior stairs are likely arranged parallel to the front façade. Although the perfectly symmetrical, central hall prototype used elsewhere on Capitol Hill has been fiddled with at 119 8th Street SE, the façade design is able to achieve the same effect.

B. Stanley Simmons, (1872-1931), is the listed architect for three of the apartments in this survey (more active than any other architect designing Hill apartment buildings during this period). Simmons attended the University of Maryland and later studied architecture at MIT. A prolific D.C. architect, Simmons worked with every major developer in the city. He started designing and building houses in the 1890s before moving on to bigger commissions. He also designed for wealthy clients, as evidenced in this 1902 notice in the *Evening Star* (Figure 11) that describes a country home built for Admiral A. W. Weaver. Simmons designed for prominent clients, and this commission from Admiral Weaver for an Alexandria country house is just one example. Interestingly, Simmons selected a "wide central hall" for the Alexandria country house commission (a selection he uses on Capitol Hill as well).

Simmons, like Appleton P. Clark (the architect responsible for the Linville), was very active in the Northwest quadrant of DC. An *Evening Star* article from 1891 cites an apartment being remodeled and enlarged at 505 E Street NW. (Figure 12). The *Star* tells us that Simmons was comfortable working with pressed brick and stone trimmings (again, building materials we see Simmons using on Capitol Hill). The Wyoming, located at 1810 Wyoming Avenue, is considered by many to be his masterpiece. The Wyoming was built prior to 119 8th Street SE, and it is clear Simmons is pulling from the same Beaux Arts principles. He designed 119 8th Street SE in a similar style to his Northwest buildings. Between 1890 and 1926, Simmons designed more than 60 apartment buildings. Although his earlier nineteenth century buildings

(speculative row houses) reflect Victorian styles of architecture, Simmons evolved in response to the City Beautiful Movement, as did many of his peers. We can see this shift in Simmons' early twentieth century buildings, where he begins designing increasingly in the Beaux Arts tradition.

4. (Figure 13). The apartment building at 400 Seward Square SE, begun in 1905 by W.S. Plager, sits a full story above the neighboring row houses. To a greater extent than some of the other apartments in this survey, this four-story building commands a significant presence in the streetscape. There is a noticeable difference between the humble row houses and the prominently towering apartment building; with height the architect was able to draw attention to the building – and hopefully draw in prospective tenants as well. Originally named The Rita, this structure boasts elegant window ornamentation that is vegetal in design. The windows themselves are attractively defined, enveloped in arched limestone surrounds. (Figure 14). Non-central windows that lack a full surround are still emphasized with masonry lintels that provide a sense of distinction. The ground level of the apartment (reached via an elevated entrance) is distinct from the upper portion of the façade due to a thick stone banding. (Figure 15). The structure's heavy cornice contributes to the intentional design choices of the façade.

5. (Figure 16). The John Jay, (originally named the Loudon) located at 314 East Capitol Street NE, is most closely reflective of the grand apartment buildings found in the Northwest quadrant. At five stories, it is the largest Hill apartment building of the period and exists as a commanding presence on the street. The front door is raised a half story, contributing to the vertical visual sense of the building. (Figure 17). Not only does an elevated entrance provide greater verticality to a structure, it conveys importance and prestige. Tenants can use the stairs to remove

themselves from the dirty street (physically and emotionally) before entering this private space. There is an increased sense of removal and distinction between those who live in the John Jay and people passing on the sidewalk.

The masonry ground level of the John Jay is reminiscent of Italian palazzos. As the rusticated first floor gives way to intricate detailing throughout the upper stories **(**Figure 18), vegetal ornamentation and luscious swags recall neo-classical elements. (Figure 19). The clear tripartite definition supports the building's vertical visual impression, similarly to the elevated entrance. Goode, in his study of the luxurious apartments of Northwest, claimed that Beaux Arts designs "called for the division of the façade into base, shaft, and capital, following the balance and symmetry advocated by the classical order."[58] The John Jay is one of the best examples of this division. Topped with a decorative cornice, the structure is the most ornamented apartment building in the neighborhood. It is also the largest; A 1912 advertisement in the *Evening Star* mentions "several five and six room apartments for rent: large, spacious rooms: janitor and elevator service; rent, $35 and $40." (Figure 20). This listing is valuable evidence as to the relative luxuriousness of the Loudon in comparison to other Hill apartments. Six room apartments would have been rare, as would janitor and elevator service. The Loudon is offering some of the amenities found in the apartment houses of Northwest Washington, hoping to draw tenants interested in more of a full service lifestyle.

Additional *Star* articles provide a sense of who these tenants were. A 1901 article mentions "Professor and Mrs. W. H. Ragan have returned to the city, after their wedding journey…[they] expect to make their home in the Loudon, 312-314 East Capitol Street." (Figure 21). Mr. Ragan is wealthy enough to live in the newest and grandest Hill apartment building. However, he *does* have to work to make a living, unlike many tenants of luxurious Northwest

[58] Goode, *Best Addresses*, 26

apartments. A 1906 article states “the February meeting of North Capitol Auxiliary of the W.C.T.U. was held with Mr. and Mrs. Conklling, 314 East Capitol street Monday evening.” (Figure 22). This clipping reports that the Conkllings held a high enough social status to be leaders of the Auxiliary group and host the meeting in their private apartment. In combing the *Evening Star* for primary references, it was the Loudon that pulled up the most mentions of specific individual tenants. Considering the building’s architectural magnificence, it is unsurprising some of the Hill’s wealthiest residents chose to live there.

6. (Figure 23). The President Adams, at 216 Maryland Ave NE, was begun in 1905. Originally known as The Gainesboro, this is one of the more ornate apartment buildings found on Capitol Hill (following the John Jay, and matched similarly to The Rita). Each window of the façade boasts some degree of ornamentation, with stone sills and decorative keystones. (Figure 24). The central windows echo those at 400 Seward Square, as they are completely defined and enveloped in a masonry arch. The building has a very clear hierarchical delineation between the ground and upper levels. At four stories tall, the structure manages to appear slim and dainty, due to the appropriately sized modillion cornice. Yet in comparison to the adjacent row houses, the building boasts considerable height. In the early twentieth century, the structure would have stood out even more significantly than it does today.

A 1907 *Evening Star* advertisement mentions a “5 room furnished apartment” for a three-month summer rental. (Figure 25). This notice is valuable evidence of not only the five bedroom interior unit arrangement, but also of the socioeconomic standing of the apartment tenant. It is possible that “Miss Smith” was wealthy enough to leave the blisteringly hot city and get away for the summer to a more comfortable locale. However, she wasn’t of the position to refuse the

opportunity to earn rental income during those months, and thus posted the *Evening Star* rental advertisement.

An ad placed in the *Evening Star* in February of 1925 asks for "part-time or day's work, by neat colored girl" at 216 Maryland Avenue, NE. (Figure 26). Although 1925 is a decade past this period of study, the ad stands as additional evidence of the kind of tenant living at the President Adams. The individuals living in the building had enough income to hire outside help- in this case, on a part time basis. The distinction of part time is important because it demonstrates that this tenant did not have a full time servant living with them, as was the case in Northwest Washington, where the apartment units often included servant quarters. An *Evening Star* advertisement from 1909 seeks a "gentleman" to rent a "furnished room in apartment: one block from Capitol: private family, 216 Maryland Ave NE." (Figure 27). This posting again reflects the socioeconomic conditions of tenants in the building. The private family is wealthy enough to live in the building, but no so wealthy as to pass up income from renting out a room.

7. (Figure 28). The Torraine, at 424 East Capitol Street NE, was begun in 1905. At three stories, this modestly sized apartment building clearly follows this Capitol Hill typology, featuring the symmetrical central hall fronted with two flanking stacked bay projections. Despite only being three stories, the Torraine achieves visual verticality due its elevated front door. Also, the windows of the upper level are shorter and narrower than the windows on the ground level, (an effect seen in other surveyed buildings as well) making the Torraine appear taller than it actually is. A decorated cornice with delicate motif of loops and bows tops the structure. The front entrance has a decorative door surround, with dentils and even Doric topped pilasters. (Figure 29). These features provide the Torraine with curb appeal today; In the early twentieth century,

their effect would have been even greater. Not only does the ornamented cornice feature unusual motifs, the elaborate door surround makes a statement. The physically small structure appears large in scale because of these design details. Additionally, in comparison to the adjacent row house, the building boasts significantly larger windows. The structure would have drawn attention (as developers hoped) and stood out amongst the street's numerous Victorian row houses.

8. (Figure 30). While 520 E Street NE (begun 1906, designed by Stanley B. Simmons) lacks the signature cornice found in the other apartment buildings, it does feature a decorative corbelled brick pattern along the roofline. It is quite possible that a cornice was originally in place and has since been removed, considering that all of the other apartments of this period sported cornices. (Figure 31). The second anomaly with 520 E Street NE is the non-symmetrical façade. At first glance, one might miss the fact that the structure is not symmetrical, as the design intentionally hides this fact well. However, a closer look reveals an extra bay with double frame windows inserted into the span of the central façade. It would appear that the building was designed to offer different apartment sizes and layouts, as having variety in unit layouts would have been a valuable marketing point. Renting the apartments at profitable prices drove design choices.

Like most of the other surveyed apartment buildings, 520 E Street has a segmented tripartite façade. Brick courses are creatively set to produce the appearance of being stone; This was accomplished by using recessed and protruding brick placements. (Figure 32). Another effect seen elsewhere on the Hill is the scaled sizing of the windows – the larger size on the lower level and the smaller size on the upper level makes the building visually appear taller.

Ornamentation contributes to this effect; On the ground floor, the windows sport an arch while the upper levels are simply flat topped.

9. (Figure 33). The Senate apartment building, located at 115 2nd St NE, was begun in 1914 by George P. Stales. The front entrance is far removed from the sidewalk, and is approached via a set of stairs. The door is prominently defined with a heavy stone surround to draw attention, and is topped with a Juliet balcony (also known as a balconet) which adds little practical value. The central hall floor plan is used, in following the existing typology already established on the Hill. However, the massing of the Senate is unique from the rest of the apartments surveyed in that it is flanked by two stacked square bay projections. Traditionally these stacked bays were hexagonal rather than square bays. The bay gives an almost Italianate feel that hexagonal bays do not. This transition in form can likely be explained by the Senate's later build date of 1914; The square bay is an experiment that strays from the already established hexagonal form.

The long approach to the elevated door entry is complemented by design features that also contribute to the Senate's noticeable sense of verticality. The structure's defining string courses and the visually scrunched top level make the building appear taller than its three stories. The hanging cornice on The Senate is exceptionally deep; The inverted, or notched, corner profile is a unique feature not seen elsewhere. (Figure 34). This is another example of George P. Stales experimenting in a new way than previously seen in the first decade of the twentieth century. The apartment building actually features very little ornamentation, particularly in contrast to the earlier John Jay. The windows are left undefined, and there are no decorative swags or vegetal motifs. The Senate is reflecting a transitional period leading into the 1920's, where sparse facades would be embraced.

10. (Figure 35). The Chatham, located at 1024 Massachusetts Ave NE, is a large apartment building begun in 1906 by Arthur Poynton. It differs significantly from the rest of this survey in that it is located on a corner lot. The corner lot provides great exposure on multiple streets; This exposure is an opportunity to really make a statement with design choices. One way Poynton chose to emphasize and stabilize the corner-most edge was his inclusion of a tower protrusion. The turret-like tower is approximately 270 degrees and visually dominates the corner lot site. The plat of the property shows how The Chatham is viewed from many sides; this is caused by the many diagonal avenues of Capitol Hill. These corner sites can be particularly challenging for an architect, as the front façade cannot be the only "designed" façade. All sides must be visually interesting and must relay a certain message: This building is prominent and desirable.

Like other Hill apartments, the windows are topped with masonry lintels to provide definition. The windows are an opportunity to play with finer building materials like stone, which was too expensive to use liberally on the facade. (Figure 36). Truncated string courses, while not entirely spanning the façade, do serve to emphasize the bay window tower protrusions. Interestingly, the Chatham lacks the limestone ground level seen elsewhere on Capitol Hill. However, Poynton has attempted a similar look by using brick creatively to make it look like rusticated stone blocks. He was successfully able to emulate the appearance of stone to achieve a similarly distinct ground floor level.

The buildings surveyed above share these typological features: tripartite façade, ornamental window surrounds, strong cornice, and stacked bay windows. Typically only three to four stories, the buildings claim a smaller footprint than their counterparts in Northwest. As

Capitol Hill was established much earlier than the neighborhoods in Northwest, there was a previously existing urban foundation of modestly sized lots. Capitol Hill apartments built in the early twentieth century were generally replacing three wooden homes that had previously stood on the lot. In Northwest, by contrast, they had undeveloped large lots of land on which to build significantly larger apartment buildings. These larger apartments held many more apartment units per floor, as compared to the structures on Capitol Hill which only accommodated one to two units per floor. Capitol Hill apartments also differ from those in Northwest due to their lack of live-in servants quarters. The *Evening Star* advertisements provide evidence of this (despite this survey's lack of interior floor plans to corroborate this claim); The tenant of 216 Maryland Ave looked to hire part time help, leading us to believe there were no live in quarters. Interior flooplans would have contributed to a better understanding of the apartments surveyed in this thesis. Because many modifications have been made over the decades, we don't have a great sense of what the original plans may have been. Most likely, the ground levels would have been considered the best units in the building (without an elevator they were considered most desirable). It is often the case that ground level apartments also included basement space. While not included in this thesis, further research on articles from *Architectural Record*, *American Architect*, and *Readers Guide* may illuminate trends in apartment design during the period.

The architects building on Capitol Hill were not just neighborhood architects. Rather, they built projects all over the city- some even having worked in New York City or traveled to Europe to study architecture. They were not building purely in a localized tradition, but taking cues from other parts of the city and beyond. Architect Appleton P. Clark, while a resident of Capitol Hill himself, held an office for his architectural practice in Northwest.

The residents of these early twentieth century Capitol Hill apartments were considered upper class by the neighborhood standards. However, they were still working class in comparison to the typical tenants found in Northwest. As the *Evening Star* advertisements recall, Capitol Hill apartment tenants needed to rent out their rooms for extra income. Not only are the Capitol Hill residents living in a neighborhood that was economically less prosperous, it was also much more diverse racially.

While the buildings featured in this survey (Figure 26) provide a thorough sampling of early twentieth century Capitol Hill apartments, additional examples can be found at 1301 East Capitol Street SE, 226 4th Street NE, 1200 East Capitol Street NE, and 308 East Capitol Street NE. The apartment buildings that followed during the twenties and thirties would tend to be larger and sparsely ornamented. Examples of apartment buildings from the 1920's-1930's can be seen at 410 11th Street NE (the Harrison House), 23 2nd Street NE (The Foreland), 215 Constitution Avenue NE (The Congressional), 516 A Street NE (The Arundel), and 644 Massachusetts Avenue NE (Stanton Manor). Lacking the Beaux Arts elements embraced in the early twentieth century, these later buildings are evidence of a clear break in architectural preferences.

CONCLUSION

Although the typical portrayal of Washington, D.C. heavily features the ceremonial museums and monuments lining the Mall, residential urban neighborhoods offer a more complete and representative look at everyday life in the city. These vibrant neighborhoods include many housing options beyond the iconic row house. The apartment specifically is a building type that has gone underrepresented in academic scholarship. In the infrequent instances

the apartment building has been a subject of study, the focus has been detrimentally limited to the Northwest sector of the city, in disregard of the remaining quadrants.

Taking into consideration the narrow scope of existing literature on apartment buildings in Washington, this thesis has extended the geographic area of study to Capitol Hill. Capitol Hill's substantial collection of early twentieth century apartments were previously undocumented and absent from the city's architectural history. Despite the relative scarcity of period sources that speak directly to the prerogatives of builders, original building permits have allowed for trend identification. Building permits, supported by visual analysis, have resulted in the clear emergence of a typology of pre war Capitol Hill apartment buildings. Overshadowed by the monumental architecture of the Mall, the iconic row house, and the opulent apartment houses of Northwest D.C., the modest yet handsome apartments of Capitol Hill serve as architectural evidence providing an expanded understanding of period housing trends in Washington.

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IMAGES

Figure 1. Thomas Jefferson's sketch of the "federal town," 1791
Source: Berg, Scott. *Grand Avenues: The Story of the French Visionary Who Designed Washington, DC.* New York City: Pantheon Books, 2007. 76

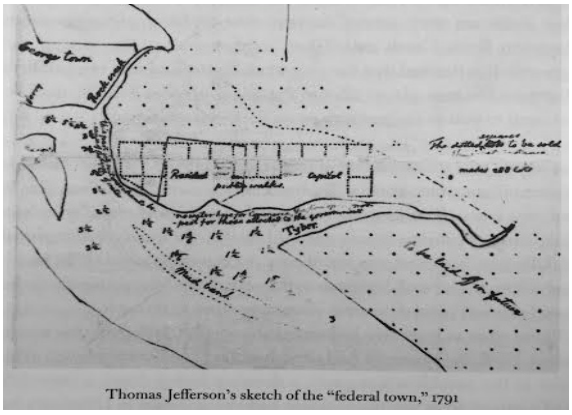


Figure 2. Apartments Compared to Neighboring Victorian Row Houses

Figure 3. East façade of 116 6th Street NE

Figure 4. Appleton P. Clark, architect for hire
Evening Star 3.22.1888


APPLETON P. CLARK, JR.,
ARCHITECT.
Office, 605 F st. n.w.
Residence, 119 6th st. n.e.
Plans for all classes of buildings prepared. mh15-2w*

Figure 5. East façade detail of 116 6th Street NE

Figure 6. East façade detail of 116 6th Street NE

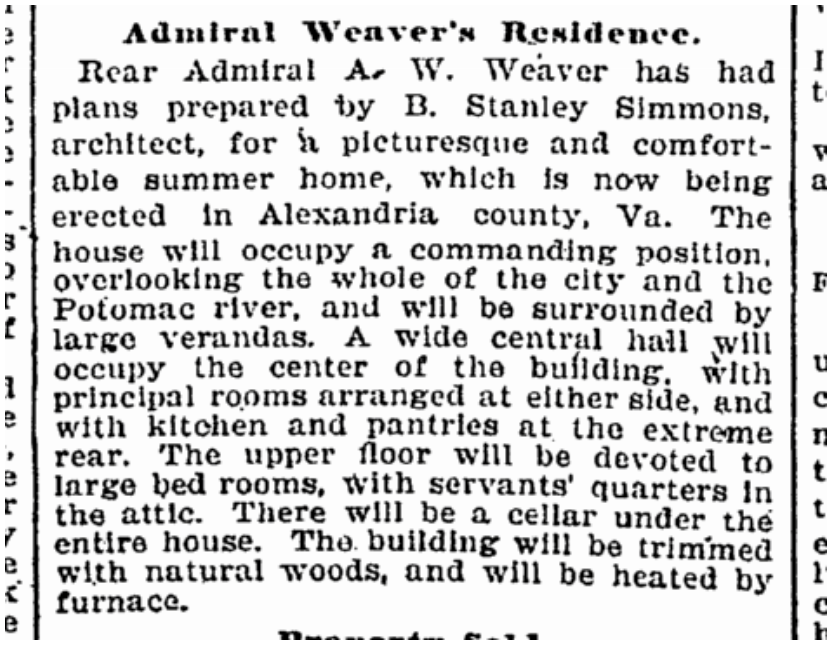
Figure 7. West façade of 1 3rd Street NE

Figure 8. West façade detail of 1 3rd Street NE

Figure 9. East façade of 119 8th Street SE

Figure 10. East façade detail of 119 8th Street SE

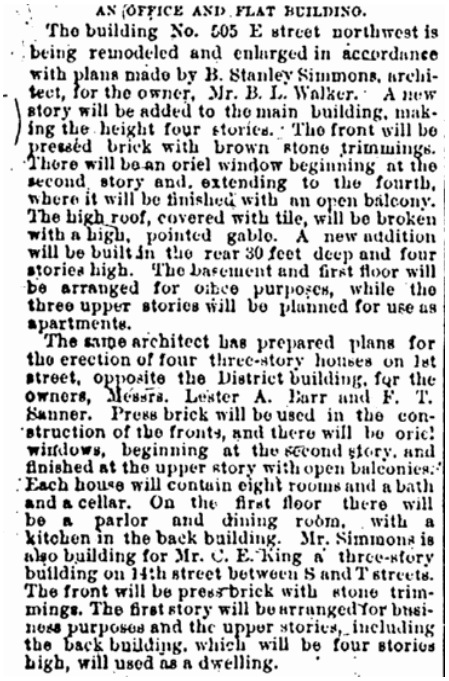
Figure 11. B. Stanley Simmons designs country home for Admiral
Evening Star 2.8.1902



Admiral Weaver's Residence.

Rear Admiral A. W. Weaver has had plans prepared by B. Stanley Simmons, architect, for a picturesque and comfortable summer home, which is now being erected in Alexandria county, Va. The house will occupy a commanding position, overlooking the whole of the city and the Potomac river, and will be surrounded by large verandas. A wide central hall will occupy the center of the building, with principal rooms arranged at either side, and with kitchen and pantries at the extreme rear. The upper floor will be devoted to large bed rooms, with servants' quarters in the attic. There will be a cellar under the entire house. The building will be trimmed with natural woods, and will be heated by furnace.

Figure 12. B. Stanley Simmons hired for commissions in NW Washington
Evening Star 2.7.1891



AN OFFICE AND FLAT BUILDING.

The building No. 505 E street northwest is being remodeled and enlarged in accordance with plans made by B. Stanley Simmons, architect, for the owner, Mr. B. L. Walker. A new story will be added to the main building, making the height four stories. The front will be pressed brick with brown stone trimmings. There will be an oriel window beginning at the second story and, extending to the fourth, where it will be finished with an open balcony. The high roof, covered with tile, will be broken with a high, pointed gable. A new addition will be built in the rear 30 feet deep and four stories high. The basement and first floor will be arranged for office purposes, while the three upper stories will be planned for use as apartments.

The same architect has prepared plans for the erection of four three-story houses on 1st street, opposite the District building, for the owners, Messrs. Lester A. Barr and F. T. Sanner. Press brick will be used in the construction of the fronts, and there will be oriel windows, beginning at the second story, and finished at the upper story with open balconies. Each house will contain eight rooms and a bath and a cellar. On the first floor there will be a parlor and dining room, with a kitchen in the back building. Mr. Simmons is also building for Mr. C. E. King a three-story building on 14th street between S and T streets. The front will be press brick with stone trimmings. The first story will be arranged for business purposes and the upper stories, including the back building, which will be four stories high, will used as a dwelling.

Figure 13. South façade of 400 Seward Square SE

Figure 14. South façade detail of 400 Seward Square SE

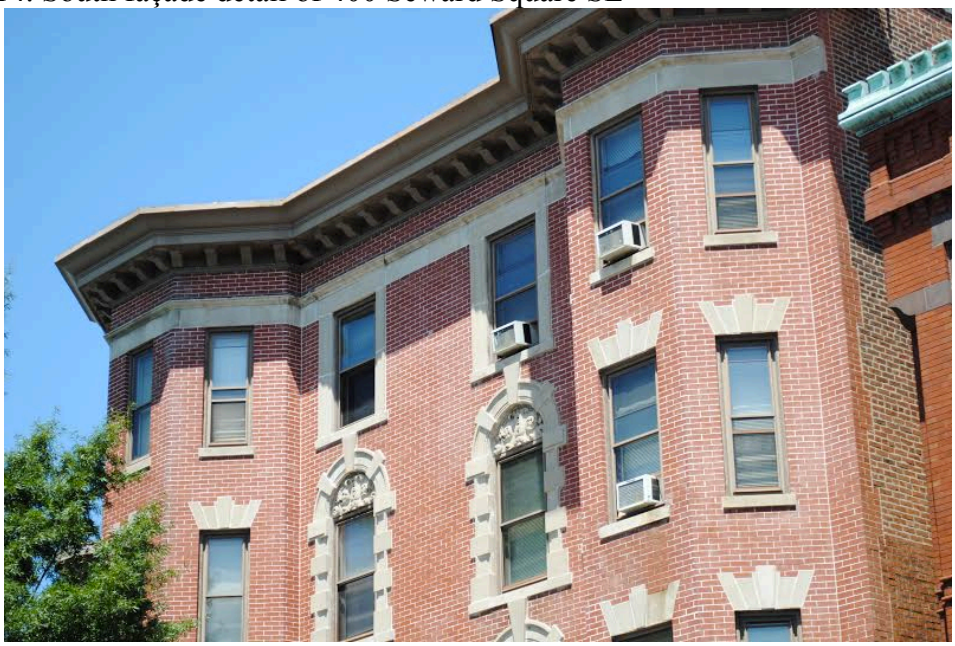


Figure 15. South façade detail of 400 Seward Square SE

Figure 16. South façade of 314 East Capitol Street NE

Figure 17. South façade detail of 314 East Capitol Street NE

Figure 18. South façade detail of 314 East Capitol Street NE

Figure 19. South façade detail of 314 East Capitol Street NE

Figure 20. Apartments for rent in The Loudon
Evening Star 9.18.1912

"THE LOUDOUN."
314 EAST CAPITOL STREET.
Several 5 and 6 room apartments for rent; large, spacious rooms; janitor and elevator service; rent, $35 and $40.
BELT, O'BRIEN & CO., Inc., 1309 G st. n.w.

Figure 21. Professor and Mrs. Ragan to live in The Loudon
Evening Star 9.28.1901

Professor and Mrs. W. H. Ragan have returned to the city, after their wedding journey. Mrs. Ragan will be at home, informally, at 147 A street northeast, on Mondays until November 1, when they expect to make their home in the Loudoun, 312-314 East Capitol street.

Figure 22. North Capitol Auxiliary meeting held at 314 East Capitol St.
Evening Star 2.21.1906

North Capitol Auxiliary, W. C. T. U.

The February meeting of North Capitol Auxiliary of the W. C. T. U. was held with Mr. and Mrs. Conkling, 314 East Capitol street, Monday evening. Mrs. Theodore T. Moore, the president, presided at the meeting and devotionals were conducted by Mr. Charles Ebaugh.

Figure 23. South façade of 216 Maryland Avenue NE

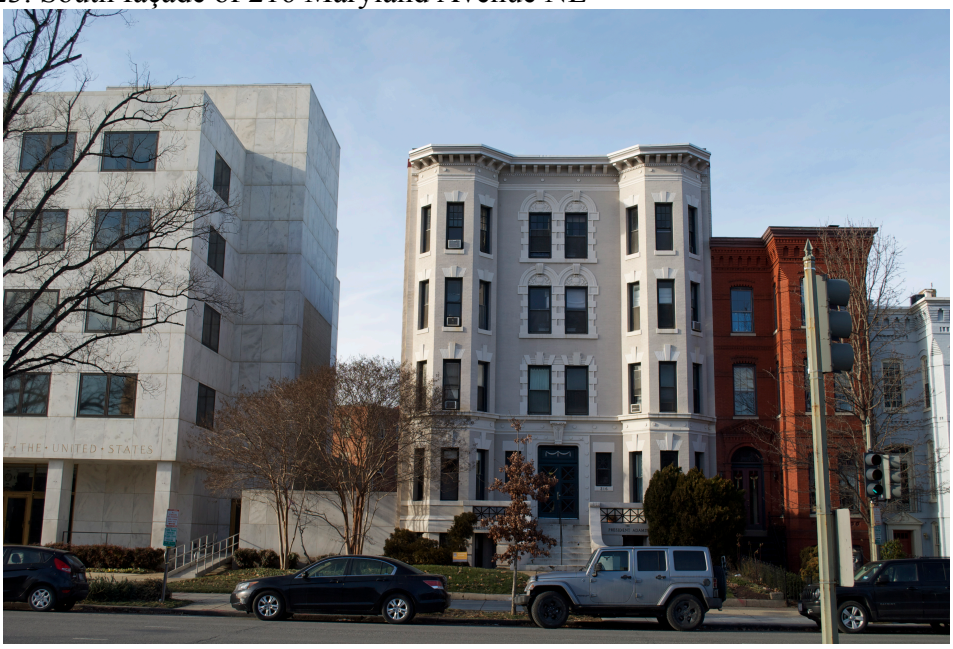


Figure 24. South façade detail of 216 Maryland Avenue NE

Figure 25. Furnished apartment in the Gainesboro
Evening Star 5.19.1907

IN THE "GAINESBORO," 216 MARYLAND AVE. n.e.—5-room furnished apartment, from June 15 to September 15. Miss SMITH, Apt. 7. my19-3t*

Figure 26. Ad seeking neat colored girl for part time work
Evening Star 2.15.1925

PART-TIME or day's work, by neat colored girl. 216 Maryland ave. n.e. Lincoln 582.

Figure 27. Furnished room in apartment one block from Capitol
Evening Star 11.14.1909

TO GENTLEMAN, FURNISHED ROOM IN apartment: one block from Capitol: private family. 216 Maryland ave. n.e., apt. 14. no13-2t*

Figure 28. South façade of 424 East Capitol Street NE

Figure 29. South façade detail of 424 East Capitol Street NE

Figure 30. South façade of 520 E Street NE

Figure 31. South façade detail of 520 E Street NE

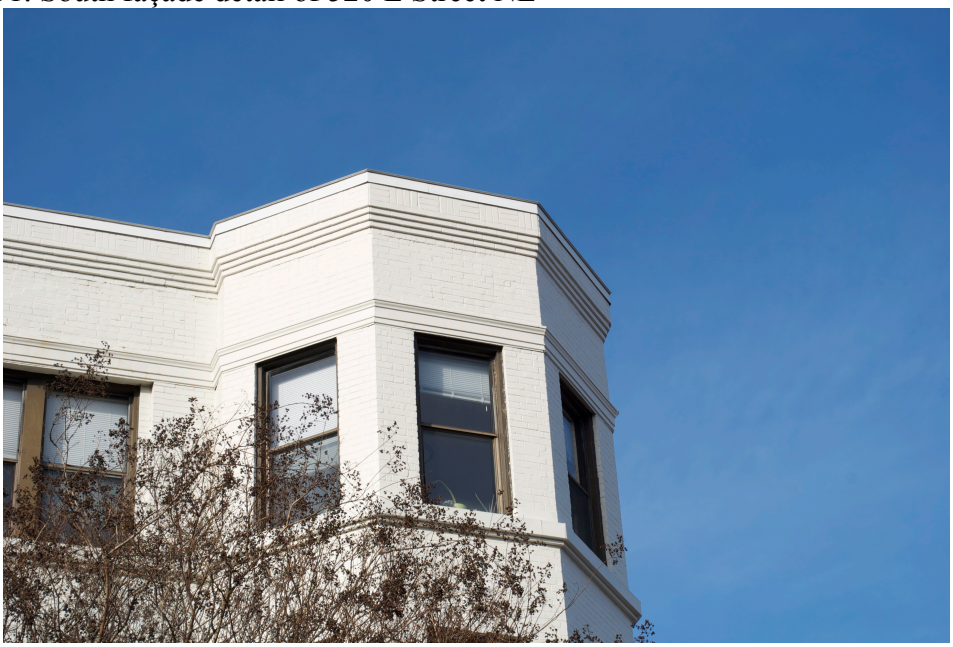


Figure 32. South façade detail of 520 E Street NE

Figure 33. West façade of 115 2nd Street NE

Figure 34. West façade detail of 115 2nd Street NE

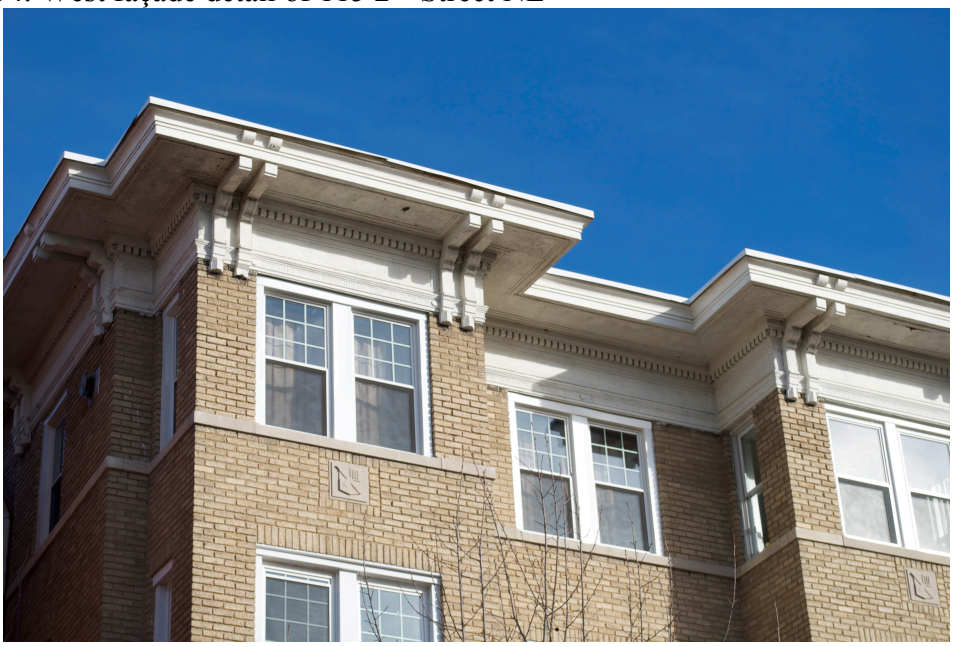
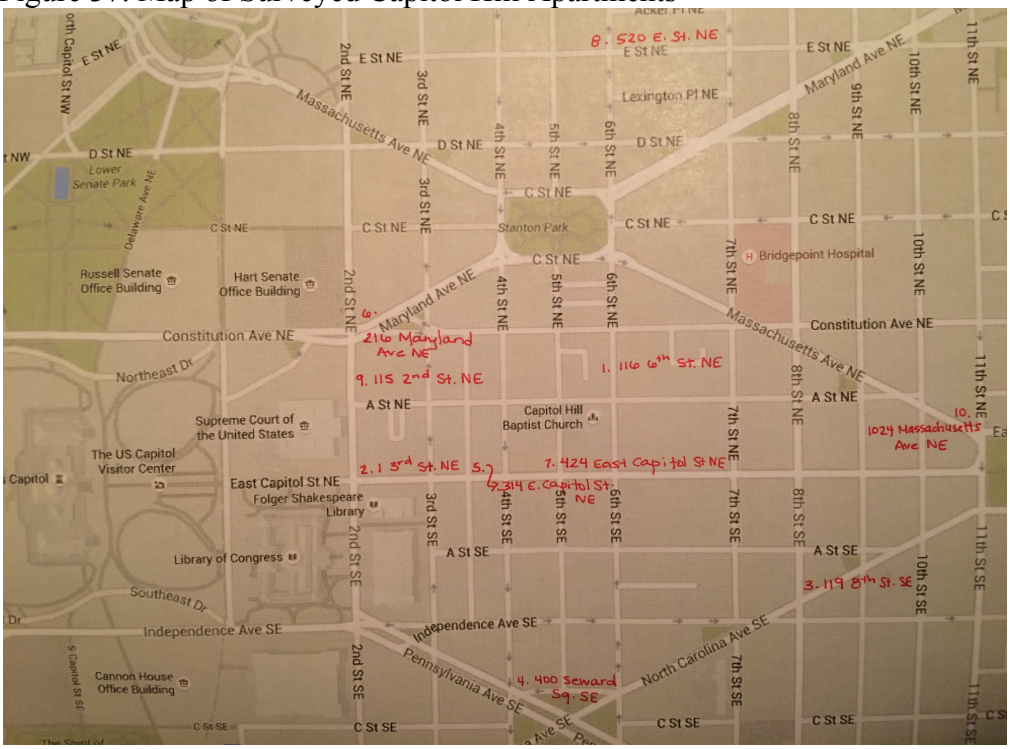


Figure 35. South façade of 1024 Massachusetts Ave NE

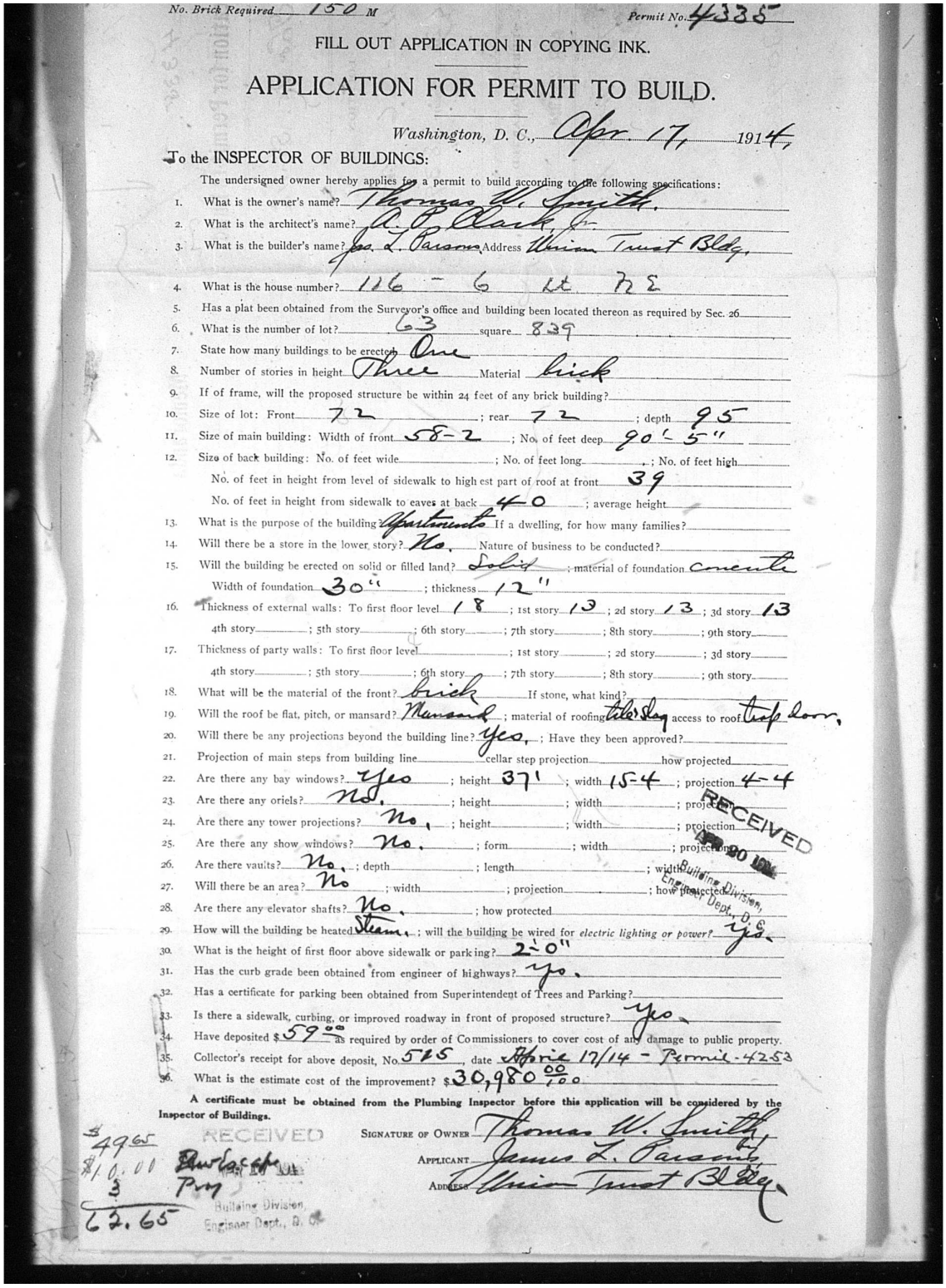
Figure 36. Corner detail of 1024 Massachusetts Ave NE

Figure 37. Map of Surveyed Capitol Hill Apartments



1) 116 6th Street NE - Permit # 4335

Application for Permit to Build



No. Brick Required 150 M

Permit No. 4335

FILL OUT APPLICATION IN COPYING INK.

APPLICATION FOR PERMIT TO BUILD.

Washington, D. C., Apr 17, 1914

To the INSPECTOR OF BUILDINGS:

The undersigned owner hereby applies for a permit to build according to the following specifications:

1. What is the owner's name? Thomas W. Smith.
2. What is the architect's name? A. P. Clark, Jr.
3. What is the builder's name? Jos. L. Parsons Address Union Trust Bldg.
4. What is the house number? 116 - 6 St NE
5. Has a plat been obtained from the Surveyor's office and building been located thereon as required by Sec. 26
6. What is the number of lot? 63 square 839
7. State how many buildings to be erected One
8. Number of stories in height Three Material brick
9. If of frame, will the proposed structure be within 24 feet of any brick building?
10. Size of lot: Front 72 ; rear 72 ; depth 95
11. Size of main building: Width of front 58-2 ; No. of feet deep 90'-5"
12. Size of back building: No. of feet wide ; No. of feet long ; No. of feet high
    No. of feet in height from level of sidewalk to highest part of roof at front 39
    No. of feet in height from sidewalk to eaves at back 40 ; average height
13. What is the purpose of the building? Apartments If a dwelling, for how many families?
14. Will there be a store in the lower story? No. Nature of business to be conducted?
15. Will the building be erected on solid or filled land? Solid ; material of foundation Concrete
    Width of foundation 30" ; thickness 12"
16. Thickness of external walls: To first floor level 18 ; 1st story 13 ; 2d story 13 ; 3d story 13
    4th story ; 5th story ; 6th story ; 7th story ; 8th story ; 9th story
17. Thickness of party walls: To first floor level ; 1st story ; 2d story ; 3d story
    4th story ; 5th story ; 6th story ; 7th story ; 8th story ; 9th story
18. What will be the material of the front? brick If stone, what kind?
19. Will the roof be flat, pitch, or mansard? Mansard ; material of roofing tile & slag access to roof trap door.
20. Will there be any projections beyond the building line? Yes. ; Have they been approved?
21. Projection of main steps from building line cellar step projection how projected
22. Are there any bay windows? Yes ; height 37' ; width 15-4 ; projection 4-4
23. Are there any oriels? No. ; height ; width ; projection
24. Are there any tower projections? No. ; height ; width ; projection
25. Are there any show windows? No. ; form ; width ; projection
26. Are there vaults? No. ; depth ; length ; width
27. Will there be an area? No ; width ; projection ; how protected
28. Are there any elevator shafts? No. ; how protected
29. How will the building be heated Steam. ; will the building be wired for *electric lighting or power?* Yes.
30. What is the height of first floor above sidewalk or parking? 2'-0"
31. Has the curb grade been obtained from engineer of highways? Yes.
32. Has a certificate for parking been obtained from Superintendent of Trees and Parking?
33. Is there a sidewalk, curbing, or improved roadway in front of proposed structure? Yes.
34. Have deposited $59.00 as required by order of Commissioners to cover cost of any damage to public property.
35. Collector's receipt for above deposit, No. 515, date April 17/14 - Permit-4253
36. What is the estimate cost of the improvement? $30,980.00

A certificate must be obtained from the Plumbing Inspector before this application will be considered by the Inspector of Buildings.

RECEIVED APR 20 1914 Building Division, Engineer Dept., D. C.

$4965
$10.00
3
Prm
62.65

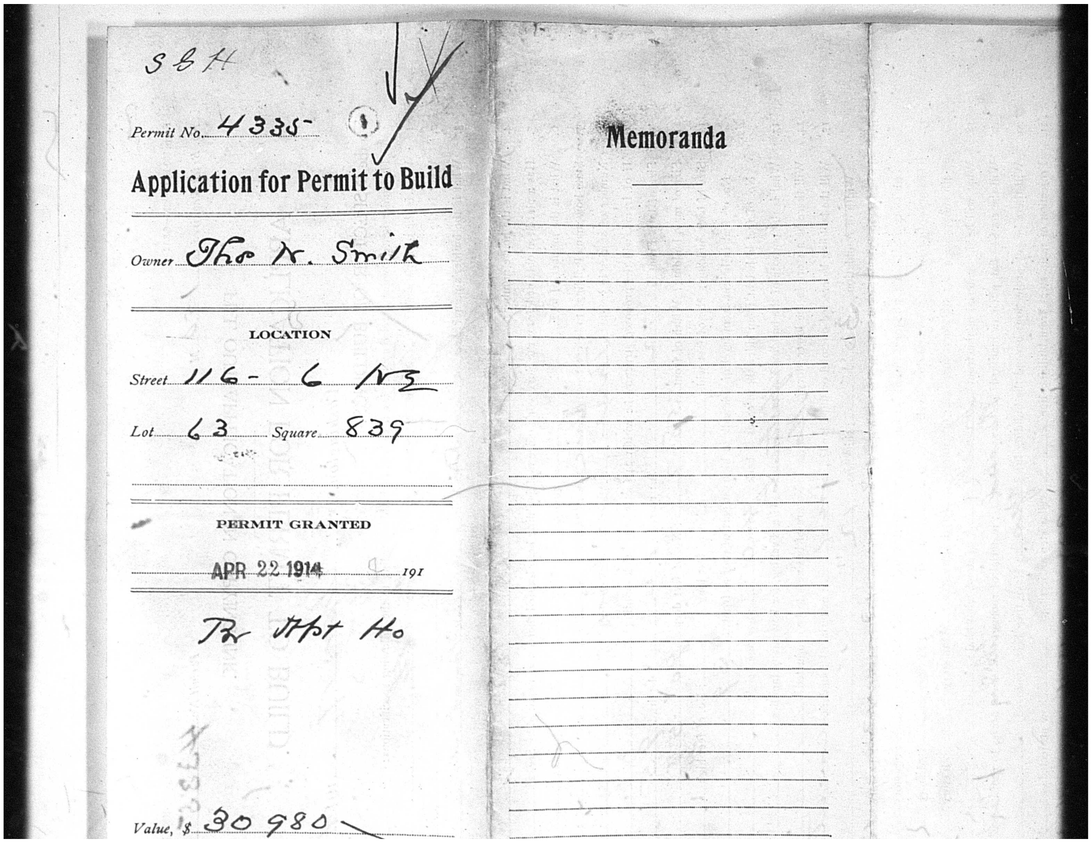
RECEIVED Building Division, Engineer Dept., D. C.

SIGNATURE OF OWNER Thomas W. Smith

APPLICANT James L. Parsons

ADDRESS Union Trust Bldg.

Permit to Build Granted



SBH

Permit No. 4335

Application for Permit to Build

Owner Tho W. Smith

LOCATION

Street 116 - 6 NE

Lot 63 Square 839

PERMIT GRANTED

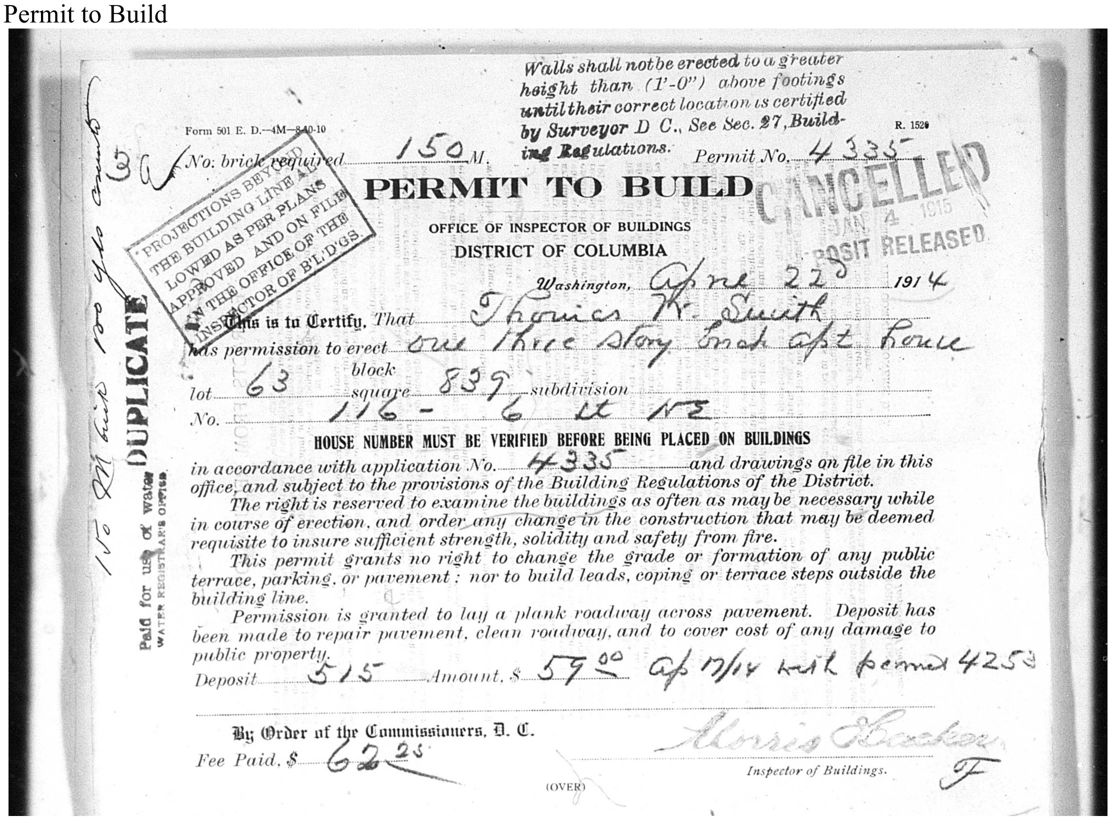
APR 22 1914 191

Br Apt Ho

Value, $ 30 980

Memoranda

Permit to Build



Walls shall not be erected to a greater height than (1'-0") above footings until their correct location is certified by Surveyor D. C., See Sec. 27, Building Regulations.

Form 501 E. D.—4M—8-10-10 R. 1520

No. brick required 150 M. Permit No. 4335

PERMIT TO BUILD

CANCELLED JAN 4 1915 DEPOSIT RELEASED

OFFICE OF INSPECTOR OF BUILDINGS

DISTRICT OF COLUMBIA

PROJECTIONS BEYOND THE BUILDING LINE ALLOWED AS PER PLANS APPROVED AND ON FILE IN THE OFFICE OF THE INSPECTOR OF BL'D'GS.

Washington, April 22 1914

This is to Certify, That Thomas W. Smith has permission to erect one three story brick apt house

lot 63 block square 839 subdivision

No. 116 - 6 st NE

HOUSE NUMBER MUST BE VERIFIED BEFORE BEING PLACED ON BUILDINGS

in accordance with application No. 4335 and drawings on file in this office, and subject to the provisions of the Building Regulations of the District.

The right is reserved to examine the buildings as often as may be necessary while in course of erection, and order any change in the construction that may be deemed requisite to insure sufficient strength, solidity and safety from fire.

This permit grants no right to change the grade or formation of any public terrace, parking, or pavement: nor to build leads, coping or terrace steps outside the building line.

Permission is granted to lay a plank roadway across pavement. Deposit has been made to repair pavement, clean roadway, and to cover cost of any damage to public property.

Deposit 515 Amount, $ 57.00 ap 12/14 with permit 4253

By Order of the Commissioners, D. C.

Fee Paid, $ 62.25

Morris Hacker

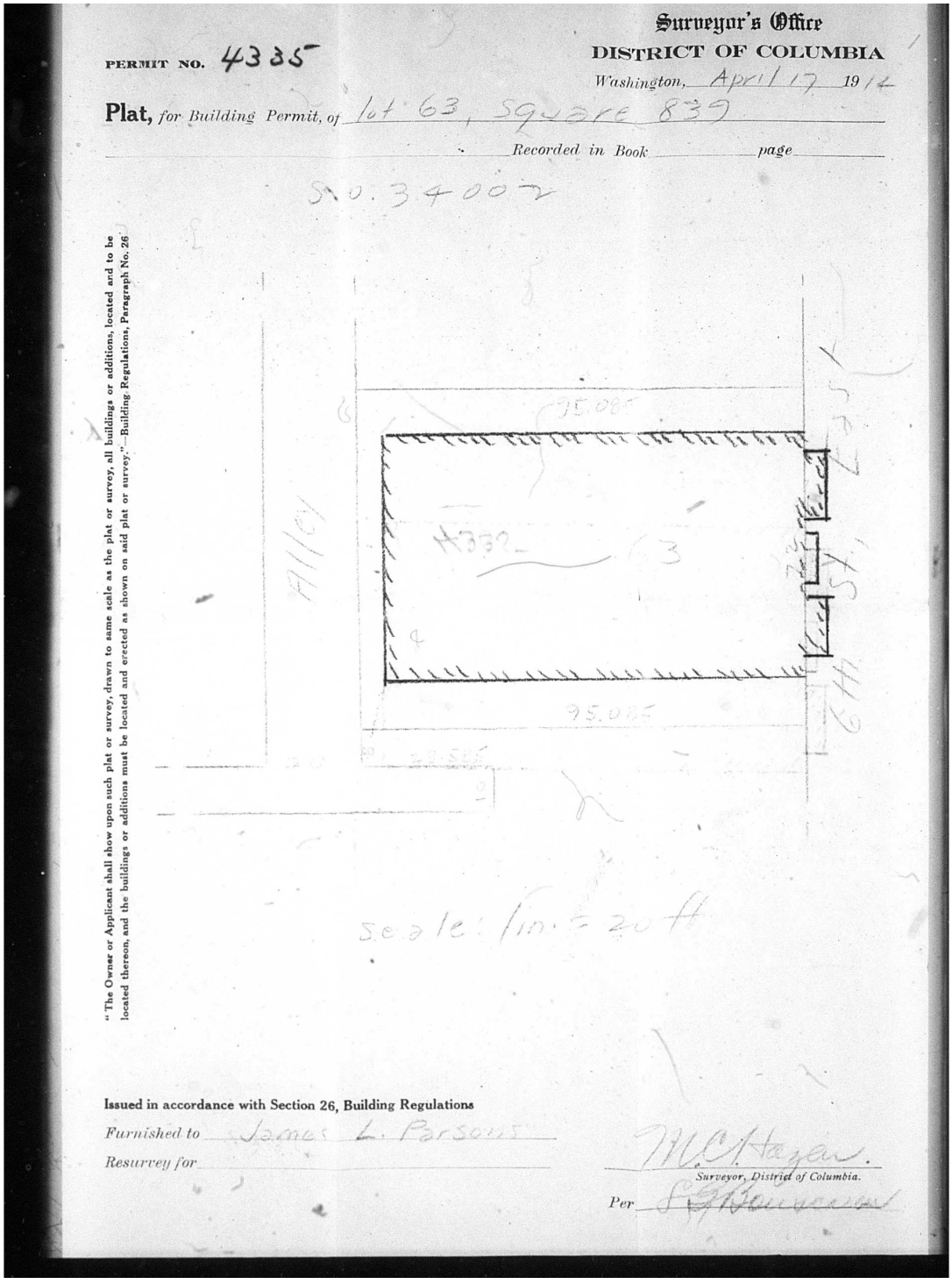
Inspector of Buildings.

(OVER)

DUPLICATE

Paid for use of water. WATER REGISTRAR'S OFFICE.

Plat 1



Surveyor's Office
DISTRICT OF COLUMBIA
Washington, April 17 1914

PERMIT NO. 4335

Plat, *for Building Permit, of* lot 63, square 839

Recorded in Book _____ *page* _____

S.O. 34007

95.00

95.00

scale: 1in. = 20 ft

"The Owner or Applicant shall show upon such plat or survey, drawn to same scale as the plat or survey, all buildings or additions, located and to be located thereon, and the buildings or additions must be located and erected as shown on said plat or survey."—Building Regulations, Paragraph No. 26.

Issued in accordance with Section 26, Building Regulations

Furnished to James L. Parsons

Resurvey for _____

M.C. Hagan.
Surveyor, District of Columbia.

Per _____

Plat 2

Surveyor's Office
DISTRICT OF COLUMBIA

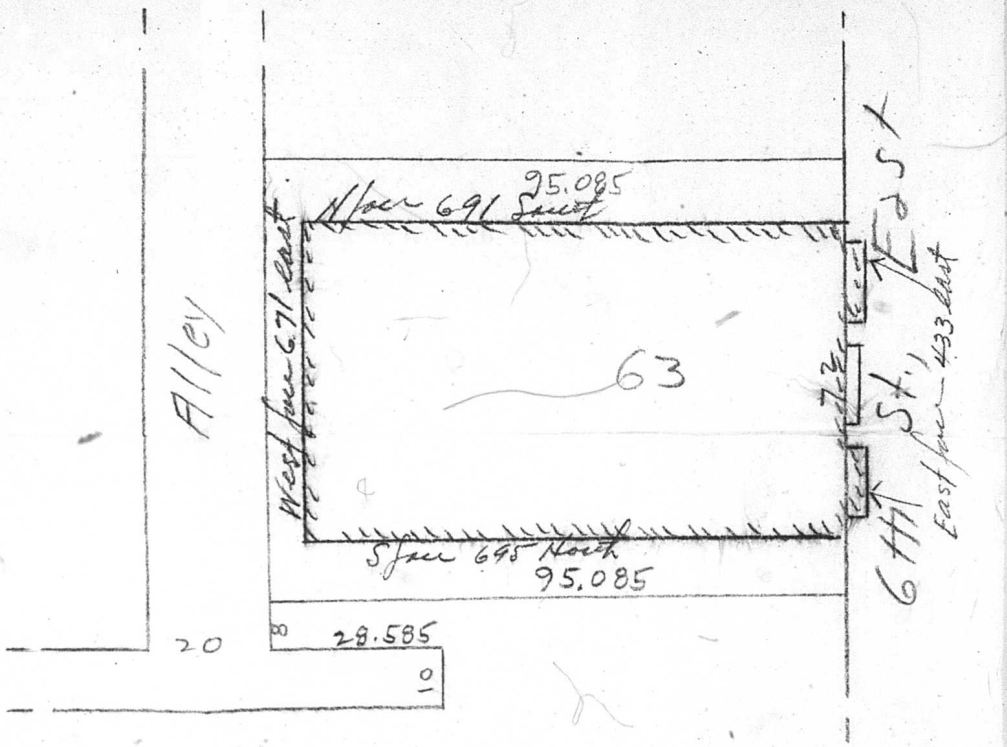
PERMIT NO. 4335

Washington, April 17 1914

Plat, *for Building Permit, of* lot 63, square 839

Recorded in Book _____ *page* _____

S.O. 34007



scale: 1 in. = 20 ft.

1 house
removed

"The Owner or Applicant shall show upon such plat or survey, drawn to same scale as the plat or survey, all buildings or additions, located and to be located thereon, and the buildings or additions must be located and erected as shown on said plat or survey."—Building Regulations, Paragraph No. 26

Issued in accordance with Section 26, Building Regulations

Furnished to James L. Parsons

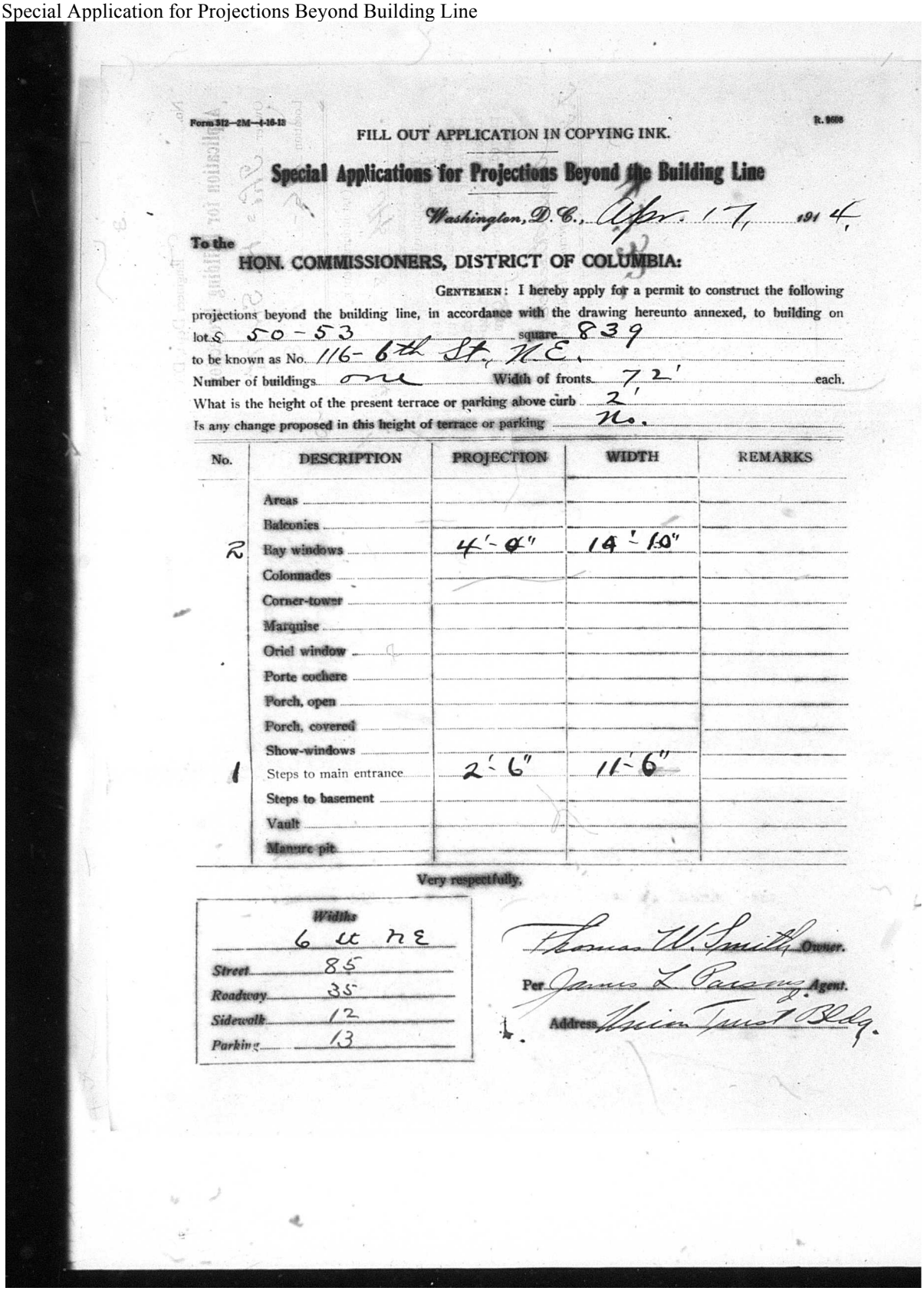
Resurvey for do.

by EPG 5/7/14

M.C. Hagan.
Surveyor, District of Columbia.

Per [illegible]

Special Application for Projections Beyond Building Line



Form 312—2M—4-16-12 R. 9608

FILL OUT APPLICATION IN COPYING INK.

Special Applications for Projections Beyond the Building Line

Washington, D. C., Apr. 17, 1914.

To the

HON. COMMISSIONERS, DISTRICT OF COLUMBIA:

GENTEMEN: I hereby apply for a permit to construct the following projections beyond the building line, in accordance with the drawing hereunto annexed, to building on lot S 50-53 square 839

to be known as No. 116- 6th St., N.E.

Number of buildings one Width of fronts 72' each.

What is the height of the present terrace or parking above curb 2'

Is any change proposed in this height of terrace or parking No.

No.	DESCRIPTION	PROJECTION	WIDTH	REMARKS
	Areas			
	Balconies			
2	Bay windows	4'-0"	14'-10"	
	Colonnades			
	Corner-tower			
	Marquise			
	Oriel window			
	Porte cochere			
	Porch, open			
	Porch, covered			
	Show-windows			
1	Steps to main entrance	2'-6"	11'-6"	
	Steps to basement			
	Vault			
	Manure pit			

Very respectfully,

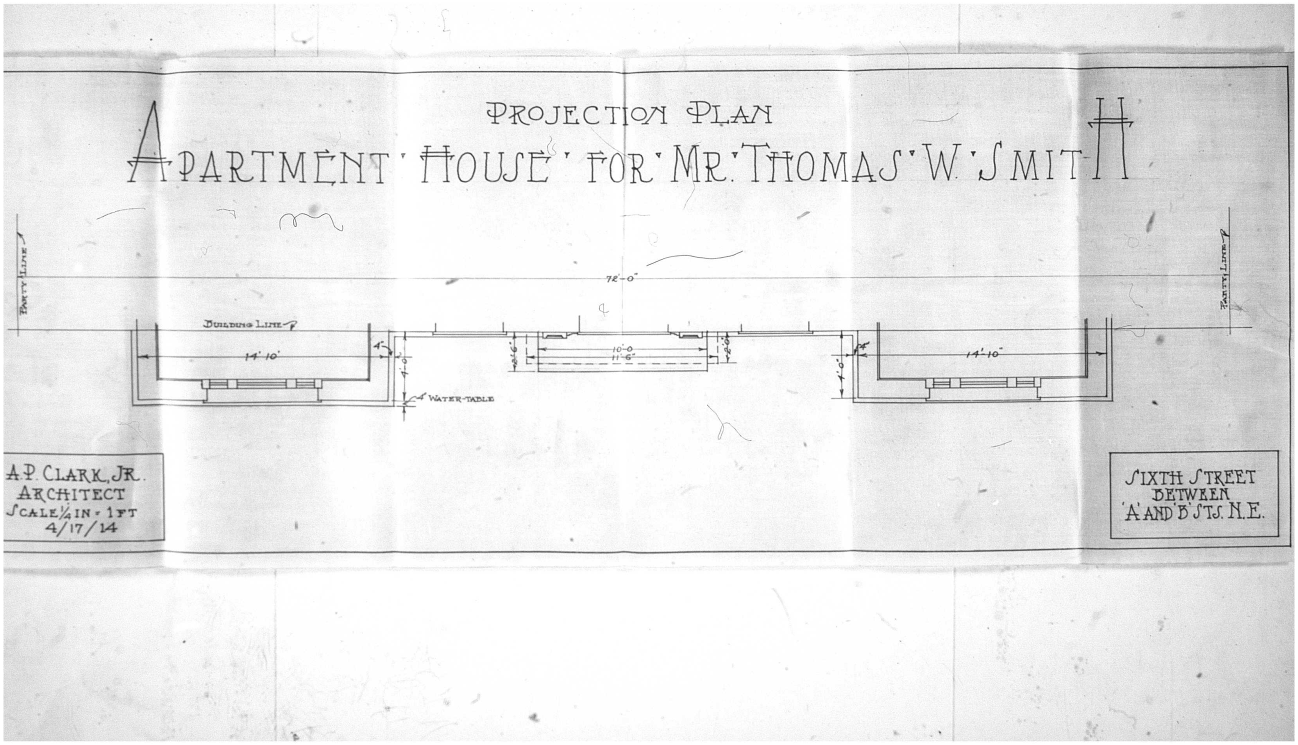
Widths	
	6 & 7 NE
Street	85
Roadway	35
Sidewalk	12
Parking	13

Thomas W. Smith Owner.

Per James L. Parsons Agent.

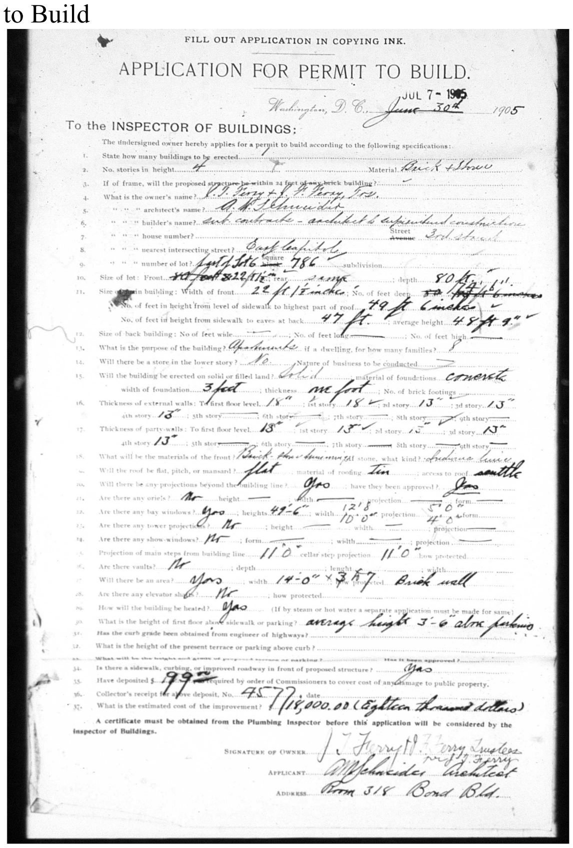
Address Union Trust Bldg.

Projection Plan



2) 1 3rd Street NE - Permit # 0050

Application for Permit to Build



FILL OUT APPLICATION IN COPYING INK.

APPLICATION FOR PERMIT TO BUILD.

JUL 7 - 1905

Washington, D. C., June 30th 1905

To the INSPECTOR OF BUILDINGS:

The undersigned owner hereby applies for a permit to build according to the following specifications:

1. State how many buildings to be erected 1
2. No. stories in height 4 Material Brick + Stone
3. If of frame, will the proposed structure be within 24 feet of any brick building?
4. What is the owner's name? [illegible] Terry + [illegible] Terry, Trs.
5. " " " architect's name? A. M. Schneider
6. " " " builder's name? sub-contracts - architect to superintend construction
7. " " " house number? Street 3rd street
8. " " " nearest intersecting street? East Capitol
9. " " " number of lot? part of Lot 6 Square 786 subdivision
10. Size of lot: Front 22/11½" ; rear same ; depth 80 ft. 6"
11. Size of main building: Width of front 22 ft 1½ inches ; No. of feet deep [illegible]
    No. of feet in height from level of sidewalk to highest part of roof 49 ft 6 inches
    No. of feet in height from sidewalk to eaves at back 47 ft. ; average height 48 ft 9"
12. Size of back building: No of feet wide — ; No. of feet long — ; No. of feet high —
13. What is the purpose of the building? Apartments if a dwelling, for how many families? 8
14. Will there be a store in the lower story? No. Nature of business to be conducted —
15. Will the building be erected on solid or filled land? Solid ; material of foundations concrete
    width of foundation 3 feet ; thickness one foot ; No. of brick footings
16. Thickness of external walls: To first floor level 18" ; 1st story 18" ; 2d story 13" ; 3d story 13"
    4th story 13" ; 5th story — ; 6th story — ; 7th story — ; 8th story — ; 9th story —
17. Thickness of party-walls: To first floor level 18" ; 1st story 13" ; 2d story 13" ; 3d story 13"
    4th story 13" ; 5th story — ; 6th story — ; 7th story — ; 8th story — ; 9th story —
18. What will be the materials of the front? Brick - stone trimmings If stone, what kind? Indiana lime
19. Will the roof be flat, pitch, or mansard? flat ; material of roofing Tin ; access to roof scuttle
20. Will there be any projections beyond the building line? Yes ; have they been approved? Yes
21. Are there any oriels? No height — ; width — ; projection — ; form —
22. Are there any bay windows? Yes ; heights 49'-6" ; width 12'8" 10'0" ; projection 5'0" 4'0" ; form
23. Are there any tower projections? No ; height — ; width — ; projection —
24. Are there any show-windows? No ; form — ; width — ; projection —
25. Projection of main steps from building line 11'0" cellar step projection 11'0" how protected
26. Are there vaults? No ; depth ; lenght ; width
27. Will there be an area? Yes ; width 14'-0" x 3'6" how protected Brick wall
28. Are there any elevator shafts? No ; how protected
29. How will the building be heated? Yes (If by steam or hot water a separate application must be made for same)
30. What is the height of first floor above sidewalk or parking? average height 3'-6" above parking
31. Has the curb grade been obtained from engineer of highways?
32. What is the height of the present terrace or parking above curb?
33. What will be the height and grade of proposed terrace or parking? Has it been approved?
34. Is there a sidewalk, curbing, or improved roadway in front of proposed structure? Yes
35. Have deposited $ 99.00 as required by order of Commissioners to cover cost of any damage to public property.
36. Collector's receipt for above deposit, No. 4577, date
37. What is the estimated cost of the improvement? $18,000.00 (Eighteen thousand dollars)

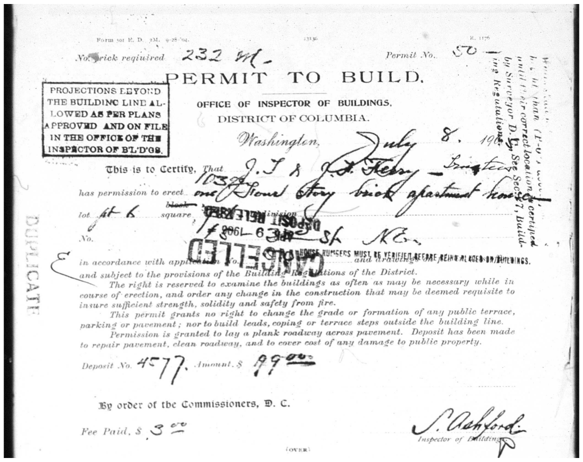
A certificate must be obtained from the Plumbing Inspector before this application will be considered by the Inspector of Buildings.

SIGNATURE OF OWNER [illegible] Terry [illegible] Terry Trustees

APPLICANT A. M. Schneider Architect

ADDRESS Room 318 Bond Bld.

Permit to Build



No. brick required 232 M. Permit No. 50

PERMIT TO BUILD.

PROJECTIONS BEYOND THE BUILDING LINE ALLOWED AS PER PLANS APPROVED AND ON FILE IN THE OFFICE OF THE INSPECTOR OF B'L'D'GS.

OFFICE OF INSPECTOR OF BUILDINGS,
DISTRICT OF COLUMBIA.

Washington, July 8. 190

This is to Certify, That J. T. & J. F. Fleming – Trustees
has permission to erect one Stone Story brick apartment house
lot pt 6 square 1032 subdivision
No. St. N.E.

DUPLICATE

CANCELLED

DEPOSIT RELEASED

HOUSE NUMBERS MUST BE VERIFIED BEFORE BEING PLACED ON BUILDINGS.

in accordance with application No. and drawings on file and subject to the provisions of the Building Regulations of the District.

The right is reserved to examine the buildings as often as may be necessary while in course of erection, and order any change in the construction that may be deemed requisite to insure sufficient strength, solidity and safety from fire.

This permit grants no right to change the grade or formation of any public terrace, parking or pavement; nor to build leads, coping or terrace steps outside the building line.

Permission is granted to lay a plank roadway across pavement. Deposit has been made to repair pavement, clean roadway, and to cover cost of any damage to public property.

Deposit No. 4577. Amount, $ 99.00

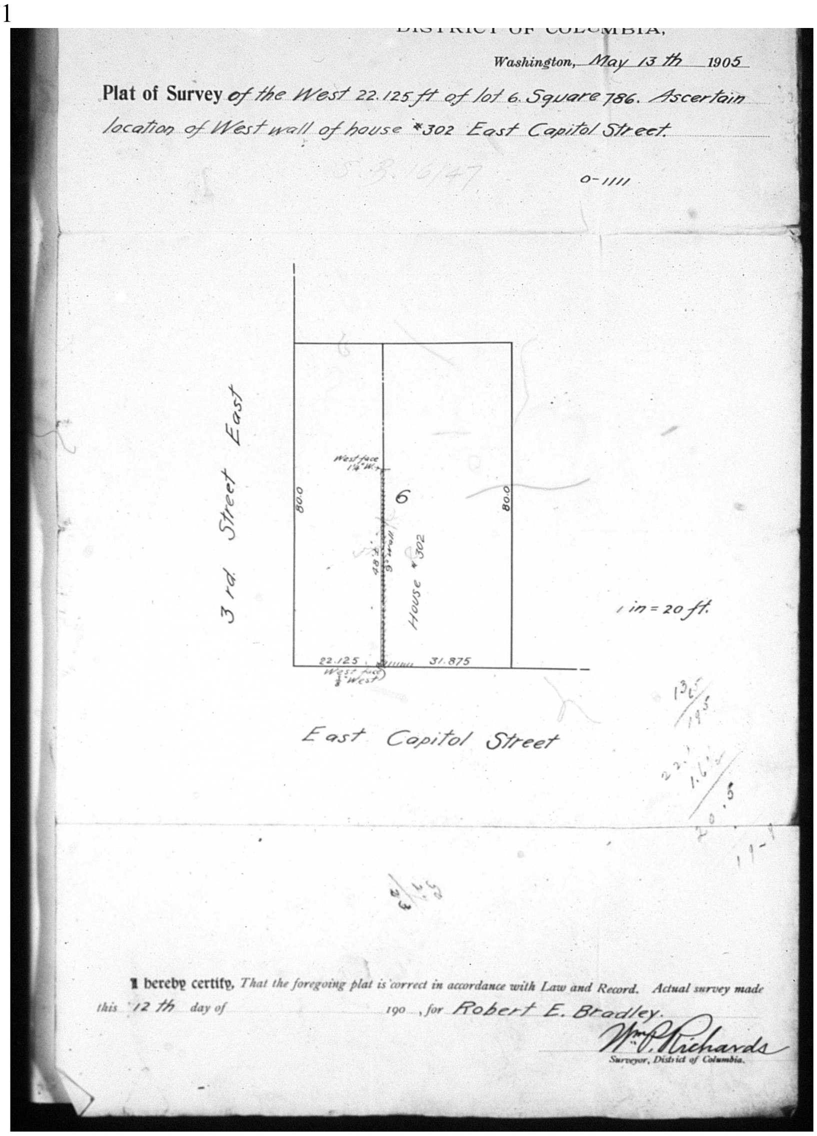
By order of the Commissioners, D. C.

Fee Paid, $ 3.00

S. Ashford
Inspector of Buildings.

(OVER)

Plat 1



DISTRICT OF COLUMBIA,

Washington, May 13th 1905

Plat of Survey of the West 22.125 ft of lot 6, Square 786. Ascertain location of West wall of house #302 East Capitol Street.

I hereby certify, That the foregoing plat is correct in accordance with Law and Record. Actual survey made this 12th day of 190 , for Robert E. Bradley.

Wm. P. Richards
Surveyor, District of Columbia.

Plat 2

JUL 7 - 1905

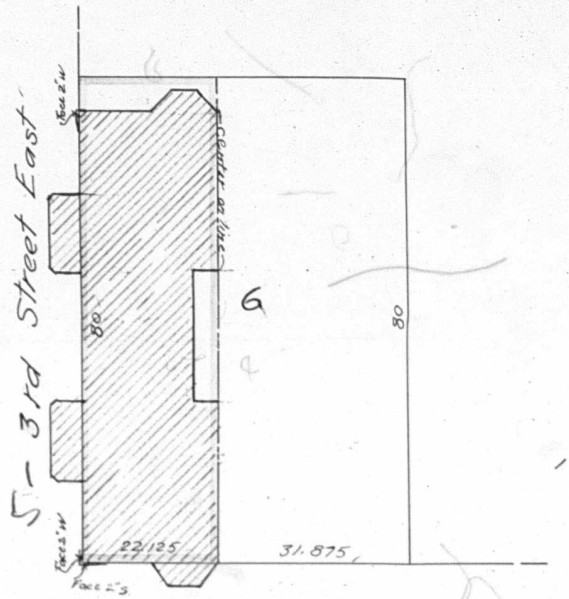
Washington, June 16th 1905.

Plat, *for Building Permit, of* part of lot 6 Square 786 as surveyed by this Office

Recorded in Book Surv. Off. 16 *page* 47

0-1533.

"The owner or applicant shall show upon such plat or survey, drawn to same scale as the plat or survey, all buildings or additions, located and to be located thereon, and the buildings or additions must be located and erected as shown on said plat or survey."—Bldg. Regl'n, Paragraph No. 26.



I hereby certify, *That the foregoing plat is correct in accordance with Law and Record. Furnished to* J. T. & J. F. Berry *owners, in accordance with Sec. 26, Building Regulations.*

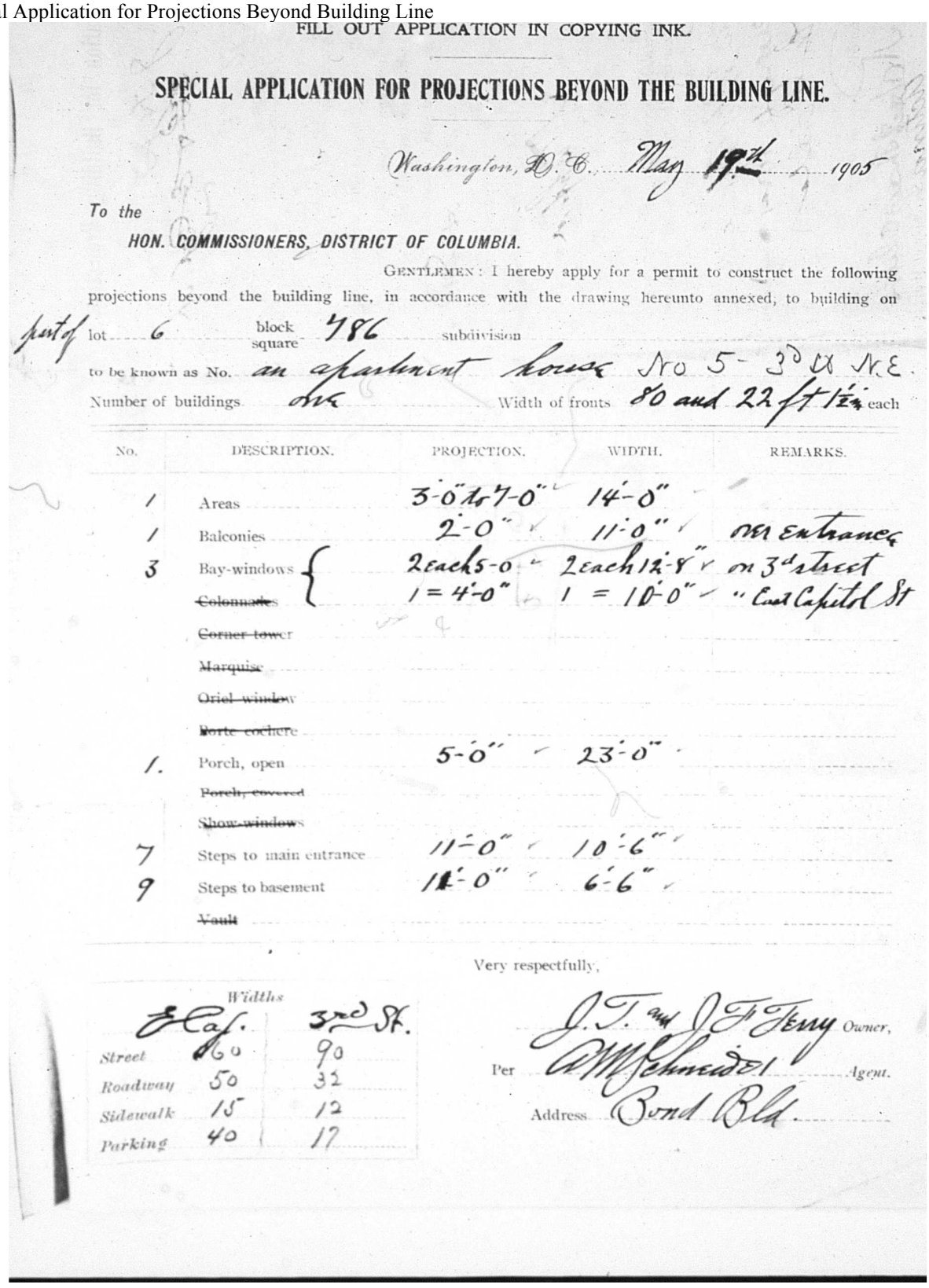
Delivered to A. M. Schenider.

Wm P. Richards

Surveyor, District of Columbia.

per Earle

Special Application for Projections Beyond Building Line



FILL OUT APPLICATION IN COPYING INK.

SPECIAL APPLICATION FOR PROJECTIONS BEYOND THE BUILDING LINE.

Washington, D. C. May 19th 1905

To the

HON. COMMISSIONERS, DISTRICT OF COLUMBIA.

GENTLEMEN: I hereby apply for a permit to construct the following projections beyond the building line, in accordance with the drawing hereunto annexed, to building on part of lot 6 block square 786 subdivision

to be known as No. an apartment house No 5- 3d St N.E.

Number of buildings one Width of fronts 80 and 22 ft 1½ in each

No.	DESCRIPTION.	PROJECTION.	WIDTH.	REMARKS.
1	Areas	3-0" to 7-0"	14-0"	
1	Balconies	2-0"	11-0"	on Entrance
3	Bay-windows	2 each 5-0	2 each 12-8"	on 3d street
	~~Colonnades~~	1 = 4-0"	1 = 10-0"	" East Capitol St
	~~Corner-tower~~			
	~~Marquise~~			
	~~Oriel-window~~			
	~~Porte-cochere~~			
1.	Porch, open	5-0"	23-0"	
	~~Porch, covered~~			
	~~Show-windows~~			
7	Steps to main entrance	11-0"	10-6"	
9	Steps to basement	14-0"	6-6"	
	~~Vault~~			

Very respectfully,

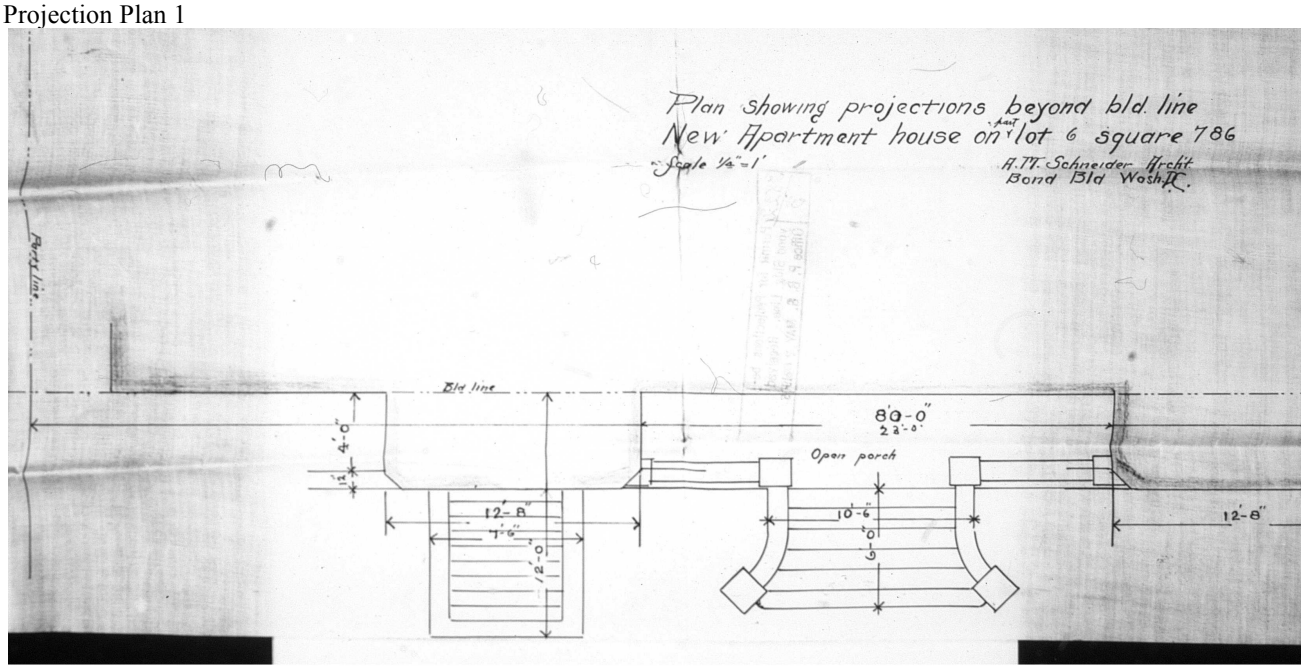
J. T. and J. F. Terry Owner,

Per A. W. Schneider Agent.

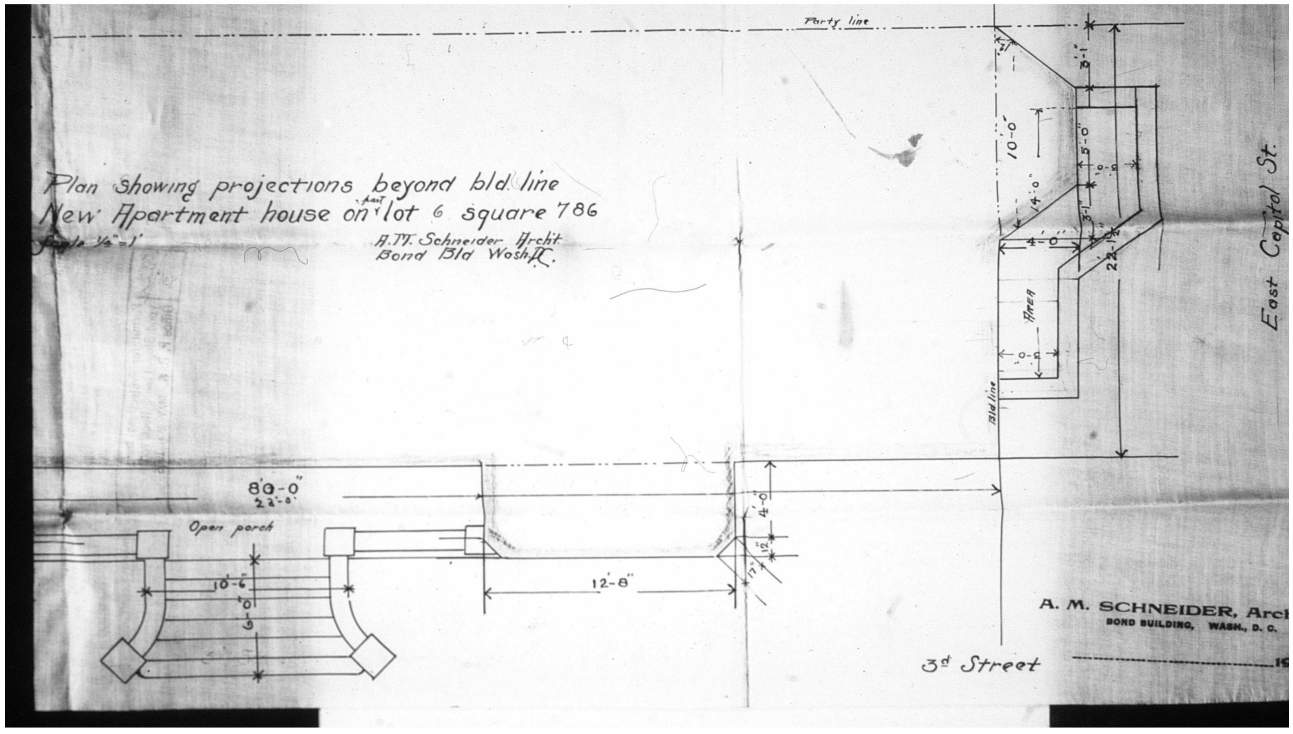
Address Bond Bld.

Widths	E Cap.	3rd St.
Street	80	90
Roadway	50	32
Sidewalk	15	12
Parking	40	17

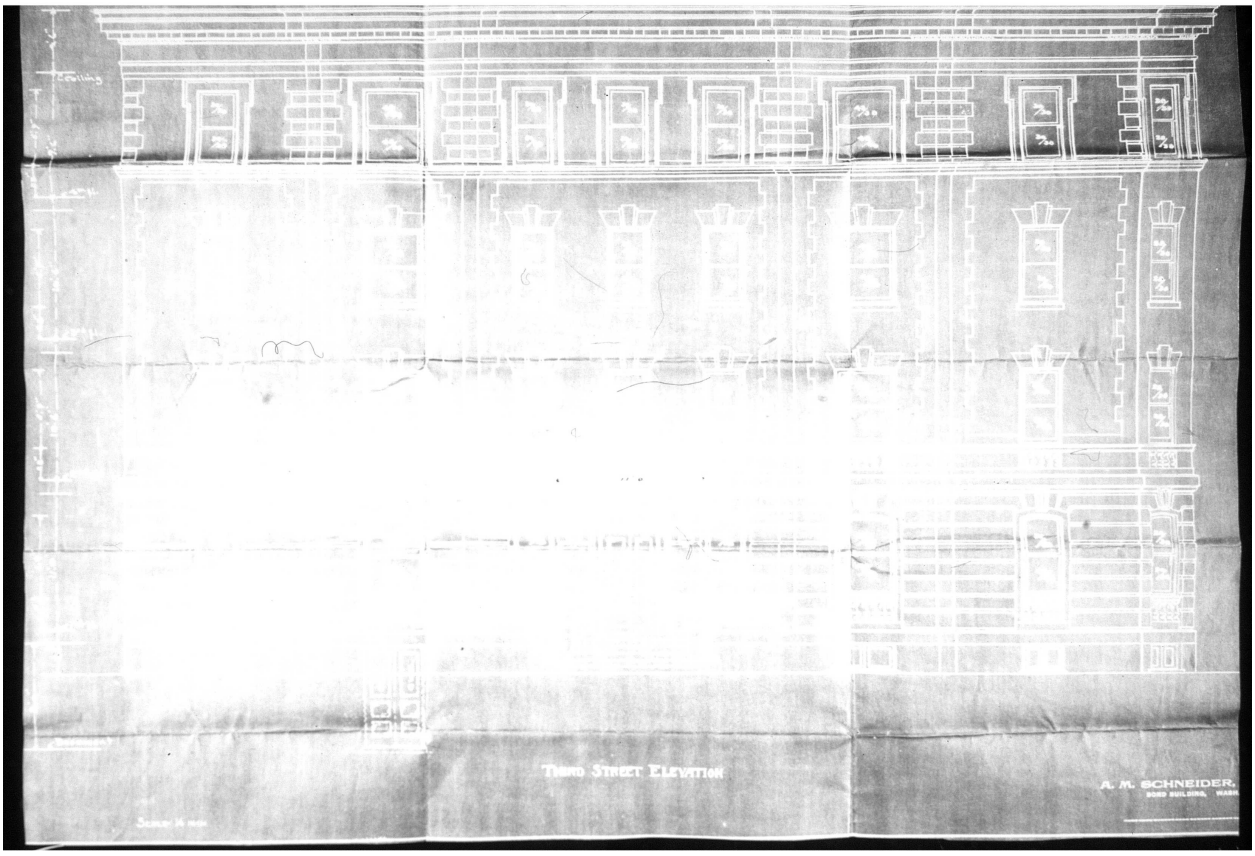
Projection Plan 1



Projection Plan 2



West Elevation



3) 119 8th Street SE - Permit # 3369

Application for Permit to Build

No. Brick Required 330 M. Permit No. 3369

FILL OUT APPLICATION IN COPYING INK

APPLICATION FOR PERMIT TO BUILD

Washington, D. C., March 13 1909

To the INSPECTOR OF BUILDINGS:

The undersigned owner hereby applies for a permit to build according to the following specifications:

1. What is the owner's name? James O'Donnell
2. " " " architect's name? B. S. Simmons
3. " " " builder's name? Peter Fersinger Address No 1 N St NW
4. " " " house number? 117 8th St Street ~~Avenue~~ S. E.
5. Has a plat been obtained from the Surveyor's office and building been located thereon as required by Sec. 26.
6. What is the number of lot? 44 ~~block~~ square 899 subdivision
7. State how many buildings to be erected One
8. No. of stories in height Three and Cellar Material Brick & Stone
9. If of frame, will the proposed structure be within 24 feet of any brick building?
10. Size of lot: Front 22'4" and 50-0" ; rear 67 9 52 ; depth 51' 112
11. Size of main building: Width of front 22'4" on NC Ave 50'0" on 8th St ; No. of feet deep 32-11"
12. Size of back building: No. of feet wide ; No. of feet long ; No. of feet high
    No. of feet in height from level of sidewalk to highest part of roof at front 39'6"
    No. of feet in height from sidewalk to eaves at back 37'6" ; average height 38'6"
13. What is the purpose of the building? Apartment If a dwelling, for how many families?
14. Will there be a store in the lower story? No Nature of business to be conducted?
15. Will the building be erected on solid or filled land? Solid ; Material of foundations Concrete
    Width of foundation 2-1" ; thickness 1-0" ; No. of brick footings 3 Course
16. Thickness of external walls: To first floor level 13" ; 1st story 13" ; 2d story 13" ; 3d story 13"
    4th story ; 5th story ; 6th story ; 7th story ; 8th story ; 9th story
17. Thickness of party walls: To first floor level both old walls 13" in basement and 9" above 1st story ; 2d story ; 3d story
    4th story ; 5th story ; 6th story ; 7th story ; 8th story ; 9th story
18. What will be the material of the front? Brick and Stone If stone, what kind?
19. Will the roof be flat, pitch, or mansard? Flat ; material of roofing Slag ; access to roof Trap door
20. Will there be any projections beyond the building line? Yes ; Have they been approved Yes
21. Projection of main steps from building line 7'8" ; cellar step projection 5'0" how projected railing
22. Are there any bay windows? Yes ; height 41'6" ; width 12'0" ; projection 3'6"
23. Are there any oriels? No ; height ; width 11'+7'4" ; projection
24. Are there any tower projections? Yes ; height 41'6" ; width 8-11" ; projection 3'6"
25. Are there any show windows? No ; form ; width ; projection
26. Are there vaults? No ; depth ; length ; width
27. Will there be an area? Yes ; width 10'9" ; projection 3'6" and 4'0" ; how protected railing
28. Are there any elevator shafts? No ; how protected
29. How will the building be heated? Steam ; Will the building be wired for electric lighting, ~~or power~~? Yes
30. What is the height of first floor above sidewalk or parking? 3-9"
31. Has the curb grade been obtained from engineer of highways? Established
32. What is the height of the present terrace or parking above curb? none
33. Is any change proposed in this height of terrace or parking? No
34. Is there a sidewalk, curbing, or improved roadway in front of proposed structure? Yes
35. Have deposited $ 73.00 as required by order of Commissioners to cover cost of any damage to public property.
36. Collector's receipt for above deposit, No. date
37. What is the estimated cost of the improvement? $ 10,000

A certificate must be obtained from the Plumbing Inspector before this application will be considered by the Inspector of Buildings.

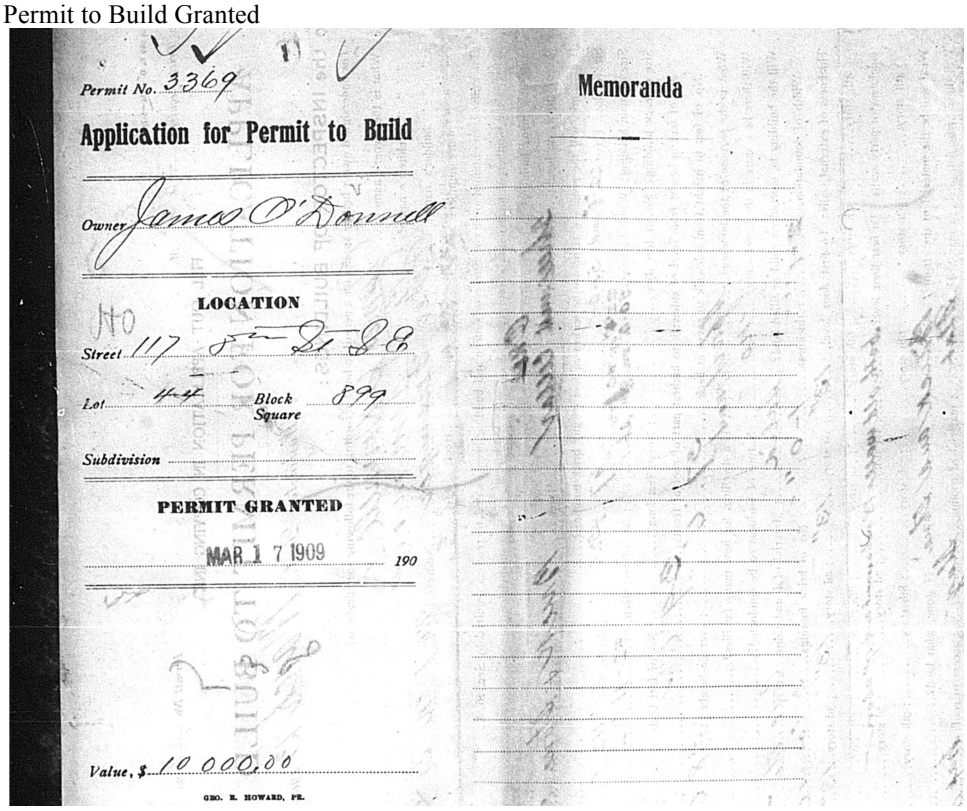
SIGNATURE OF OWNER James O'Donnell

APPLICANT By B. S. Simmons

ADDRESS 931 F NW Architect

Yes as to Curb & Rail

Permit to Build Granted



Permit No. 3369

Application for Permit to Build

Owner James O'Donnell

LOCATION

Street 117 8th St SE

Lot 44 Block Square 899

Subdivision

PERMIT GRANTED

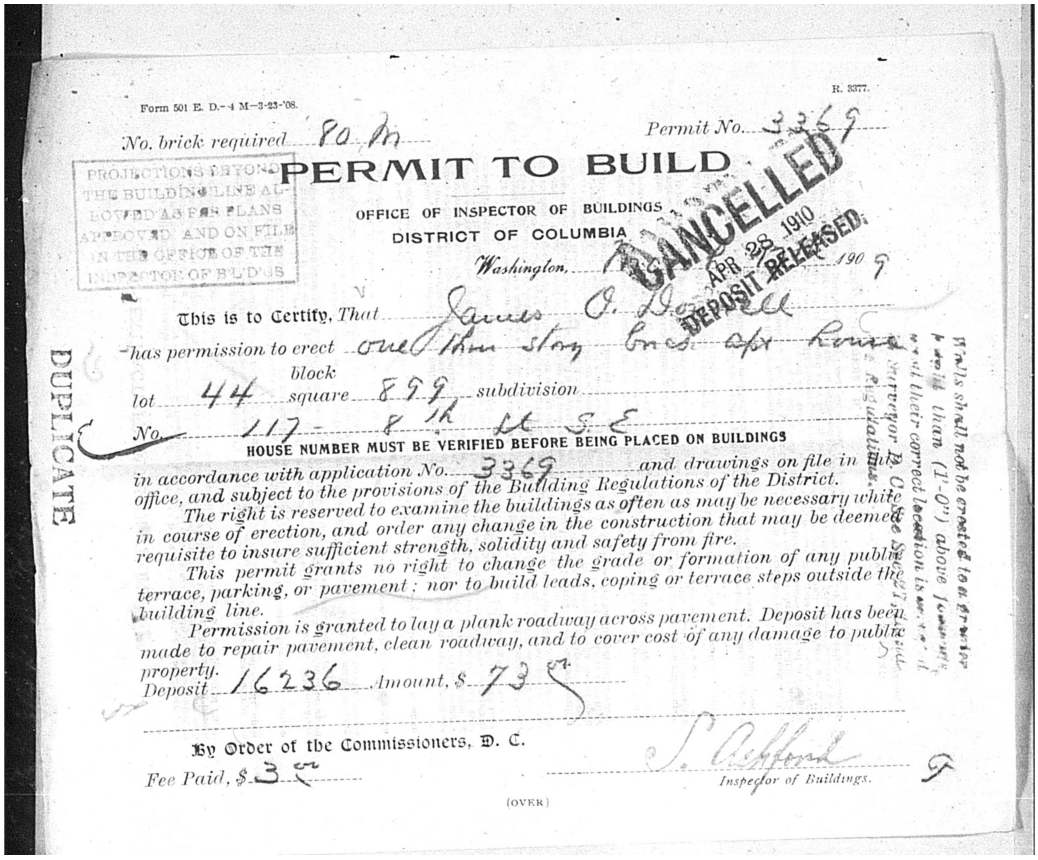
MAR 17 1909 190

Value, $ 10 000.00

GEO. E. HOWARD, PR.

Memoranda

Permit to Build



Form 501 E. D.–4 M–3-23-'08. R. 3377.

No. brick required 80 M Permit No. 3369

PROJECTIONS BEYOND THE BUILDING LINE ALLOWED AS PER PLANS APPROVED AND ON FILE IN THE OFFICE OF THE INSPECTOR OF BUILDINGS

PERMIT TO BUILD

OFFICE OF INSPECTOR OF BUILDINGS
DISTRICT OF COLUMBIA

Washington, APR 28 1910 190 9

CANCELLED
DEPOSIT RELEASED

This is to Certify, That James O. Donnell

has permission to erect one & thru story brick & iron dwg

lot 44 block square 899 subdivision

No. 117 - 8 1/2 St S E

HOUSE NUMBER MUST BE VERIFIED BEFORE BEING PLACED ON BUILDINGS

in accordance with application No. 3369 and drawings on file in this office, and subject to the provisions of the Building Regulations of the District.

The right is reserved to examine the buildings as often as may be necessary while in course of erection, and order any change in the construction that may be deemed requisite to insure sufficient strength, solidity and safety from fire.

This permit grants no right to change the grade or formation of any public terrace, parking, or pavement; nor to build leads, coping or terrace steps outside the building line.

Permission is granted to lay a plank roadway across pavement. Deposit has been made to repair pavement, clean roadway, and to cover cost of any damage to public property.

Deposit 16236 Amount, $ 73 50

By Order of the Commissioners, D. C.

Fee Paid, $ 3 00

S. Ashford
Inspector of Buildings.

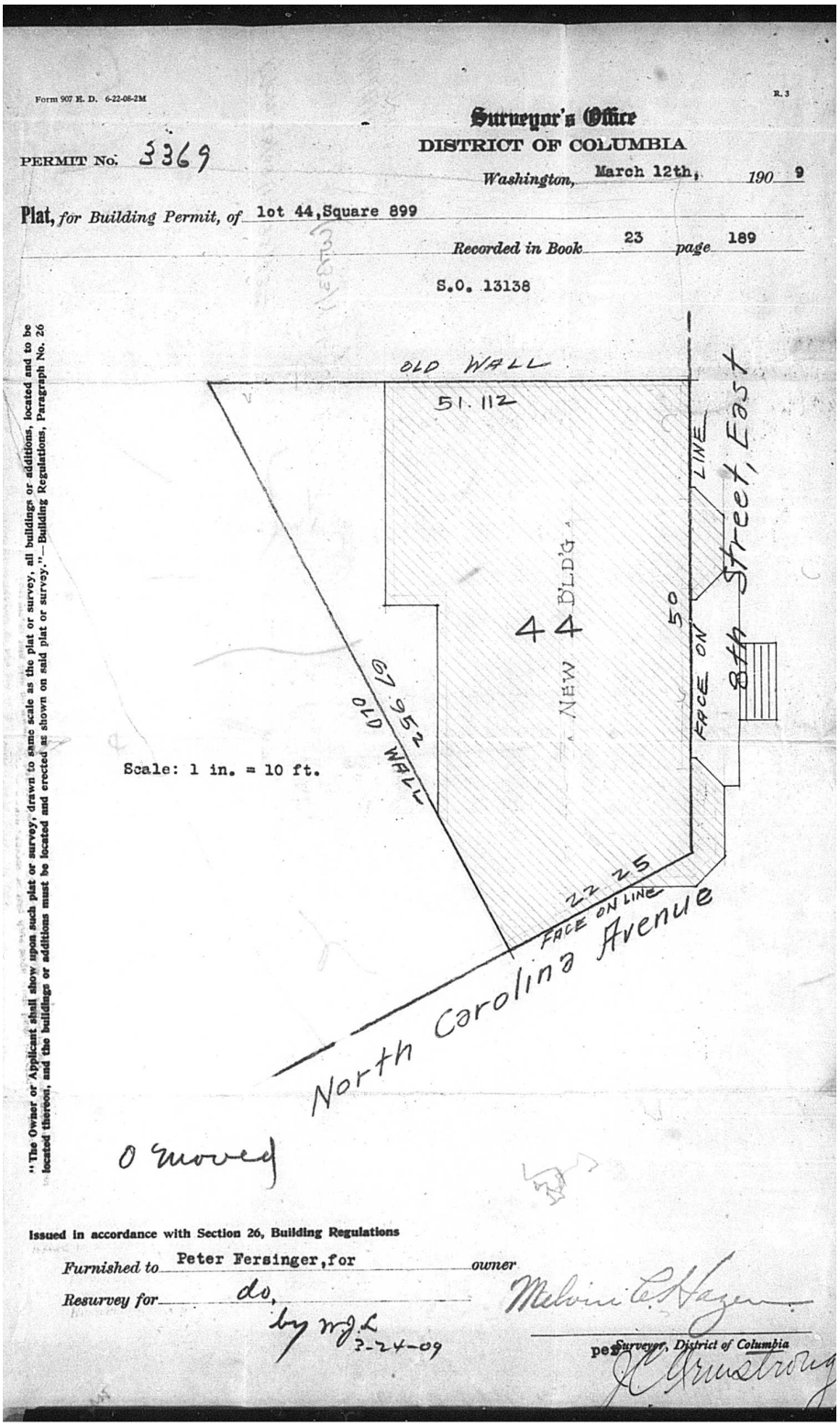
(OVER)

DUPLICATE

Walls shall not be erected to an greater height than (1'-0") above [illegible] until their correct location is [illegible]

Surveyor D. C. [illegible]

Plat 1



Form 907 E. D. 6-22-08-2M

R. 3

Surveyor's Office

DISTRICT OF COLUMBIA

PERMIT No. 3369

Washington, March 12th, 190 9

Plat, *for Building Permit, of* lot 44, Square 899

Recorded in Book 23 *page* 189

S.O. 13138

OLD WALL

51.112

44

NEW BLD'G

50

FACE ON LINE

8th Street, East

67.952

OLD WALL

Scale: 1 in. = 10 ft.

22.25

FACE ON LINE

North Carolina Avenue

0 moved

"The Owner or Applicant shall show upon such plat or survey, drawn to same scale as the plat or survey, all buildings or additions, located and to be located thereon, and the buildings or additions must be located and erected as shown on said plat or survey."—Building Regulations, Paragraph No. 26

Issued in accordance with Section 26, Building Regulations

Furnished to Peter Fersinger, for *owner*

Resurvey for do.

by W.J.L. 3-24-09

Melvin C. Hazen

per *Surveyor, District of Columbia*

H. C. Armstrong

Plat 2

Form 907 E. D. 6-22-08-2M R. 3

Surveyor's Office
DISTRICT OF COLUMBIA

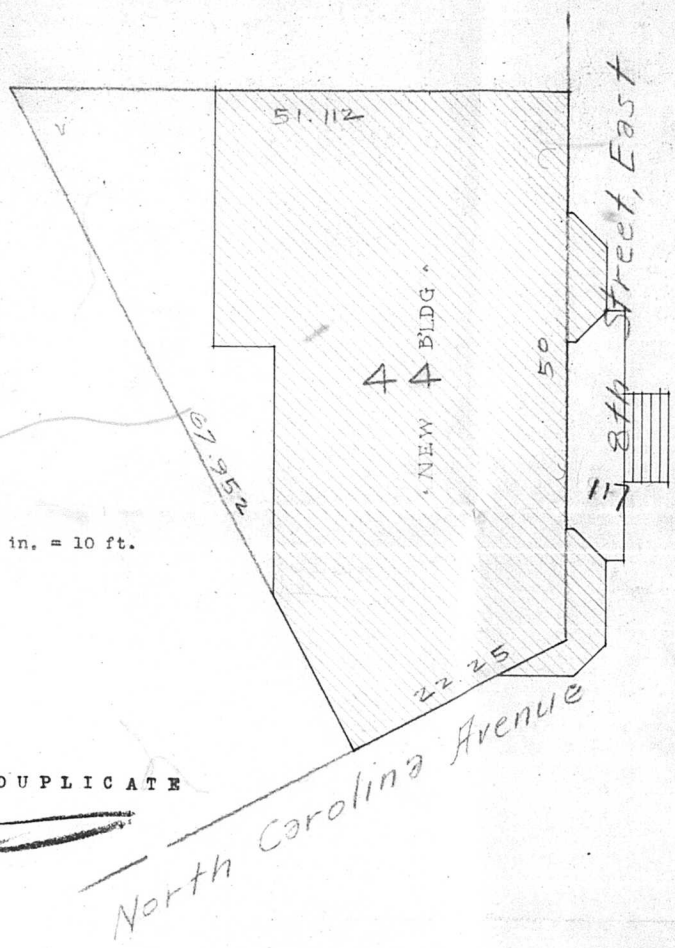
PERMIT No. 8369

Washington, March 12th, *190* 9

Plat, *for Building Permit, of* lot 44, Square 899

Recorded in Book 23 *page* 189

S.O. 13138



DUPLICATE

"The Owner or Applicant shall show upon such plat or survey, drawn to same scale as the plat or survey, all buildings or additions, located and to be located thereon, and the buildings or additions must be located and erected as shown on said plat or survey."—Building Regulations, Paragraph No. 26

Issued in accordance with Section 26, Building Regulations

Furnished to Peter Persinger, for *owner*

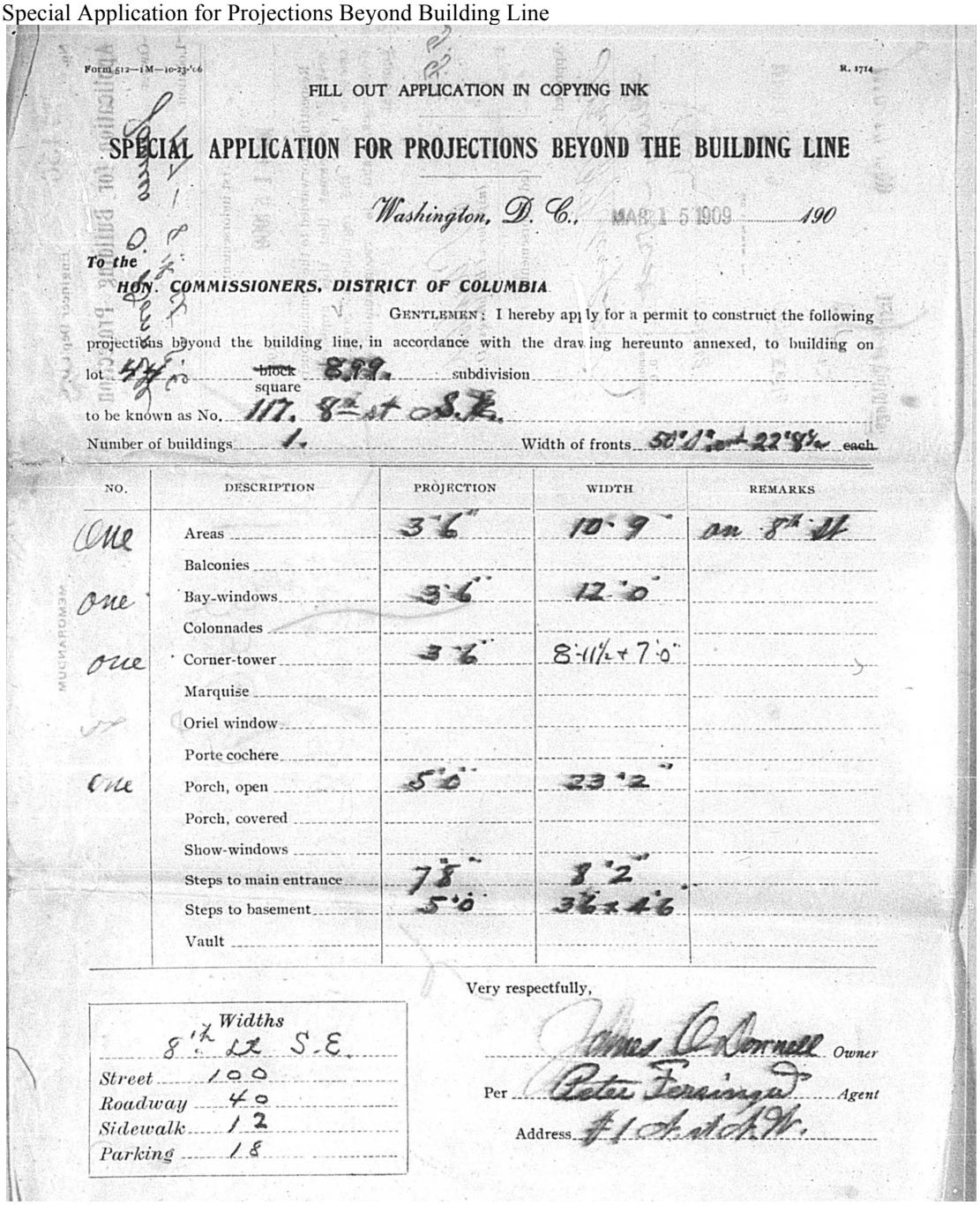
Resurvey for

Melvin C. Hazen

Surveyor, District of Columbia

R. L. Armstrong

Special Application for Projections Beyond Building Line



Form 512—1M—10-23-'06 R. 1714

FILL OUT APPLICATION IN COPYING INK

SPECIAL APPLICATION FOR PROJECTIONS BEYOND THE BUILDING LINE

Washington, D. C., MAR 15 1909 190

To the

HON. COMMISSIONERS, DISTRICT OF COLUMBIA

GENTLEMEN: I hereby apply for a permit to construct the following projections beyond the building line, in accordance with the drawing hereunto annexed, to building on lot 44 block square 899 subdivision

to be known as No. 117 8½ st S.E.

Number of buildings 1. Width of fronts 50'1" & 22'8½" each

NO.	DESCRIPTION	PROJECTION	WIDTH	REMARKS
One	Areas	3'6"	10'9"	on 8½ st
	Balconies			
One	Bay-windows	3'6"	12'0"	
	Colonnades			
One	Corner-tower	3'6"	8'-11½" x 7'0"	
	Marquise			
	Oriel window			
	Porte cochere			
One	Porch, open	5'0"	23'2"	
	Porch, covered			
	Show-windows			
	Steps to main entrance	7½"	8'2"	
	Steps to basement	5'0"	3½ x 4'6"	
	Vault			

Very respectfully,

James A. Dermell Owner

Per Peter Ferraiuolo Agent

Address #1 3rd St N.W.

Widths

8½ st S.E.

Street 100

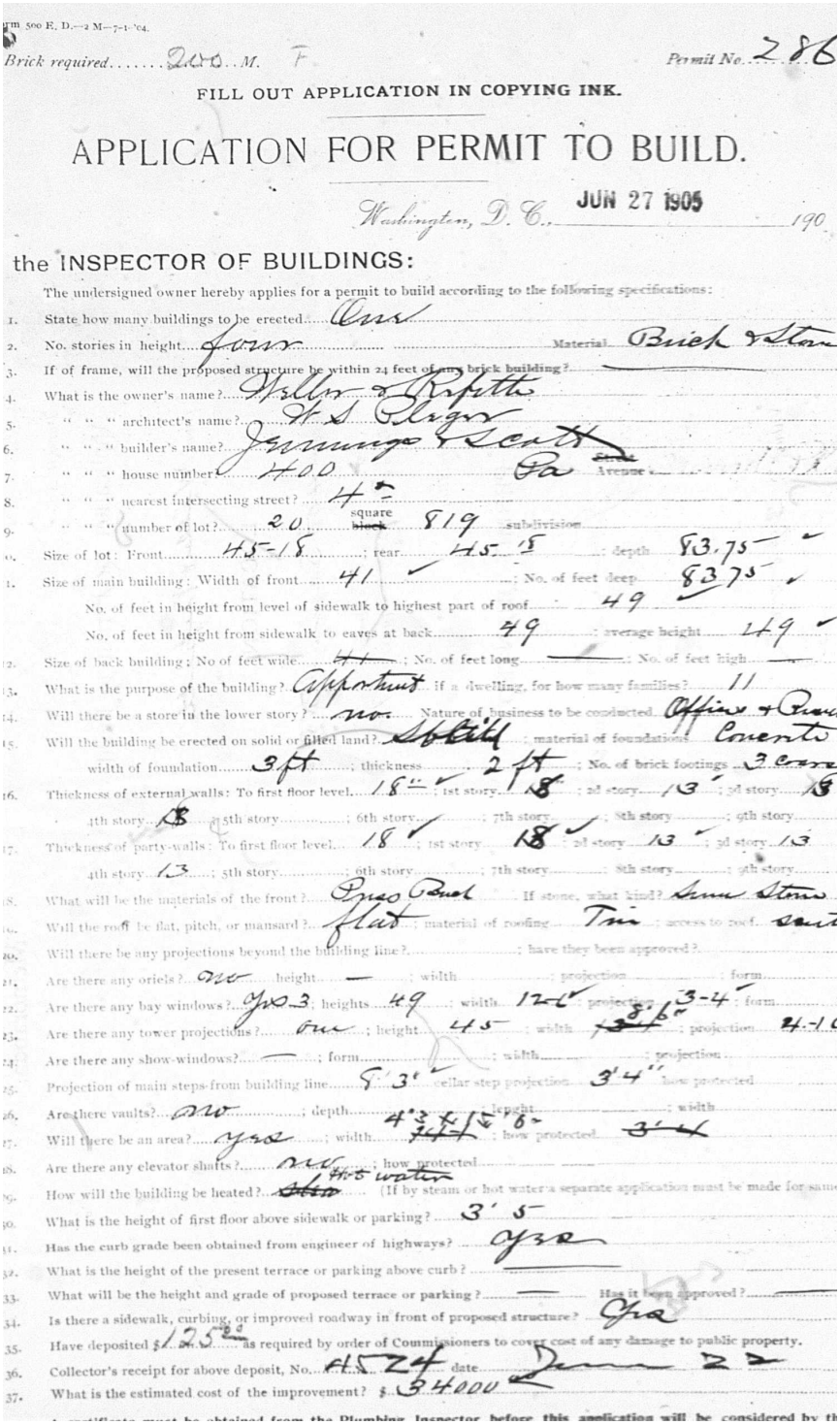
Roadway 40

Sidewalk 12

Parking 18

4) 400 Seward Square SE - Permit # 2868

Application for Permit to Build



Ftm 500 E. D.—2 M—7-1-'04.

Brick required..... 200 M. F

Permit No. 286

FILL OUT APPLICATION IN COPYING INK.

APPLICATION FOR PERMIT TO BUILD.

Washington, D. C., JUN 27 1905 190

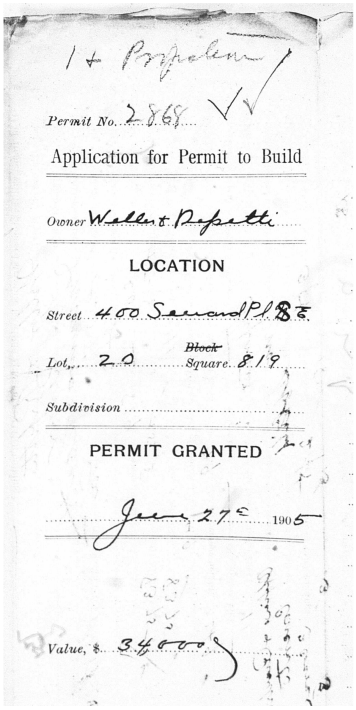
the INSPECTOR OF BUILDINGS:

The undersigned owner hereby applies for a permit to build according to the following specifications:

1. State how many buildings to be erected..... One
2. No. stories in height..... four ..... Material Brick & Stone
3. If of frame, will the proposed structure be within 24 feet of any brick building?.....
4. What is the owner's name?..... Weller & Ruppert
5. " " " architect's name?..... H. L. Olger
6. " " " builder's name?..... Jennings & Leith
7. " " " house number..... 400 ..... Pa Avenue
8. " " " nearest intersecting street?..... 4th
9. " " " number of lot?..... 20 ..... square ~~block~~ 819 ..... subdivision
10. Size of lot: Front..... 45-1 8 ..... ; rear..... 45-1 5 ..... ; depth..... 83.75
11. Size of main building: Width of front..... 41 ..... ; No. of feet deep..... 83 75
    No. of feet in height from level of sidewalk to highest part of roof..... 49
    No. of feet in height from sidewalk to eaves at back..... 49 ..... ; average height..... 49
12. Size of back building; No of feet wide..... ~~41~~ ; No. of feet long..... ; No. of feet high.....
13. What is the purpose of the building? Apartments ..... If a dwelling, for how many families?..... 11
14. Will there be a store in the lower story? ..... no ..... Nature of business to be conducted..... Offices & Rooms
15. Will the building be erected on solid or filled land?..... Solid ..... ; material of foundations..... Concrete
    width of foundation..... 3 ft ..... ; thickness..... 2 ft ..... ; No. of brick footings..... 3 Courses
16. Thickness of external walls: To first floor level..... 18" ..... ; 1st story..... 18 ..... ; 2d story..... 13 ..... ; 3d story..... 13
    4th story..... 13 ..... ; 5th story..... ; 6th story..... ; 7th story..... ; 8th story..... ; 9th story.....
17. Thickness of party-walls: To first floor level..... 18 ..... ; 1st story..... 18 ..... ; 2d story..... 13 ..... ; 3d story..... 13
    4th story..... 13 ..... ; 5th story..... ; 6th story..... ; 7th story..... ; 8th story..... ; 9th story.....
18. What will be the materials of the front?..... Gray Brick ..... If stone, what kind?..... Limestone
19. Will the roof be flat, pitch, or mansard?..... flat ..... ; material of roofing..... Tin ..... ; access to roof..... Scuttle
20. Will there be any projections beyond the building line?..... ; have they been approved?.....
21. Are there any oriels?..... None ..... height..... — ..... ; width..... ; projection..... ; form.....
22. Are there any bay windows?..... Two-3 ..... ; heights..... 49 ..... ; width..... 12-6" ..... projection..... 3-4" ..... form.....
23. Are there any tower projections?..... One ..... ; height..... 45 ..... ; width..... ~~3-6~~ 8-6" ..... ; projection..... 2-1
24. Are there any show-windows?..... — ..... ; form..... ; width..... ; projection.....
25. Projection of main steps from building line..... 5' 3" ..... cellar step projection..... 3'4" ..... how protected.....
26. Are there vaults?..... None ..... ; depth..... 4'3 + 1'6" ..... ; length..... ; width.....
27. Will there be an area?..... Yes ..... ; width..... ~~7'-1~~ ..... ; how protected..... 3'4"
28. Are there any elevator shafts?..... No ..... ; how protected.....
29. How will the building be heated?..... ~~Steam~~ Hot water ..... (If by steam or hot water a separate application must be made for same)
30. What is the height of first floor above sidewalk or parking?..... 3' 5"
31. Has the curb grade been obtained from engineer of highways?..... Yes
32. What is the height of the present terrace or parking above curb?.....
33. What will be the height and grade of proposed terrace or parking?..... — ..... Has it been approved?.....
34. Is there a sidewalk, curbing, or improved roadway in front of proposed structure?..... Yes
35. Have deposited $ 125.00 as required by order of Commissioners to cover cost of any damage to public property.
36. Collector's receipt for above deposit, No..... 4524 ..... date..... June 22
37. What is the estimated cost of the improvement? $..... 34000

A certificate must be obtained from the Plumbing Inspector before this application will be considered by th

Permit to Build Granted



1 + Propeller

Permit No. 2868

Application for Permit to Build

Owner Walter Repetti

LOCATION

Street 400 Seward Pl SE

Lot 20 Block Square 819

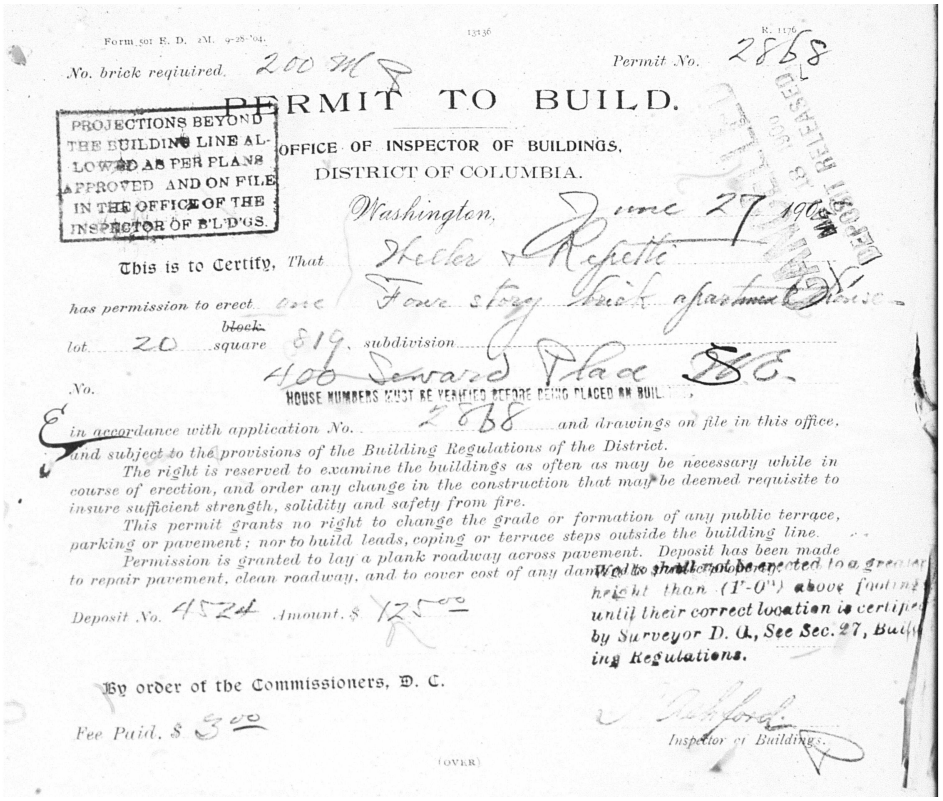
Subdivision

PERMIT GRANTED

June 27th 1905

Value, $ 34000

Permit to Build



Form 501 E. D. 2M. 9-25-'04. 13136 R. 1176

No. brick required. 200 M

Permit No. 2868

PERMIT TO BUILD.

PROJECTIONS BEYOND THE BUILDING LINE ALLOWED AS PER PLANS APPROVED AND ON FILE IN THE OFFICE OF THE INSPECTOR OF B'L'D'GS.

OFFICE OF INSPECTOR OF BUILDINGS,
DISTRICT OF COLUMBIA.

Washington, June 27 1905

This is to Certify, That Walter Repetti

has permission to erect one Four story brick apartment House

lot 20 block square 819 subdivision

No. 400 Seward Place SE.

HOUSE NUMBERS MUST BE VERIFIED BEFORE BEING PLACED ON BUILDING.

in accordance with application No. 2868 and drawings on file in this office, and subject to the provisions of the Building Regulations of the District.

The right is reserved to examine the buildings as often as may be necessary while in course of erection, and order any change in the construction that may be deemed requisite to insure sufficient strength, solidity and safety from fire.

This permit grants no right to change the grade or formation of any public terrace, parking or pavement; nor to build leads, coping or terrace steps outside the building line.

Permission is granted to lay a plank roadway across pavement. Deposit has been made to repair pavement, clean roadway, and to cover cost of any damage to same. Work to shall not be carried to a greater height than (1'-0") above footing until their correct location is certified by Surveyor D. C., See Sec. 27, Building Regulations.

Deposit No. 4524 Amount. $ 125.00

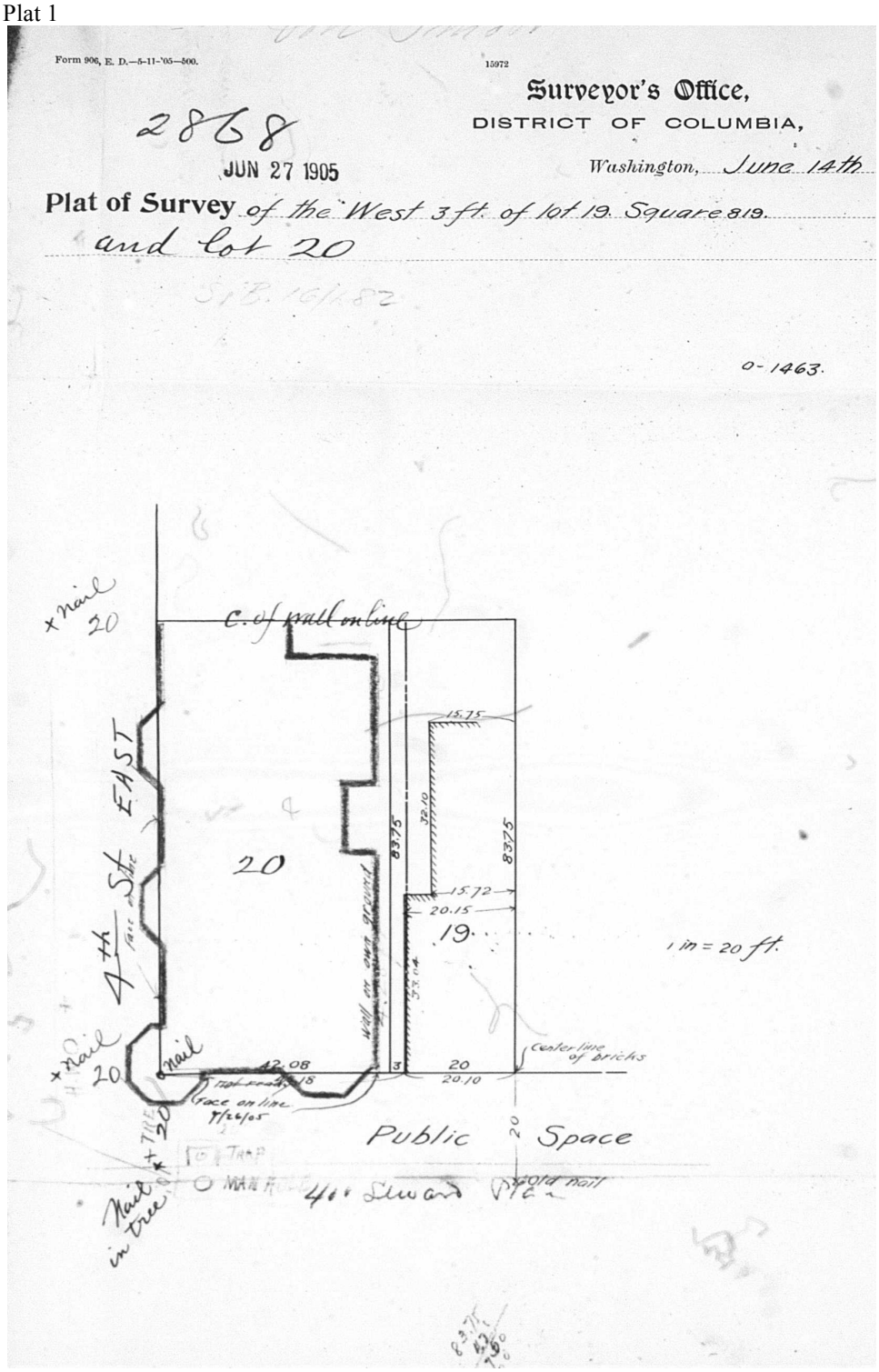
By order of the Commissioners, D. C.

Fee Paid. $ 3.00

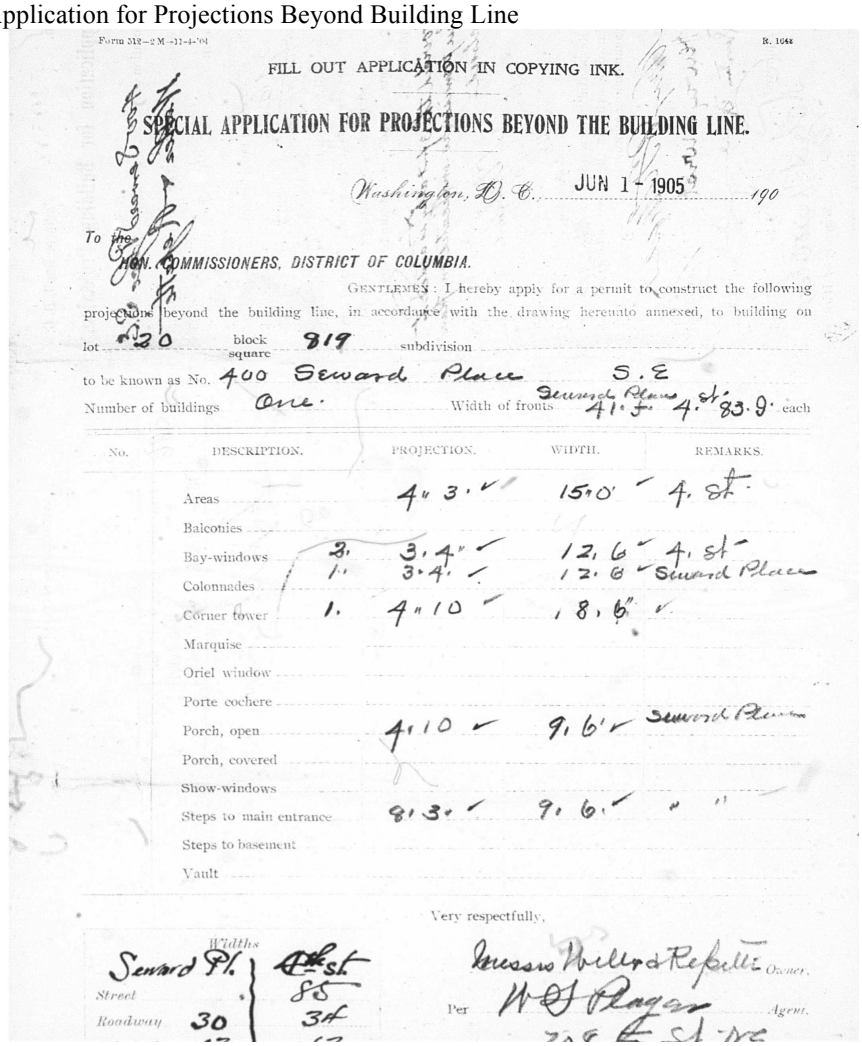
Inspector of Buildings.

(OVER)

Plat 1


Form 906, E. D.—5-11-'05—500.
15972
Surveyor's Office,
DISTRICT OF COLUMBIA,
2868
JUN 27 1905
Washington, June 14th.
Plat of Survey of the West 3 ft. of lot 19. Square 819.
and lot 20
0-1463.
x Nail
20
C. of wall on line
15.75
32.10
83.75
83.75
4½ EAST
20
15.72
20.15
19.
1 in = 20 ft.
x Nail
20
Nail
42.08
3
20
20.10
Center line of bricks
Face on line 9/26/05
Public Space
20
Nail in tree
4½ Street

Special Application for Projections Beyond Building Line



Form 512—2 M—11-4-'04 R. 1048

FILL OUT APPLICATION IN COPYING INK.

SPECIAL APPLICATION FOR PROJECTIONS BEYOND THE BUILDING LINE.

Washington, D. C., JUN 1 - 1905 190

To the

HON. COMMISSIONERS, DISTRICT OF COLUMBIA.

GENTLEMEN: I hereby apply for a permit to construct the following projections beyond the building line, in accordance with the drawing hereunto annexed, to building on

lot 820 block square 819 subdivision

to be known as No. 400 Seward Place S.E

Number of buildings One. Width of fronts Seward Place 41.5 4. St 83.9 each

No.	DESCRIPTION.	PROJECTION.	WIDTH.	REMARKS.
	Areas	4.3	15.0	4. St.
	Balconies			
3.	Bay-windows	3.4	12.6	4. St
1.	Colonnades	3.4	12.6	Seward Place
1.	Corner tower	4.10	18.6	
	Marquise			
	Oriel window			
	Porte cochere			
	Porch, open	4.10	9.6	Seward Place
	Porch, covered			
	Show-windows			
	Steps to main entrance	8.3	9.6	" "
	Steps to basement			
	Vault			

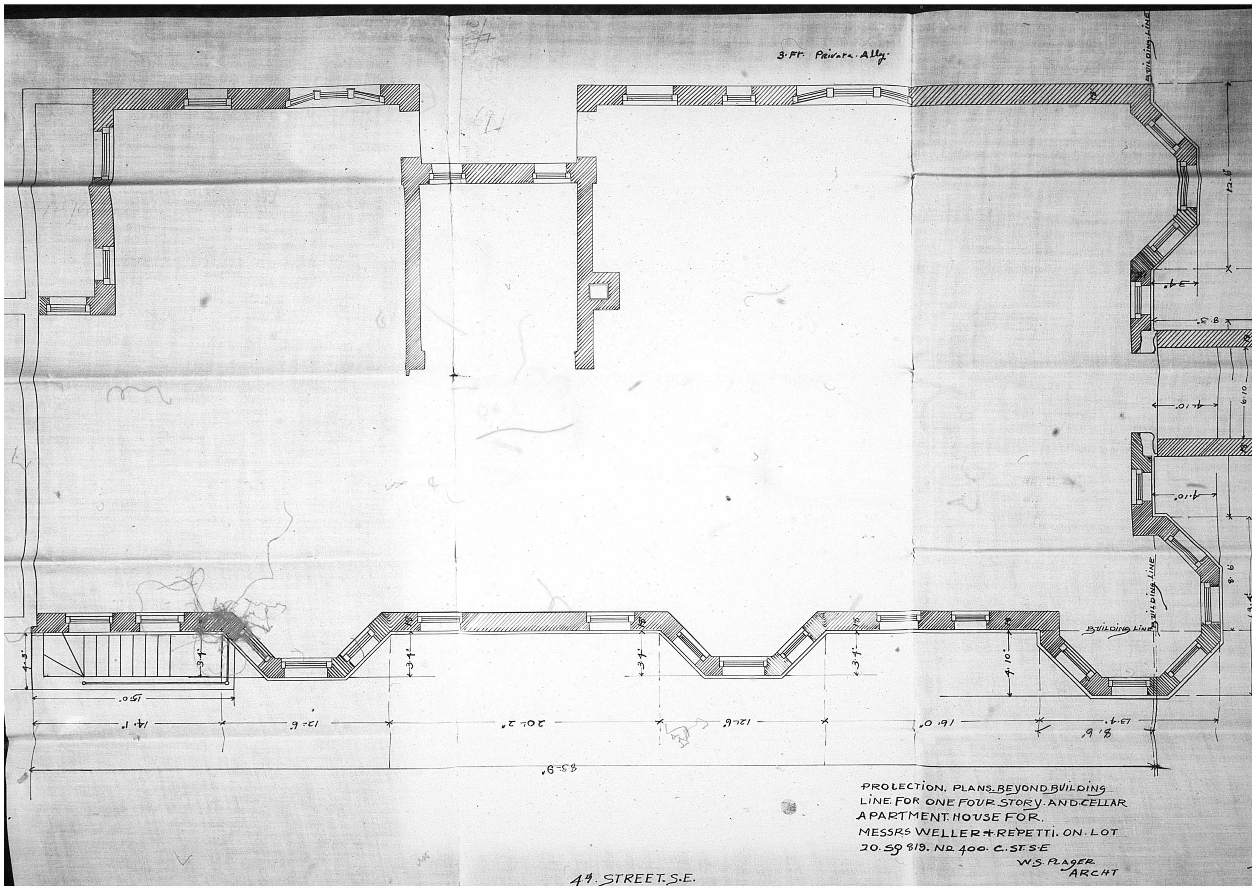
Very respectfully,

Messrs Wells & Repetti Owner.

Per W S Rogers Agent.

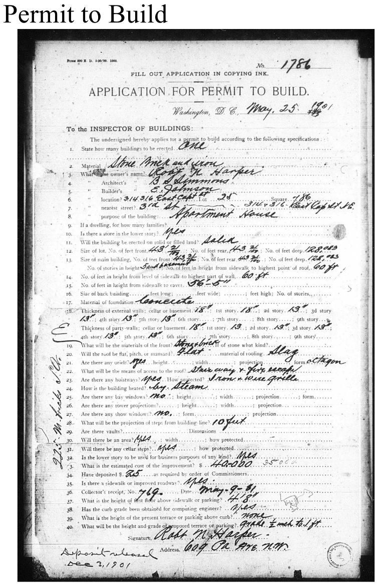
Widths	Seward Pl.	4th St.
Street		85
Roadway	30	34

Projection Plan



5) 314 East Capitol Street NE - Permit # 1786

Application for Permit to Build



Form 500 E. D. 1-20-'99. 1000.

No. 1786

FILL OUT APPLICATION IN COPYING INK.

APPLICATION FOR PERMIT TO BUILD.

Washington, D. C., May. 25 1901

To the INSPECTOR OF BUILDINGS:

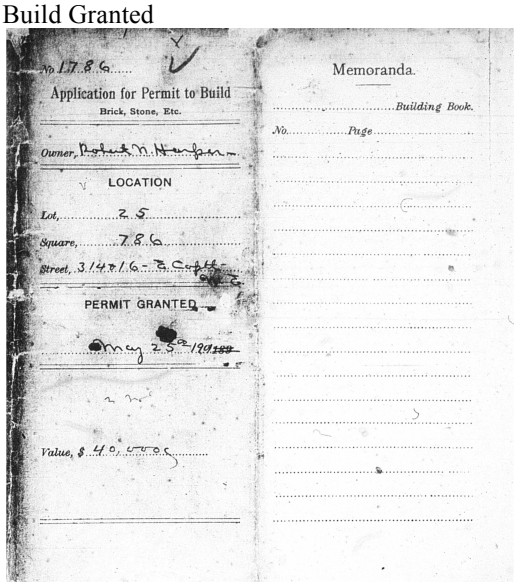
The undersigned hereby applies for a permit to build according to the following specifications:

1. State how many buildings to be erected. One
2. Material Stone brick and iron
3. What is the owner's name? Robt N Harper
4. " Architect's " B S Simmons
5. " Builder's " E. Johnson
6. " location? 314 316 East Cap st Lot 25 Square 786
7. " nearest street? 3rd St — 314 & 316 East Cap St NE.
8. " purpose of the building: Apartment House
9. If a dwelling, for how many families?
10. Is there a store in the lower story? yes
11. Will the building be erected on solid or filled land? Solid
12. Size of lot, No. of feet front 43 21/100; No. of feet rear 43 21/100; No. of feet deep 128.083
13. Size of main building, No. of feet front 43 21/100; No. of feet rear 43 21/100; No. of feet deep 128.083
No. of stories in height 5 and basement No. of feet in height from sidewalk to highest point of roof, 60 ft
14. No. of feet in height from level of sidewalk to highest part of wall, 60 ft
15. No. of feet in height from sidewalk to eaves 56-5"
16. Size of back building ...... feet long; ...... feet wide; ...... feet high; No. of stories, ...
17. Material of foundation Concrete
18. Thickness of external walls; cellar or basement 18"; 1st story 18"; 2d story 13"; 3d story 13"; 4th story 13"; 5th story 13"; 6th story ......; 7th story ......; 8th story ......; 9th story ......
Thickness of party-walls; cellar or basement 18"; 1st story 13; 2d story 13"; 3d story 13"; 4th story 13"; 5th story 13"; 6th story ......; 7th story ......; 8th story ......; 9th story ......
19. What will be the materials of the front? Stone & brick If of stone what kind?
20. Will the roof be flat, pitch, or mansard? Flat material of roofing Slag
21. Are there any oriels? yes height ......; width ......; projection ......; form octagon
22. What will be the means of access to the roof? Stair way & fire escape
23. Are there any hoistways? yes How protected? Iron & wire grille
24. How is the building heated? by Steam
25. Are there any bay windows? no; height ......; width ......; projection ......; form ......
26. Are there any tower projections? ......; height ......; width ......; projection ......
27. Are there any show windows? no; form ......; projection ......
28. What will be the projection of steps from building line? 10 feet
29. Are there vaults? ...... Dimensions ......
30. Will there be an area? yes; width ......; how protected ......
31. Will there be any cellar steps? yes; how protected ......
32. Is the lower story to be used for business purposes of any kind? yes
33. What is the estimated cost of the improvement? $ 40.000 35000
34. Have deposited $ 25 as required by order of Commissioners.
35. Is there a sidewalk or improved roadway? yes.
36. Collector's receipt, No. 769, Date May-9-01
37. What is the height of first floor above sidewalk or parking? 4'8"
38. Has the curb grade been obtained for computing engineer? yes
39. What is the height of the present terrace or parking above curb? none
40. What will be the height and grade of proposed terrace or parking? grade 1/2 inch to 1 ft

Signature, Robt N Harper
Address, 609 Pa Ave N.W.

Deposit released Dec 3, 1901

Permit to Build Granted



No. 1786

Application for Permit to Build
Brick, Stone, Etc.

Owner, Robert N. Harper

LOCATION

Lot, 25

Square, 786

Street, 314 & 316 - E Capitol St.

PERMIT GRANTED

May 25 1901

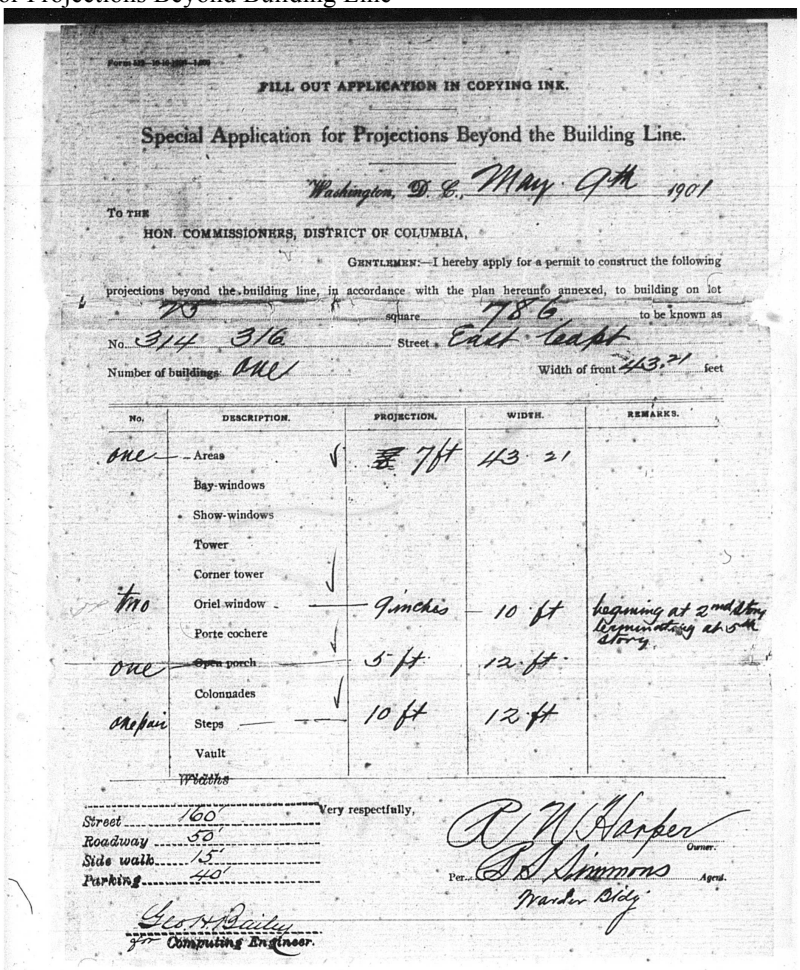
Value, $ 40,000

Memoranda.

Building Book.

No. Page

Special Application for Projections Beyond Building Line



FILL OUT APPLICATION IN COPYING INK.

Special Application for Projections Beyond the Building Line.

Washington, D. C., May 9th 1901

To the
HON. COMMISSIONERS, DISTRICT OF COLUMBIA,

GENTLEMEN:—I hereby apply for a permit to construct the following projections beyond the building line, in accordance with the plan hereunto annexed, to building on lot 25 square 786 to be known as No. 314 316 Street, East Capt

Number of buildings One Width of front 43.21 feet

No.	DESCRIPTION.	PROJECTION.	WIDTH.	REMARKS.
one	Areas	7 ft	43 21	
	Bay-windows			
	Show-windows			
	Tower			
	Corner tower			
two	Oriel window	9 inches	10 ft	beginning at 2nd story beginning at 5th story
	Porte cochere			
one	Open porch	5 ft	12 ft	
	Colonnades			
one pair	Steps	10 ft	12 ft	
	Vault			
	Widths			

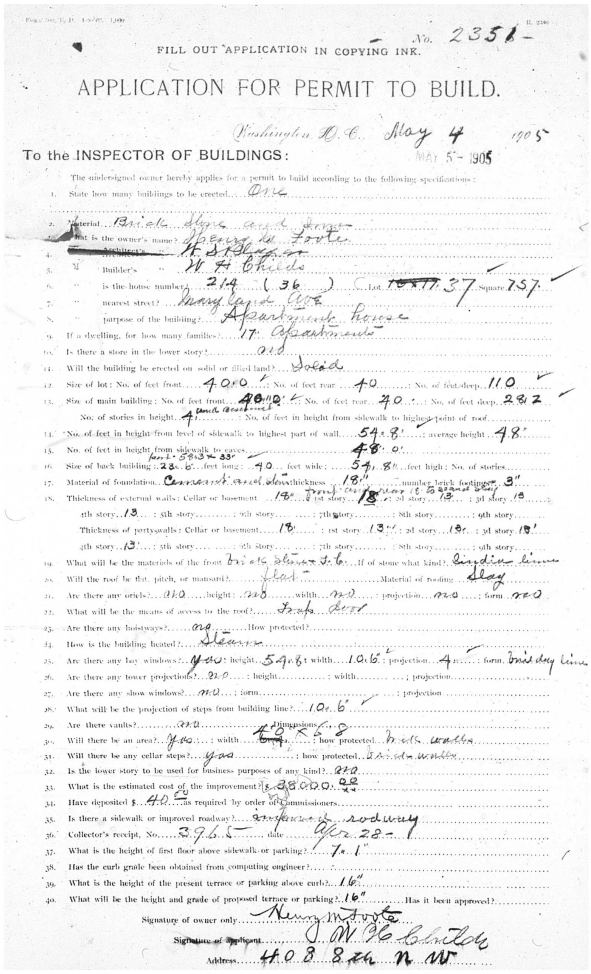
Street 160'
Roadway 90'
Side walk 15'
Parking 40'

Very respectfully,
R. N. Harper Owner.
Per. S. D. Simmons Agent.
Warder Bldg

Geo. W. Bailey
Computing Engineer.

6) 216 Maryland Avenue NE - Permit # 2351

Application for Permit to Build



No. 2351

FILL OUT APPLICATION IN COPYING INK.

APPLICATION FOR PERMIT TO BUILD.

Washington D.C. May 4 1905

To the INSPECTOR OF BUILDINGS: MAY 5 - 1905

The undersigned owner hereby applies for a permit to build according to the following specifications:

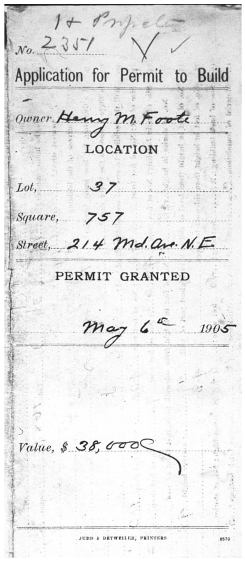
1. State how many buildings to be erected.... One
2. Material... Brick, Slate and Stone
3. What is the owner's name? Henry M. Foote
4. Architect's " Appleton
5. Builder's " W H Childs
6. " is the house number? 214 (36) Lot 37 Square 757
7. " nearest street? Maryland Ave
8. " purpose of the building? Apartment House
9. If a dwelling, for how many families? 17 Apartments
10. Is there a store in the lower story? No
11. Will the building be erected on solid or filled land? Solid
12. Size of lot: No. of feet front... 40.0 ; No. of feet rear... 40 ; No. of feet deep... 110
13. Size of main building: No. of feet front... 40.11 ; No. of feet rear... 40 ; No. of feet deep... 282
No. of stories in height... 4 and Basement ; No. of feet in height from sidewalk to highest point of roof...
14. No. of feet in height from level of sidewalk to highest part of wall... 54.8 ; average height... 48
15. No. of feet in height from sidewalk to eaves... 48.0
16. Size of back building: 23.6 feet long; 40 feet wide; 54.8 feet high; No. of stories...
17. Material of foundation... Concrete and Stone ; thickness... 18" ; number brick footings... 3"
18. Thickness of external walls: Cellar or basement... 18 ; 1st story... 18 ; 2d story... 13 ; 3d story 13
4th story... 13 ; 5th story... ; 6th story... ; 7th story... ; 8th story... ; 9th story...
Thickness of party walls: Cellar or basement... 18 ; 1st story 13" ; 2d story... 13 ; 3d story 13
4th story... 13" ; 5th story... ; 6th story... ; 7th story... ; 8th story... ; 9th story...
19. What will be the materials of the front... Brick Stone & T.C. ... If of stone what kind? Indiana limestone
20. Will the roof be flat, pitch, or mansard? Flat ... Material of roofing... Slate
21. Are there any oriels?... No ... height... No ... width... No ... projection... No ... form... No
22. What will be the means of access to the roof?... Scuttle
23. Are there any hoistways?... No ... How protected?...
24. How is the building heated?... Steam
25. Are there any bay windows?... No ; height... 54.8 ; width... 10.6 ; projection... 4 ... form... Straight line
26. Are there any tower projections?... No ... height... ; width... ; projection...
27. Are there any show windows?... No ... ; form... ; projection...
28. What will be the projection of steps from building line?... 10.6"
29. Are there vaults?... No ... Dimensions?... 4.8 x 5.8
30. Will there be an area?... Yes ... ; width... 5'0" ; how protected... brick walls
31. Will there be any cellar steps?... Yes ... ; how protected... 2 brick walls
32. Is the lower story to be used for business purposes of any kind?... No
33. What is the estimated cost of the improvement?... $38000.00
34. Have deposited $... 40.50 ... as required by order of Commissioners...
35. Is there a sidewalk or improved roadway?... Sidewalk & roadway
36. Collector's receipt, No.... 3965 ... date... Apr 28 - 1
37. What is the height of first floor above sidewalk or parking?... 7.1"
38. Has the curb grade been obtained from competing engineer?...
39. What is the height of the present terrace or parking above curb?... 16"
40. What will be the height and grade of proposed terrace or parking?... 16" ... Has it been approved?...

Signature of owner only... Henry M Foote

Signature of Applicant... J. W. Appleton Contractor

Address... 408 8th N W

Permit to Build Granted



1+ Proj. ct

No. 2351

Application for Permit to Build

Owner Henry M Foote

LOCATION

Lot, 37

Square, 757

Street, 214 Md. Ave. N.E.

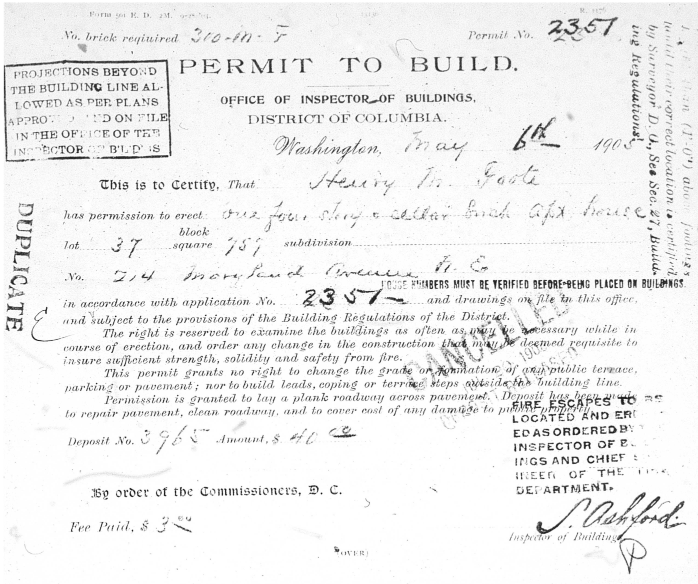
PERMIT GRANTED

May 6th 1905

Value, $ 38,000

JUDD & DETWEILER, PRINTERS

Permit to Build



No. brick required 300-M-F

Permit No. 2351

PROJECTIONS BEYOND THE BUILDING LINE ALLOWED AS PER PLANS APPROVED AND ON FILE IN THE OFFICE OF THE INSPECTOR OF BUILDINGS

PERMIT TO BUILD.

OFFICE OF INSPECTOR OF BUILDINGS, DISTRICT OF COLUMBIA.

Washington, May 6th 1905

This is to Certify, That Henry M. Foote

has permission to erect one four story & cellar brick apt house

lot 37 block square 757 subdivision

No. 214 Maryland Avenue N. E.

HOUSE NUMBERS MUST BE VERIFIED BEFORE BEING PLACED ON BUILDINGS.

in accordance with application No. 2351 and drawings on file in this office, and subject to the provisions of the Building Regulations of the District.

The right is reserved to examine the buildings as often as may be necessary while in course of erection, and order any change in the construction that may be deemed requisite to insure sufficient strength, solidity and safety from fire.

This permit grants no right to change the grade or formation of any public terrace, parking or pavement; nor to build leads, coping or terrace steps outside the building line.

Permission is granted to lay a plank roadway across pavement. Deposit has been made to repair pavement, clean roadway, and to cover cost of any damage to public property.

Deposit No. 3965 Amount, $ 40.00

FIRE ESCAPES TO BE LOCATED AND ERECTED AS ORDERED BY THE INSPECTOR OF BUILDINGS AND CHIEF ENGINEER OF THE FIRE DEPARTMENT.

By order of the Commissioners, D. C.

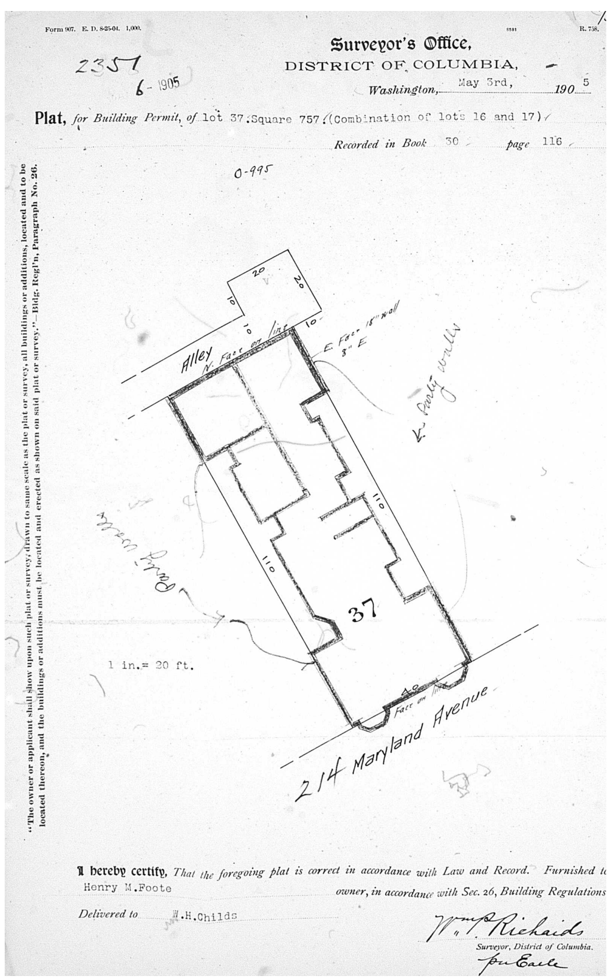
Fee Paid, $ 3.00

S. Ashford, Inspector of Buildings

DUPLICATE

by Surveyor D. C. See Sec. 27, Building Regulations

Plat 1



Surveyor's Office, DISTRICT OF COLUMBIA,

2351

6-1905

Washington, May 3rd, 1905

Plat, for Building Permit, of lot 37 Square 757 (Combination of lots 16 and 17)

Recorded in Book 30 page 116

"The owner or applicant shall show upon such plat or survey, drawn to same scale as the plat or survey, all buildings or additions, located and to be located thereon, and the buildings or additions must be located and erected as shown on said plat or survey." Bldg. Regl'n, Paragraph No. 26.

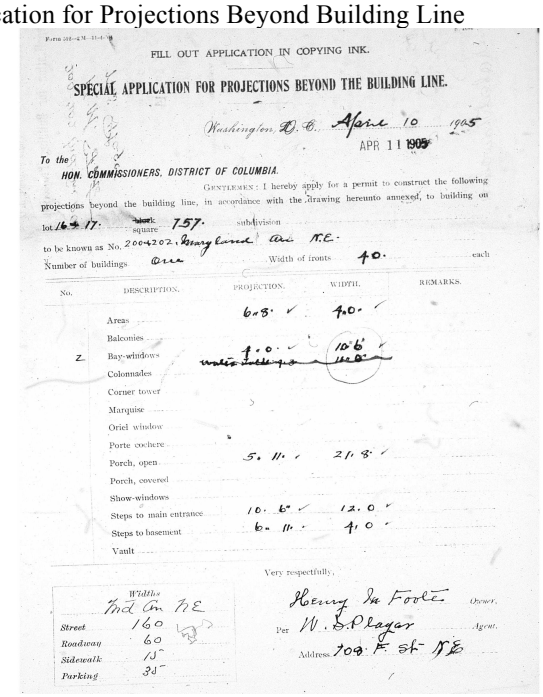
I hereby certify, That the foregoing plat is correct in accordance with Law and Record. Furnished to Henry M. Foote owner, in accordance with Sec. 26, Building Regulations

Delivered to H. H. Childs

Wm. P. Richards, Surveyor, District of Columbia.

per Earle

Special Application for Projections Beyond Building Line



FILL OUT APPLICATION IN COPYING INK.

SPECIAL APPLICATION FOR PROJECTIONS BEYOND THE BUILDING LINE.

Washington, D. C. April 10 1905

APR 11 1905

To the HON. COMMISSIONERS, DISTRICT OF COLUMBIA.

GENTLEMEN: I hereby apply for a permit to construct the following projections beyond the building line, in accordance with the drawing hereunto annexed, to building on lot 16 & 17. block square 757. subdivision

to be known as No. 2004202. Maryland Ave N.E.

Number of buildings One Width of fronts 40. each

No.	DESCRIPTION.	PROJECTION.	WIDTH.	REMARKS.
	Areas	6.8.	4.0.	
	Balconies			
2	Bay-windows	4.0.	10'6"	
	Colonnades			
	Corner tower			
	Marquise			
	Oriel window			
	Porte cochere			
	Porch, open	5. 11.	21. 8.	
	Porch, covered			
	Show-windows			
	Steps to main entrance	10. 6"	12. 0	
	Steps to basement	6. 11.	4. 0	
	Vault			

Very respectfully,

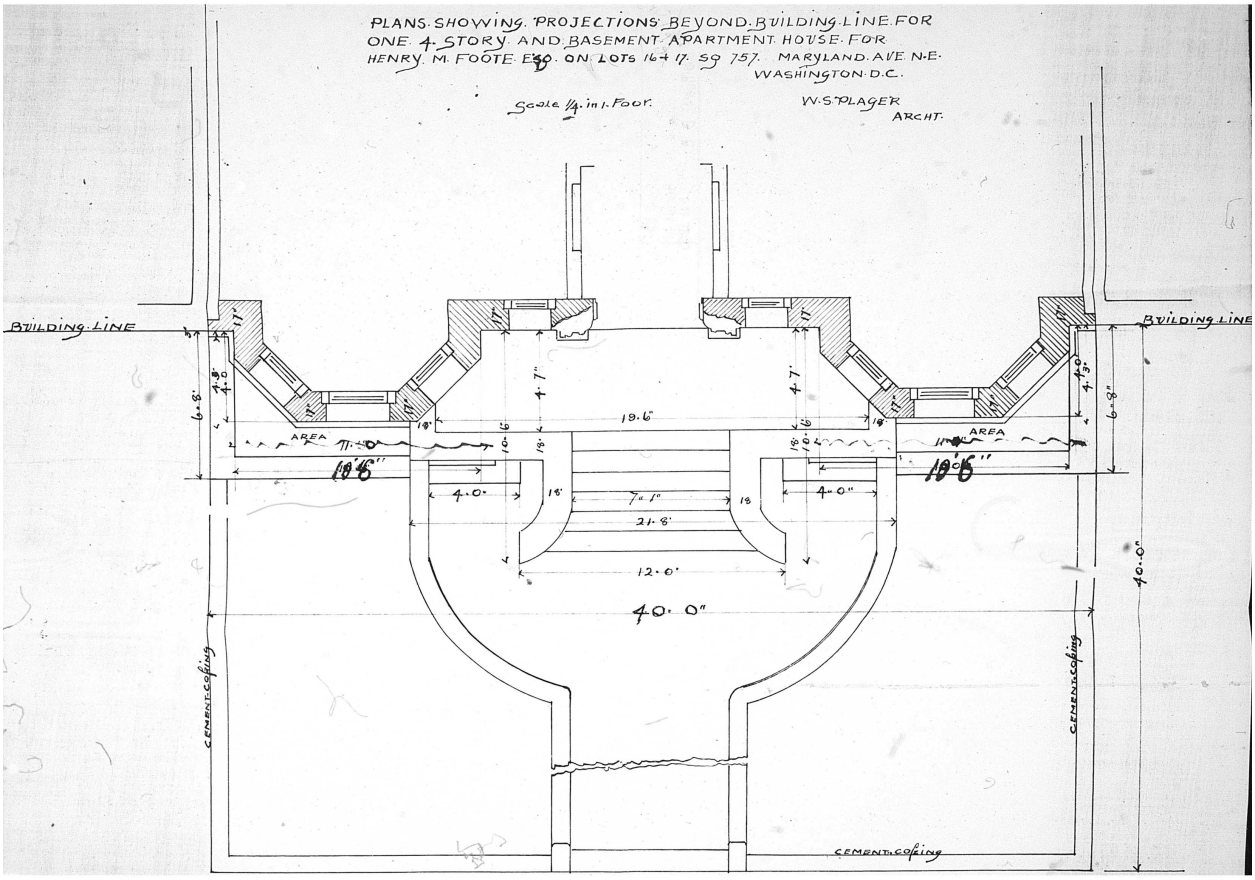
Henry M. Foote Owner.

Per W. S. Plager Agent.

Address 709 F St. N.E.

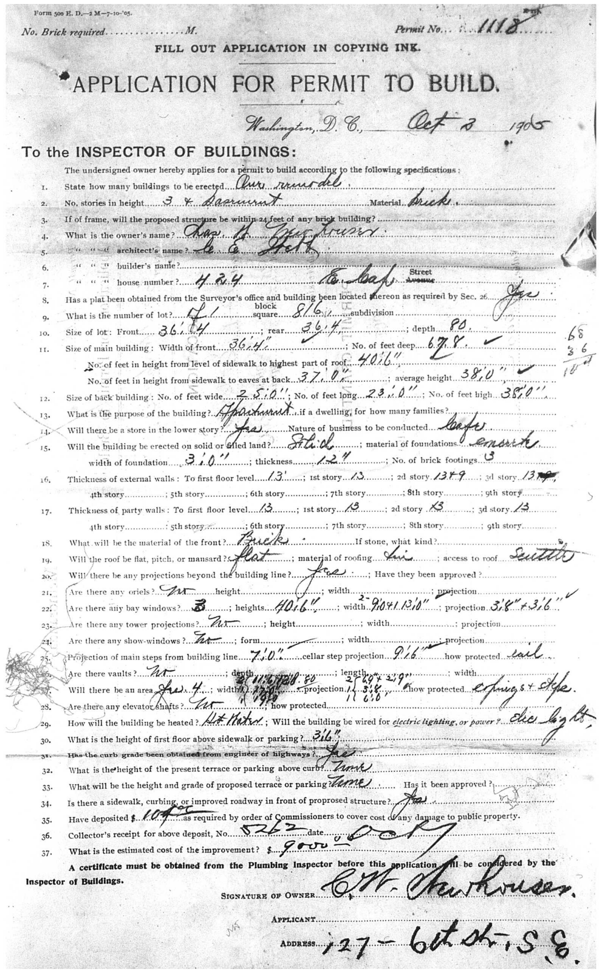
Width on	
Street	160
Roadway	60
Sidewalk	15
Parking	35

Projection Plan



7) 424 East Capitol Street NE - Permit # 1118

Application for Permit to Build


Form 500 E. D.—2 M—7-10-'05.

No. Brick required................M.

Permit No. 1118

FILL OUT APPLICATION IN COPYING INK.

APPLICATION FOR PERMIT TO BUILD.

Washington, D. C., Oct 3 1905

To the INSPECTOR OF BUILDINGS:

The undersigned owner hereby applies for a permit to build according to the following specifications:

1. State how many buildings to be erected.....
2. No. stories in height 3 & basement Material brick
3. If of frame, will the proposed structure be within 24 feet of any brick building?
4. What is the owner's name?
5. " " architect's name?
6. " " builder's name?
7. " " house number? 424 E. Cap. Street
8. Has a plat been obtained from the Surveyor's office and building been located thereon as required by Sec. 26 Yes
9. What is the number of lot? 41 block square 816 subdivision
10. Size of lot: Front 36.4; rear 36.4; depth 80.
11. Size of main building: Width of front 36'4"; No. of feet deep 67.8.
    No. of feet in height from level of sidewalk to highest part of roof 40'6"
    No. of feet in height from sidewalk to eaves at back 37'0"; average height 38'0"
12. Size of back building: No. of feet wide 25'0"; No. of feet long 23'0"; No. of feet high 38'0"
13. What is the purpose of the building? Apartment if a dwelling, for how many families?
14. Will there be a store in the lower story? Yes Nature of business to be conducted Cafe
15. Will the building be erected on solid or filled land? Solid; material of foundations
    width of foundation 3'0"; thickness 12"; No. of brick footings 3
16. Thickness of external walls: To first floor level 13'; 1st story 13; 2d story 13+9; 3d story 13
    4th story; 5th story; 6th story; 7th story; 8th story; 9th story
17. Thickness of party walls: To first floor level 13; 1st story 13; 2d story 13; 3d story 13
    4th story; 5th story; 6th story; 7th story; 8th story; 9th story
18. What will be the material of the front? Brick. If stone, what kind?
19. Will the roof be flat, pitch, or mansard? flat; material of roofing tin; access to roof Scuttle
20. Will there be any projections beyond the building line? Yes; Have they been approved?
21. Are there any oriels? No height; width; projection
22. Are there any bay windows? 3; heights 40'6"; width 2-9'0"+1 13'0"; projection 3'8"+3'6"
23. Are there any tower projections? No; height; width; projection
24. Are there any show-windows? No; form; width; projection
25. Projection of main steps from building line 7'0" cellar step projection 9'6" how protected rail
26. Are there vaults? No; depth; length; width
27. Will there be an area Yes 4; width; projection; how protected
28. Are there any elevator shafts? No; how protected
29. How will the building be heated? Hot Water; Will the building be wired for *electric lighting, or power?* Elec light.
30. What is the height of first floor above sidewalk or parking? 3'6"
31. Has the curb grade been obtained from engineer of highways? Yes
32. What is the height of the present terrace or parking above curb? None
33. What will be the height and grade of proposed terrace or parking? None Has it been approved?
34. Is there a sidewalk, curbing, or improved roadway in front of proprosed structure? Yes
35. Have deposited $ 10.00 as required by order of Commissioners to cover cost of any damage to public property.
36. Collector's receipt for above deposit, No. 5262 date Oct
37. What is the estimated cost of the improvement? $ 9000.00

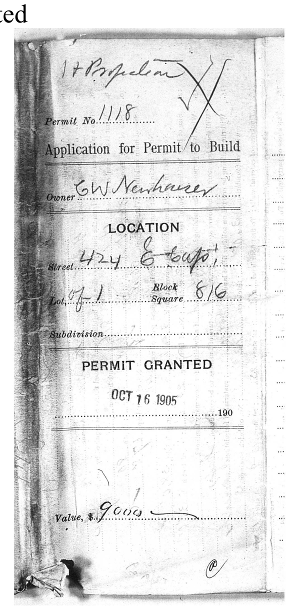
A certificate must be obtained from the Plumbing Inspector before this application will be considered by the Inspector of Buildings.

SIGNATURE OF OWNER C. W. Newhouser.

APPLICANT

ADDRESS 127 - 6th St., S. E.

Permit to Build Granted


Permit No. 1118

Application for Permit to Build

Owner C W Newhouser

LOCATION

Street 424 E Capt.

Lot 41 Block Square 816

Subdivision

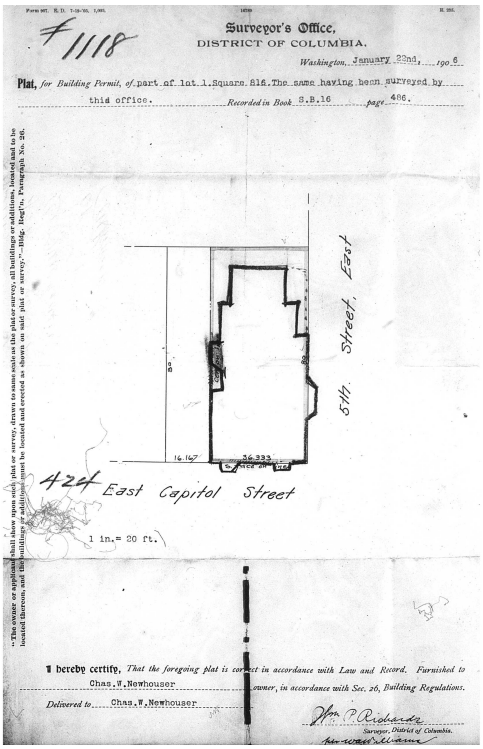
PERMIT GRANTED

OCT 16 1905

.....190

Value, $ 9000

Plat 1



Surveyor's Office,
DISTRICT OF COLUMBIA.

Washington, January 23nd, 1906

Plat, for Building Permit, of part of lot 1 Square 816. The same having been surveyed by thid office. Recorded in Book S.B.16 page 486.

F 1118

424 East Capitol Street

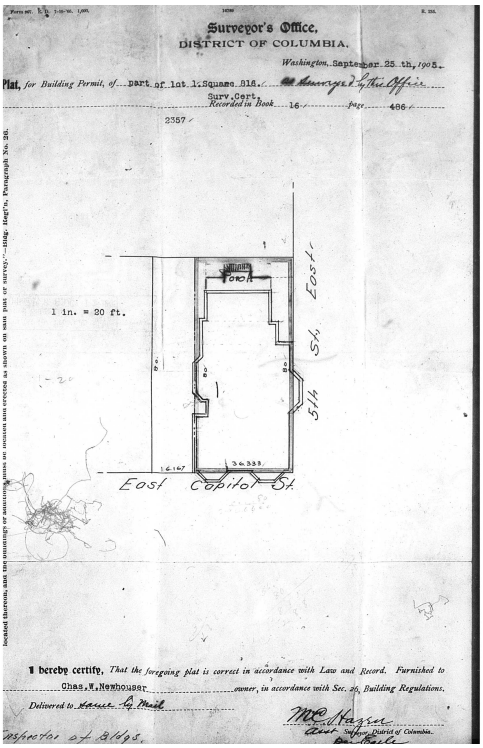
1 in.= 20 ft.

I hereby certify, That the foregoing plat is correct in accordance with Law and Record. Furnished to Chas.W.Newhouser owner, in accordance with Sec. 26, Building Regulations.

Delivered to Chas.W.Newhouser

Surveyor, District of Columbia.

Plat 2



Surveyor's Office,
DISTRICT OF COLUMBIA.

Washington, September 25 th, 1905.

Plat, for Building Permit, of part of lot 1 Square 816. Surveyed by This Office.

Surv.Cert. Recorded in Book 16 page 486

2357

1 in. = 20 ft.

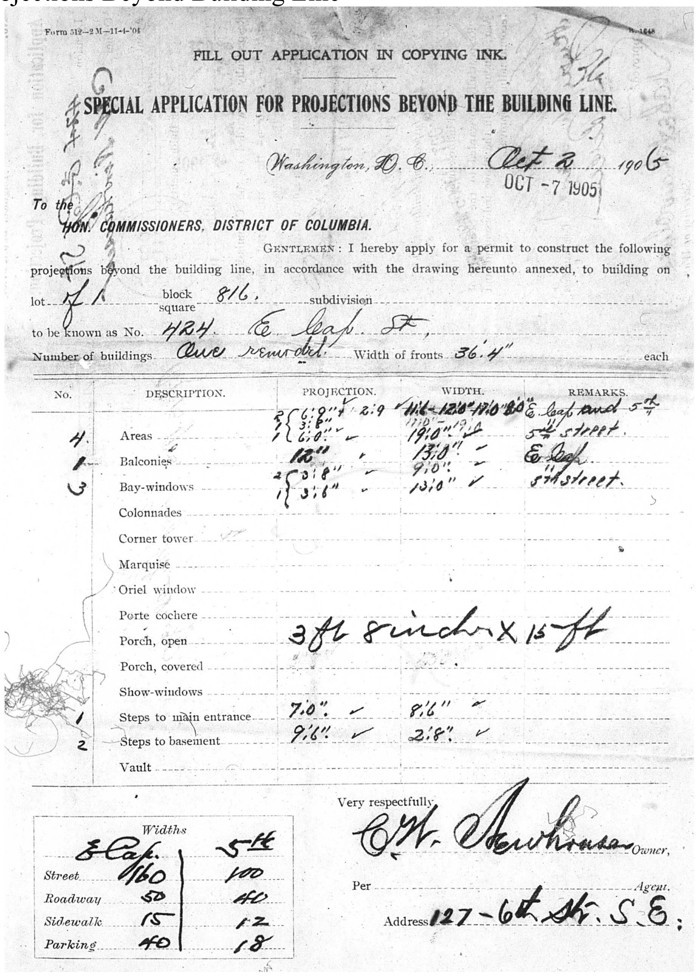
East Capitol St.

I hereby certify, That the foregoing plat is correct in accordance with Law and Record. Furnished to Chas.W.Newhouser owner, in accordance with Sec. 26, Building Regulations.

Delivered to Mail

Surveyor, District of Columbia.

Special Application for Projections Beyond Building Line



Form 512—2 M—11-4-'04

FILL OUT APPLICATION IN COPYING INK.

SPECIAL APPLICATION FOR PROJECTIONS BEYOND THE BUILDING LINE.

Washington, D. C. Oct 2 1905
OCT -7 1905

To the
HON. COMMISSIONERS, DISTRICT OF COLUMBIA.

GENTLEMEN: I hereby apply for a permit to construct the following projections beyond the building line, in accordance with the drawing hereunto annexed, to building on

lot 71 block square 816 subdivision

to be known as No. 424 E Cap. St.

Number of buildings One remodel Width of fronts 36.4" each

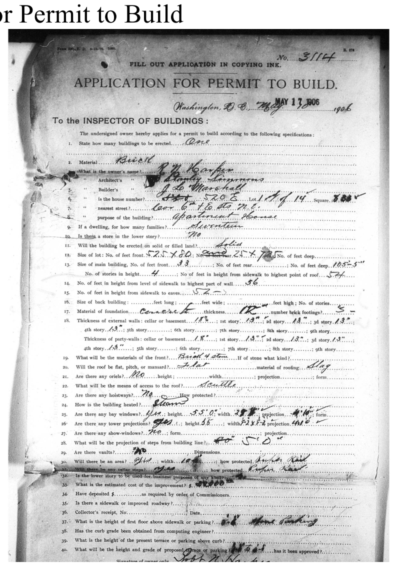
No.	DESCRIPTION.	PROJECTION.	WIDTH.	REMARKS.
4	Areas	6.0" / 3.8" / 6.0"	12.0" / 19.0"	E Cap. and 5th street
1	Balconies	12"	13.0"	E Cap.
3	Bay-windows	3.8" / 3.6"	9.0" / 13.0"	5th street
	Colonnades			
	Corner tower			
	Marquise			
	Oriel window			
	Porte cochere			
	Porch, open	3 ft 8 inch x 15 ft		
	Porch, covered			
	Show-windows			
1	Steps to main entrance	7.0"	8.6"	
2	Steps to basement	9.6"	2.8"	
	Vault			

Very respectfully,
C. W. [illegible], Owner.
Per .... Agent.
Address 127 - 6th St. S. E.

Widths	E Cap.	5th
Street	160	100
Roadway	50	40
Sidewalk	15	12
Parking	40	18

8) 520 E Street NE - Permit # 3114

Application for Permit to Build



No. 3114

FILL OUT APPLICATION IN COPYING INK.

APPLICATION FOR PERMIT TO BUILD.

Washington, D. C., May 1906
MAY 17 1906

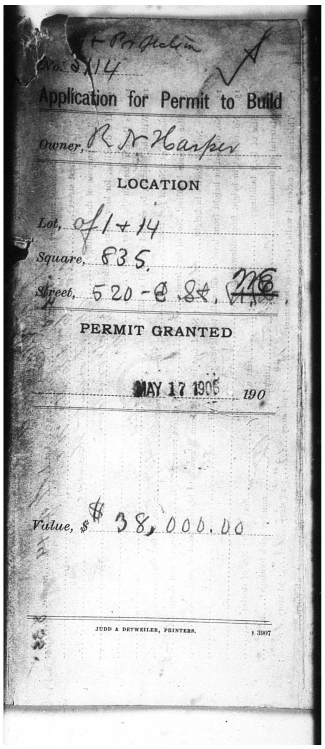
To the INSPECTOR OF BUILDINGS:

The undersigned owner hereby applies for a permit to build according to the following specifications:

1. State how many buildings to be erected One
2. Material Brick
3. What is the owner's name? R. N. Harper
4. " Architect's " Stanley Simmons
5. " Builder's " J. L. Marshall
6. " is the house number? 520 E Lot 1 pt of 14 Square 833
7. " nearest street? Cor 6th & E Sts N.E.
8. " purpose of the building? Apartment House
9. If a dwelling, for how many families? Seventeen
10. Is there a store in the lower story? No
11. Will the building be erected on solid or filled land? Solid
12. Size of lot: No. of feet front 52.5 x 80 and 25 x 72.5; No. of feet rear; No. of feet deep
13. Size of main building, No. of feet front 33; No. of feet rear; No. of feet deep 105-5"
    No. of stories in height 4; No of feet in height from sidewalk to highest point of roof 54
14. No. of feet in height from level of sidewalk to highest part of wall 56
15. No. of feet in height from sidewalk to eaves 52
16. Size of back building: feet long; feet wide; feet high; No. of stories
17. Material of foundation Concrete thickness 12" number brick footings? 5
18. Thickness of external walls: cellar or basement 18"; 1st story 13"; 2d story 13"; 3d story 13"; 4th story 13"; 5th story; 6th story; 7th story; 8th story; 9th story
    Thickness of party-walls: cellar or basement 18"; 1st story 13"; 2d story 13"; 3d story 13"; 4th story 13"; 5th story; 6th story; 7th story; 8th story; 9th story
19. What will be the materials of the front? Brick & stone If of stone what kind?
20. Will the roof be flat, pitch, or mansard? Flat material of roofing Slag
21. Are there any oriels? No height; width; projection; form
22. What will be the means of access to the roof? Scuttle
23. Are there any hoistways? No How protected?
24. How is the building heated? Steam
25. Are there any bay windows? Yes; height 55'0"; width 28'; projection 4'10"; form
26. Are there any tower projections? Yes; height 55; width [illegible]; projection 4'10"
27. Are there any show-windows? No; form; projection
28. What will be the projection of steps from building line? 5'0"
29. Are there vaults? No Dimensions
30. Will there be an area? Yes; width 10'; how protected Proper Rail
31. Will there be any cellar steps? Yes; how protected Proper Rail
32. Is the lower story to be used for business purposes of any kind? No
33. What is the estimated cost of the improvement? $ [illegible]
34. Have deposited $ as required by order of Commissioners
35. Is there a sidewalk or improved roadway?
36. Collector's receipt, No. ; Date
37. What is the height of first floor above sidewalk or parking? [illegible] above Parking
38. Has the curb grade been obtained from computing engineer?
39. What is the height of the present terrace or parking above curb?
40. What will be the height and grade of proposed terrace or parking? [illegible] has it been approved?

Signature of owner only Robt N. Harper

Permit to Build Granted



No. 3114

Application for Permit to Build

Owner, R. N. Harper

LOCATION

Lot, 0/1+14

Square, 835.

Street, 520 - E. St. N.W.

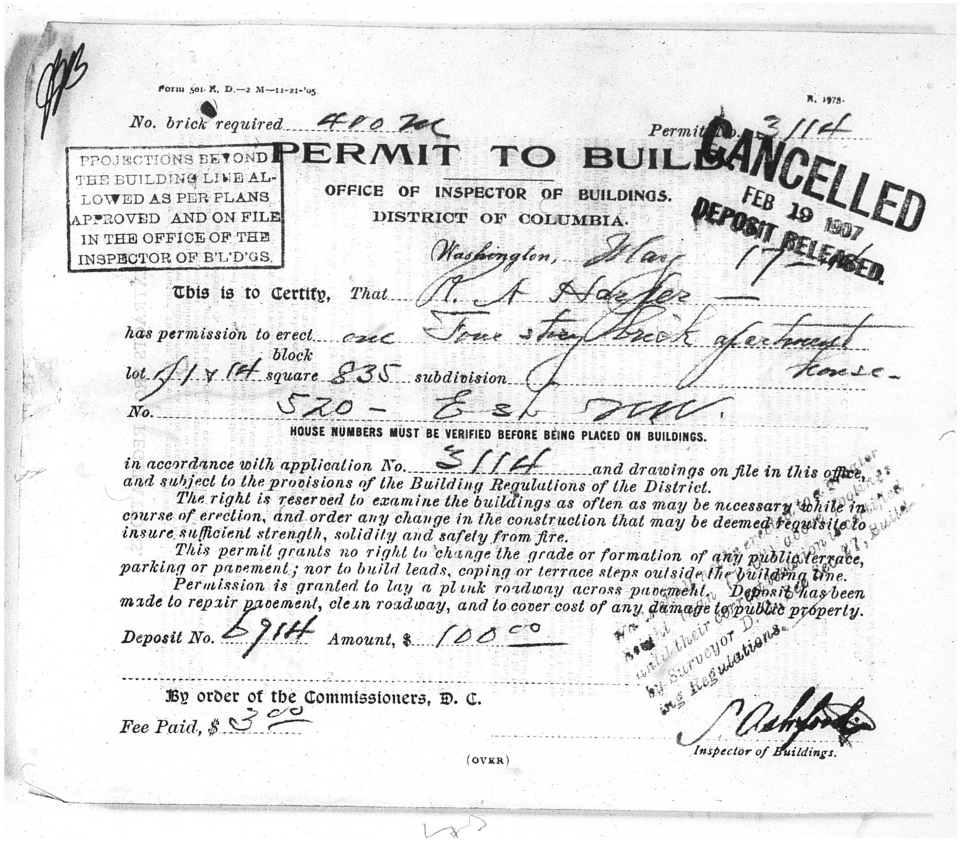
PERMIT GRANTED

MAY 17 1905 190

Value, $ 38,000.00

JUDD & DETWEILER, PRINTERS.

Permit to Build



Form 501. R. D.—2 M—11-21-'05

No. brick required 410,000

R. 1978.

Permit No. 3114

PROJECTIONS BEYOND THE BUILDING LINE ALLOWED AS PER PLANS APPROVED AND ON FILE IN THE OFFICE OF THE INSPECTOR OF B'L'D'GS.

PERMIT TO BUILD

CANCELLED FEB 19 1907

DEPOSIT RELEASED

OFFICE OF INSPECTOR OF BUILDINGS.

DISTRICT OF COLUMBIA.

Washington, D. C., May 17 1905

This is to Certify, That R. A. Harper

has permission to erect one Four story Brick apartment house

lot 0/1+14 square 835 subdivision

No. 520 - E. St. N.W.

HOUSE NUMBERS MUST BE VERIFIED BEFORE BEING PLACED ON BUILDINGS.

in accordance with application No. 3114 and drawings on file in this office, and subject to the provisions of the Building Regulations of the District.

The right is reserved to examine the buildings as often as may be necessary while in course of erection, and order any change in the construction that may be deemed requisite to insure sufficient strength, solidity and safety from fire.

This permit grants no right to change the grade or formation of any public terrace, parking or pavement; nor to build leads, coping or terrace steps outside the building line.

Permission is granted to lay a plank roadway across pavement. Deposit has been made to repair pavement, clean roadway, and to cover cost of any damage to public property.

Deposit No. 5914 Amount, $ 100.00

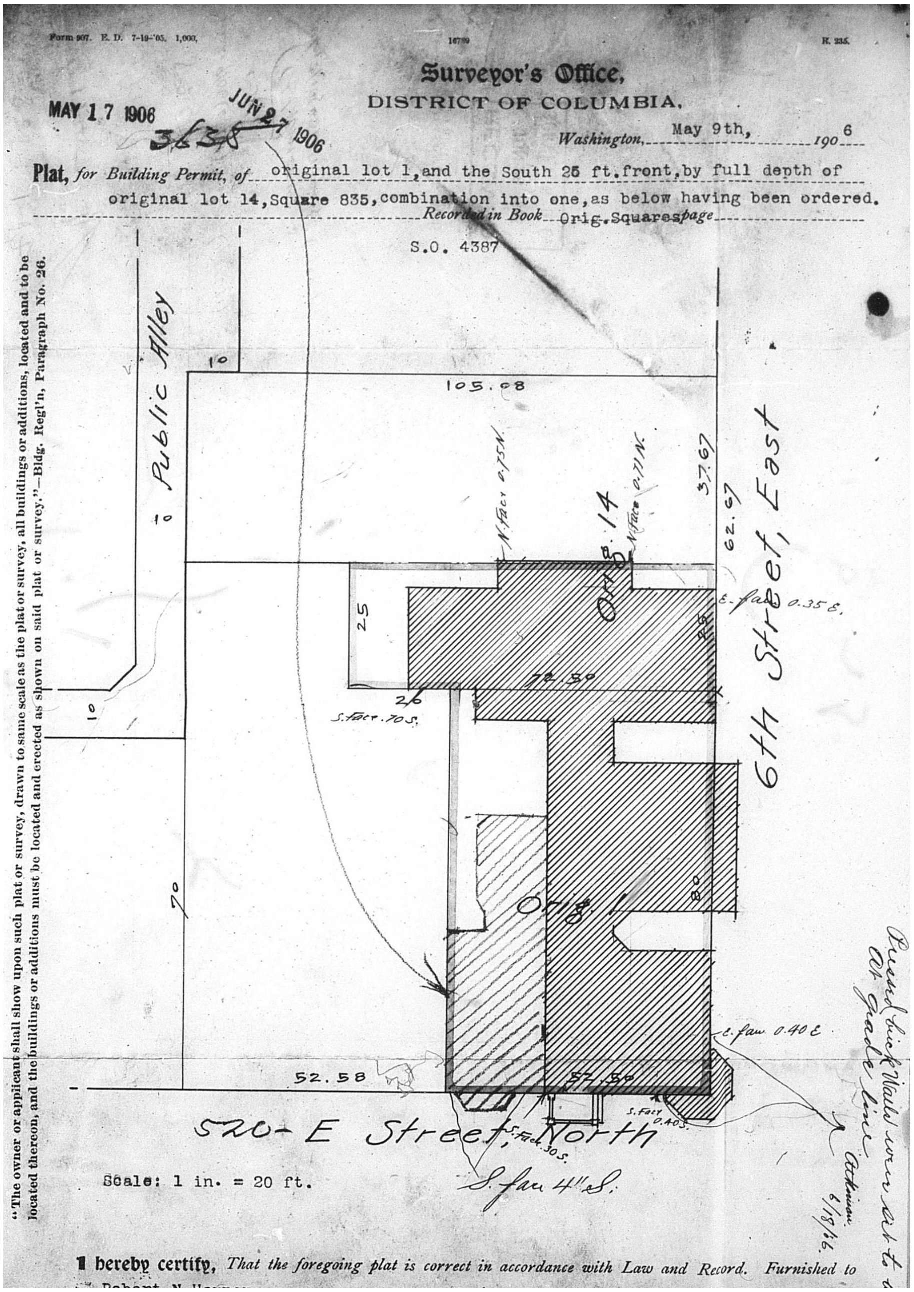
By order of the Commissioners, D. C.

Fee Paid, $ 3.00

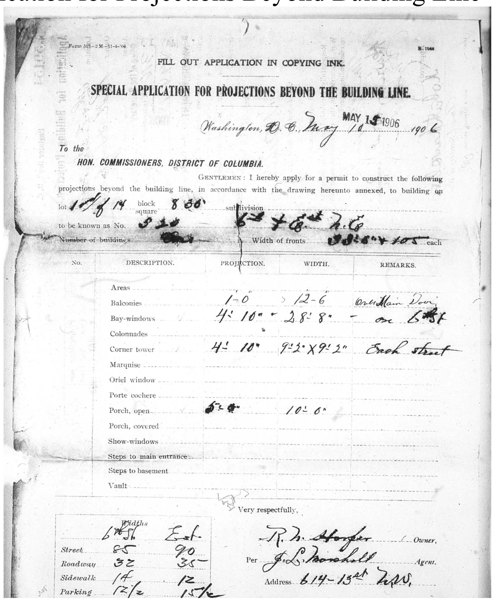
Inspector of Buildings.

(OVER)

Plat 1


Surveyor's Office,
DISTRICT OF COLUMBIA.
MAY 17 1906
JUN 27 1906
Washington, May 9th, 1906
Plat, for Building Permit, of original lot 1, and the South 25 ft. front, by full depth of original lot 14, Square 835, combination into one, as below having been ordered.
Recorded in Book Orig. Squares page
S.O. 4387
"The owner or applicant shall show upon such plat or survey, drawn to same scale as the plat or survey, all buildings or additions, located and to be located thereon, and the buildings or additions must be located and erected as shown on said plat or survey."—Bldg. Regl'n, Paragraph No. 26.
Public Alley
105.08
Orig. 14
Orig. 1
6th Street, East
520- E Street, North
52.58
Scale: 1 in. = 20 ft.
I hereby certify, That the foregoing plat is correct in accordance with Law and Record. Furnished to

Special Application for Projections Beyond Building Line



Form 512—2M—11-4-'04

FILL OUT APPLICATION IN COPYING INK.

SPECIAL APPLICATION FOR PROJECTIONS BEYOND THE BUILDING LINE.

MAY 15 1906

Washington, D. C., May 10 1906

To the

HON. COMMISSIONERS, DISTRICT OF COLUMBIA.

GENTLEMEN: I hereby apply for a permit to construct the following projections beyond the building line, in accordance with the drawing hereunto annexed, to building on lot 1 of 14 block square 836 subdivision

to be known as No. 3 [illegible] 6th & E st. N.E.

Number of buildings [illegible] Width of fronts [illegible] each

No.	DESCRIPTION.	PROJECTION.	WIDTH.	REMARKS.
	Areas			
	Balconies	1-0	12-6	Over Main Door
	Bay-windows	4' 10"	28' 8"	on 6th St
	Colonnades			
	Corner tower	4' 10"	9' 2" X 9' 2"	Each street
	Marquise			
	Oriel window			
	Porte cochere			
	Porch, open	5' 0"	10' 0"	
	Porch, covered			
	Show-windows			
	Steps to main entrance			
	Steps to basement			
	Vault			

Very respectfully,

Widths	6th St.	E st.
Street	85	90
Roadway	32	35
Sidewalk	14	12
Parking	12½	15½

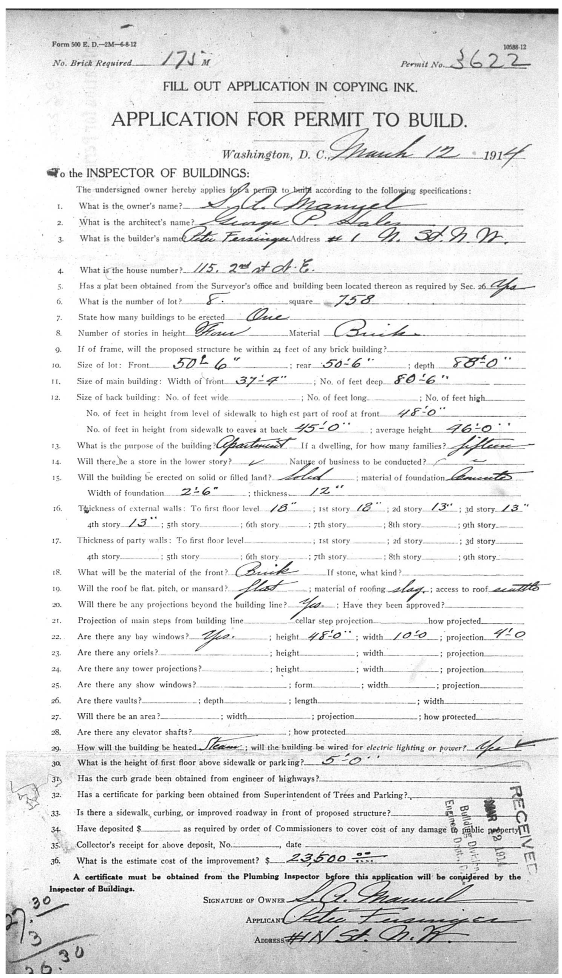
R. N. Harper, Owner,

Per J. L. Marshall, Agent.

Address 614-13th N.W.

9) 115 2nd Street NE - Permit # 3622

Application for Permit to Build



Form 500 E. D.—2M—6-8-12 10588-12

No. Brick Required 175 M Permit No. 3622

FILL OUT APPLICATION IN COPYING INK.

APPLICATION FOR PERMIT TO BUILD.

Washington, D. C., March 12 1914

To the INSPECTOR OF BUILDINGS:

The undersigned owner hereby applies for a permit to build according to the following specifications:

1. What is the owner's name? S. A. Manuel
2. What is the architect's name? George P. Hales
3. What is the builder's name? Peter Fersinger Address #1 N. St. N.W.
4. What is the house number? 115. 2nd st N.E.
5. Has a plat been obtained from the Surveyor's office and building been located thereon as required by Sec. 26 Yes
6. What is the number of lot? 8. square 758
7. State how many buildings to be erected One
8. Number of stories in height Four Material Brick
9. If of frame, will the proposed structure be within 24 feet of any brick building?
10. Size of lot: Front 50' 6"; rear 50'-6"; depth 88'-0"
11. Size of main building: Width of front 37'-4"; No. of feet deep 80'-6"
12. Size of back building: No. of feet wide; No. of feet long; No. of feet high
    No. of feet in height from level of sidewalk to highest part of roof at front 48'-0"
    No. of feet in height from sidewalk to eaves at back 45'-0"; average height 46'-0"
13. What is the purpose of the building? Apartment If a dwelling, for how many families? fifteen
14. Will there be a store in the lower story? ✓ Nature of business to be conducted?
15. Will the building be erected on solid or filled land? Solid; material of foundation Concrete
    Width of foundation 2'-6"; thickness 12"
16. Thickness of external walls: To first floor level 18"; 1st story 18"; 2d story 13"; 3d story 13"
    4th story 13"; 5th story; 6th story; 7th story; 8th story; 9th story
17. Thickness of party walls: To first floor level; 1st story; 2d story; 3d story
    4th story; 5th story; 6th story; 7th story; 8th story; 9th story
18. What will be the material of the front? Brick If stone, what kind?
19. Will the roof be flat, pitch, or mansard? flat; material of roofing slag.; access to roof scuttle
20. Will there be any projections beyond the building line? Yes.; Have they been approved?
21. Projection of main steps from building line cellar step projection how projected
22. Are there any bay windows? Yes.; height 48'-0"; width 10'-0; projection 4'-0
23. Are there any oriels?; height; width; projection
24. Are there any tower projections?; height; width; projection
25. Are there any show windows?; form; width; projection
26. Are there vaults?; depth; length; width
27. Will there be an area?; width; projection; how protected
28. Are there any elevator shafts?; how protected
29. How will the building be heated Steam; will the building be wired for *electric lighting or power?* Yes
30. What is the height of first floor above sidewalk or parking? 5'-0"
31. Has the curb grade been obtained from engineer of highways?
32. Has a certificate for parking been obtained from Superintendent of Trees and Parking?
33. Is there a sidewalk, curbing, or improved roadway in front of proposed structure?
34. Have deposited $ as required by order of Commissioners to cover cost of any damage to public property
35. Collector's receipt for above deposit, No., date
36. What is the estimate cost of the improvement? $ 23,500.00

A certificate must be obtained from the Plumbing Inspector before this application will be considered by the Inspector of Buildings.

RECEIVED MAR 12 1914 Building Division Engineer Dept., D.C.

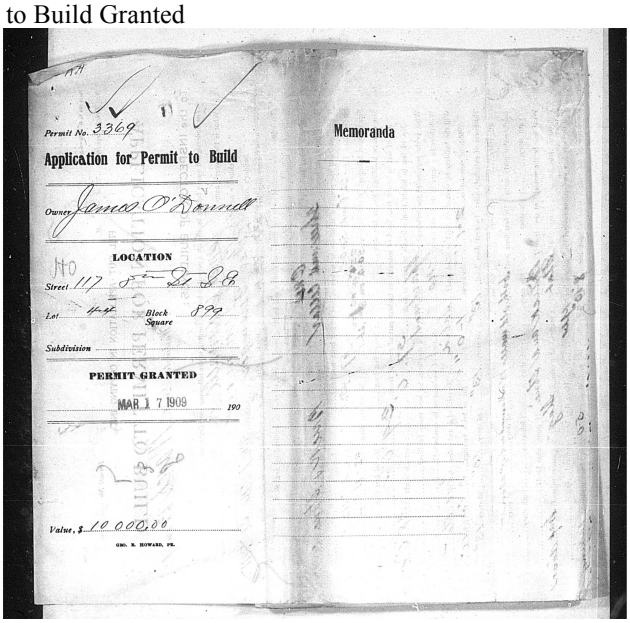
SIGNATURE OF OWNER S. A. Manuel

APPLICANT Peter Fersinger

ADDRESS #1 N St. N.W.

27.30
3
26.30

Permit to Build Granted



Permit No. 3369

Application for Permit to Build

Owner James O'Donnell

LOCATION

Street 117 5th St SE

Lot 44 Block Square 839

Subdivision

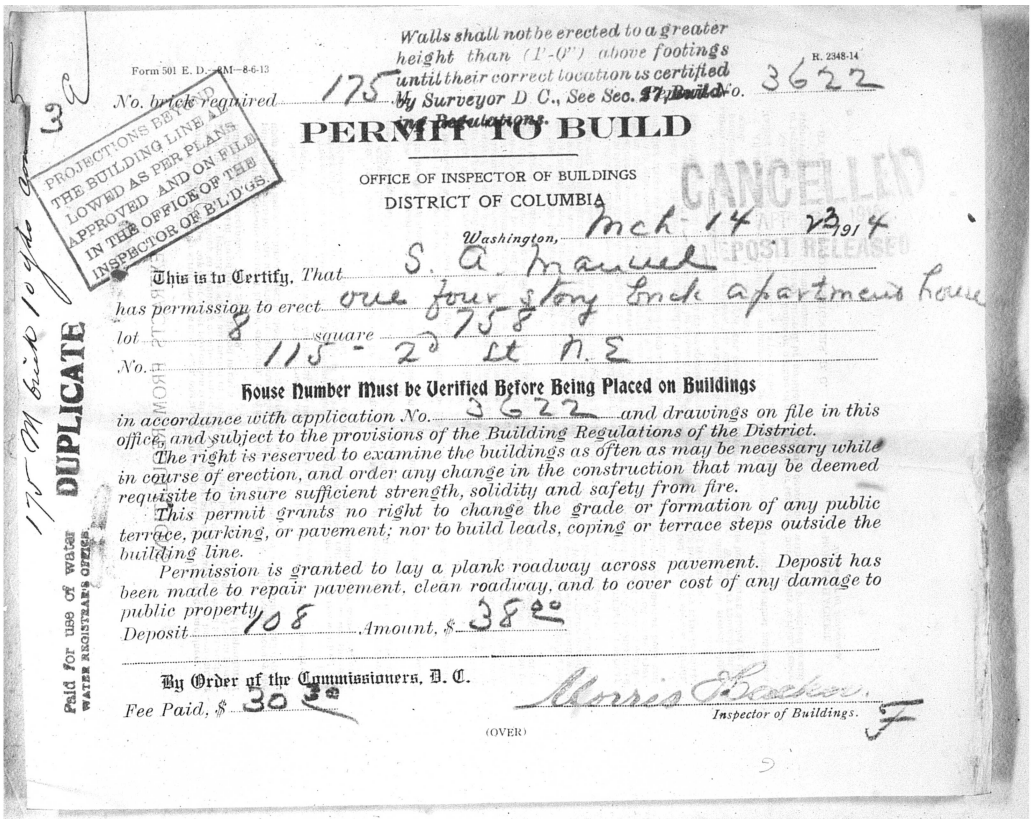
PERMIT GRANTED

MAR 17 1909 190

Value, $ 10 000.00

Memoranda

Permit to Build



Form 501 E. D.—3M—8-6-13

No. brick required 175

Walls shall not be erected to a greater height than (1'-0") above footings until their correct location is certified by Surveyor D. C., See Sec. 17 Building Regulations.

R. 2348-14

Permit No. 3622

PERMIT TO BUILD

OFFICE OF INSPECTOR OF BUILDINGS

DISTRICT OF COLUMBIA

Washington, Mch 14 1914

PROJECTIONS BEYOND THE BUILDING LINE ALLOWED AS PER PLANS APPROVED AND ON FILE IN THE OFFICE OF THE INSPECTOR OF BLD'GS.

CANCELLED

DEPOSIT RELEASED

This is to Certify, That S. A. Maxwell

has permission to erect one four story brick apartment house

lot 8 square 758

No. 115 - 2d St N.E.

House Number Must be Verified Before Being Placed on Buildings

in accordance with application No. 3622 and drawings on file in this office, and subject to the provisions of the Building Regulations of the District.

The right is reserved to examine the buildings as often as may be necessary while in course of erection, and order any change in the construction that may be deemed requisite to insure sufficient strength, solidity and safety from fire.

This permit grants no right to change the grade or formation of any public terrace, parking, or pavement; nor to build leads, coping or terrace steps outside the building line.

Permission is granted to lay a plank roadway across pavement. Deposit has been made to repair pavement, clean roadway, and to cover cost of any damage to public property

Deposit 10 Amount, $ 38 00

By Order of the Commissioners, D. C.

Fee Paid, $ 30 30

Morris Becker, Inspector of Buildings.

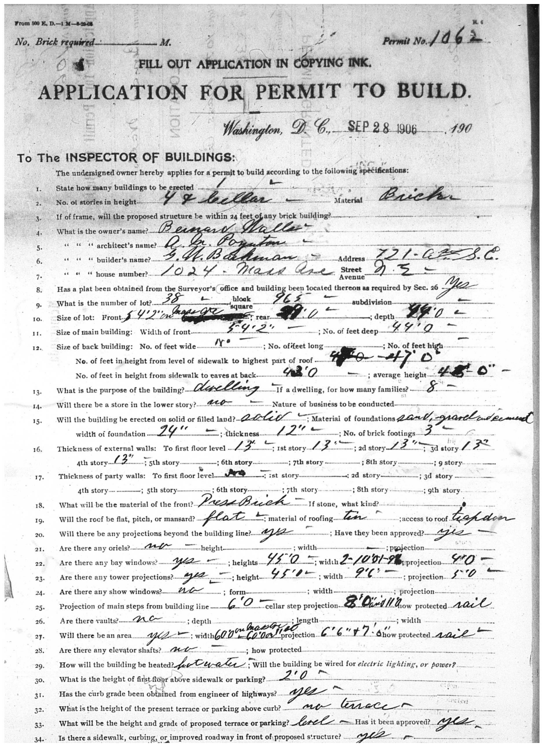
(OVER)

DUPLICATE

Paid for use of water WATER REGISTRAR'S OFFICE

10) 1024 Massachusetts Ave NE - Permit # 1062

Application for Permit to Build



From 500 E. D.—1 M—8-29-05 R. 6

No. Brick required .... M. Permit No. 1062

FILL OUT APPLICATION IN COPYING INK.

APPLICATION FOR PERMIT TO BUILD.

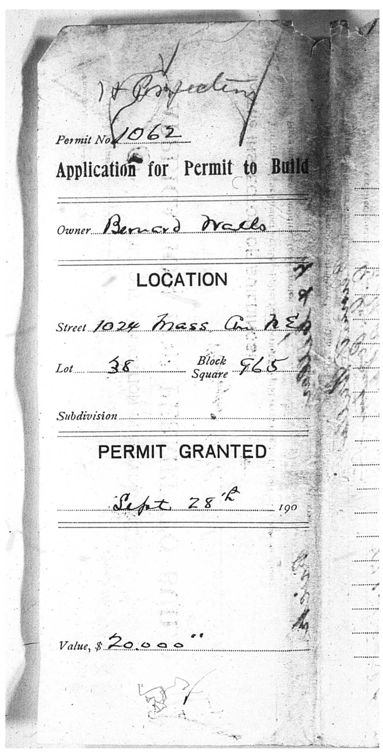
Washington, D. C., SEP 28 1906 190

To The INSPECTOR OF BUILDINGS:

The undersigned owner hereby applies for a permit to build according to the following specifications:

1. State how many buildings to be erected 1
2. No. of stories in height 4 & cellar Material Brick
3. If of frame, will the proposed structure be within 24 feet of any brick building?
4. What is the owner's name? Bernard Walls
5. " " " architect's name? A. M. Poynton
6. " " " builder's name? G. W. Bachman Address 721-A St. S.E.
7. " " " house number? 1024 - Mass Ave Street Avenue N.E.
8. Has a plat been obtained from the Surveyor's office and building been located thereon as required by Sec. 26 Yes
9. What is the number of lot? 38 block square 965 subdivision
10. Size of lot: Front 54'2" on Mass Ave; rear 44'0; depth 44'0
11. Size of main building: Width of front 54'2"; No. of feet deep 44'0
12. Size of back building: No. of feet wide 14'; No. of feet long; No. of feet high
    No. of feet in height from level of sidewalk to highest part of roof 47'0"
    No. of feet in height from sidewalk to eaves at back 43'0; average height 45'0"
13. What is the purpose of the building? dwelling If a dwelling, for how many families? 8
14. Will there be a store in the lower story? no Nature of business to be conducted
15. Will the building be erected on solid or filled land? solid; Material of foundations sand, gravel and cement
    width of foundation 24"; thickness 12"; No. of brick footings 3
16. Thickness of external walls: To first floor level 13"; 1st story 13"; 2d story 13"; 3d story 13"
    4th story 13"; 5th story; 6th story; 7th story; 8th story; 9 story
17. Thickness of party walls: To first floor level no; 1st story; 2d story; 3d story
    4th story; 5th story; 6th story; 7th story; 8th story; 9th story
18. What will be the material of the front? Press Brick If stone, what kind?
19. Will the roof be flat, pitch, or mansard? flat; material of roofing tin; access to roof trapdoor
20. Will there be any projections beyond the building line? yes; Have they been approved? yes
21. Are there any oriels? no height; width; projection
22. Are there any bay windows? yes; heights 45'0; width 2-10'0"-9'6"; projection 4'0
23. Are there any tower projections? yes; height 45'0; width 9'6"; projection 5'0
24. Are there any show windows? no; form; width; projection
25. Projection of main steps from building line 6'0 cellar step projection 8'0" and 11'0 how protected rail
26. Are there vaults? no; depth; length; width
27. Will there be an area yes; width 60'0" on Mass Ave & 60'0" on 11th St projection 6'6" & 7'0" how protected rail
28. Are there any elevator shafts? no; how protected
29. How will the building be heated? hot water; Will the building be wired for *electric lighting, or power?*
30. What is the height of first floor above sidewalk or parking? 2'0
31. Has the curb grade been obtained from engineer of highways? yes
32. What is the height of the present terrace or parking above curb? no terrace
33. What will be the height and grade of proposed terrace or parking? level Has it been approved? yes
34. Is there a sidewalk, curbing, or improved roadway in front of proposed structure? yes

Permit to Build Granted



1st Projection

Permit No. 1062

Application for Permit to Build

Owner Bernard Walls

LOCATION

Street 1024 Mass Av NE

Lot 38 Block Square 965

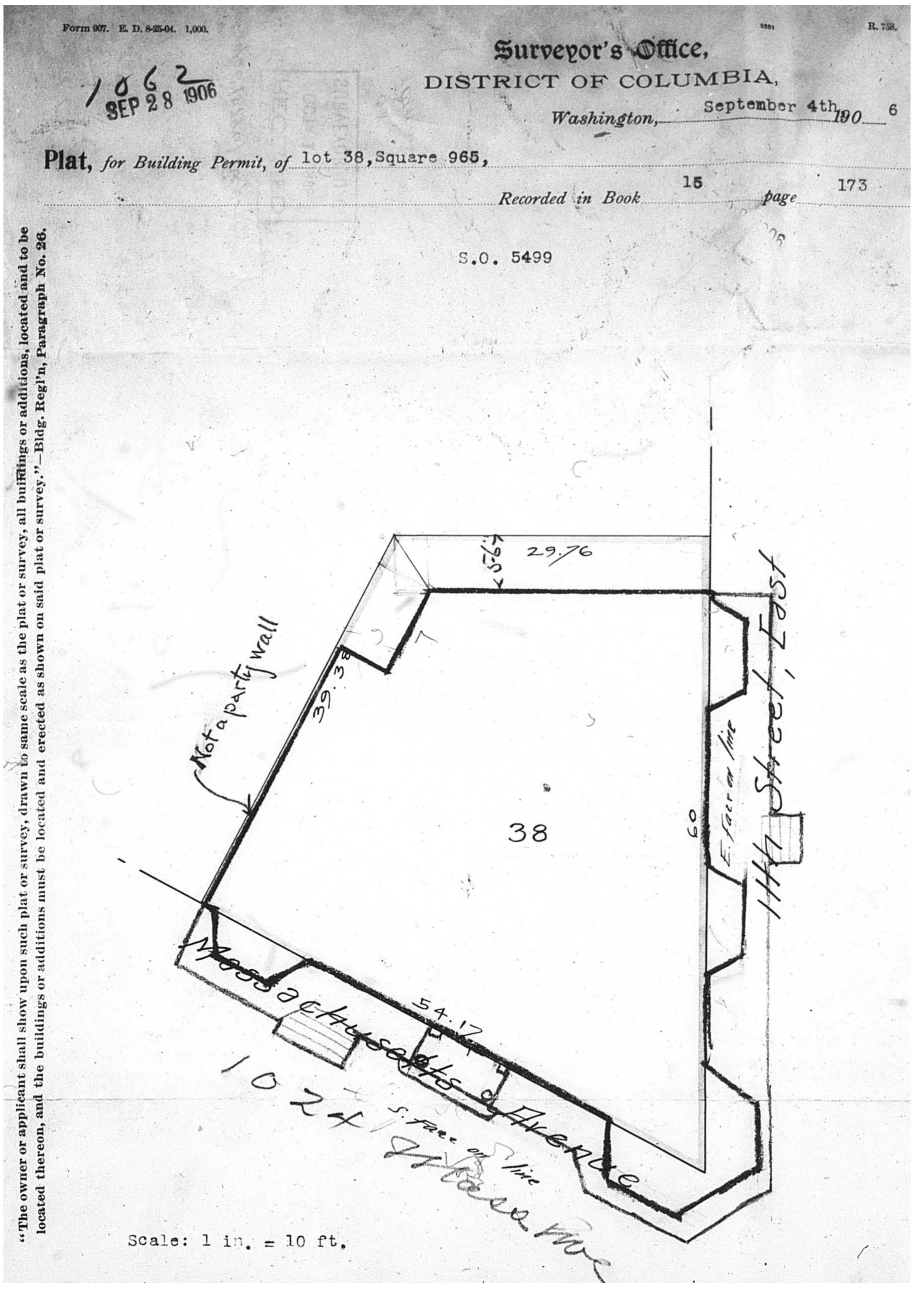
Subdivision

PERMIT GRANTED

Sept 28th 190

Value, $ 20,000"

Plat



Form 907. E. D. 8-25-04. 1,000. R. 738.

1062
SEP 28 1906

Surveyor's Office,
DISTRICT OF COLUMBIA,
Washington, September 4th 1906

Plat, *for Building Permit, of* lot 38, Square 965,

Recorded in Book 15 *page* 173

S.O. 5499

"The owner or applicant shall show upon such plat or survey, drawn to same scale as the plat or survey, all buildings or additions, located and to be located thereon, and the buildings or additions must be located and erected as shown on said plat or survey."—Bldg. Regl'n, Paragraph No. 26.

29.76
39.38
Not a party wall
38
60
E. face of line
11th Street, East
54.17
1024 11th St. N.W.
S. face of line
Scale: 1 in. = 10 ft.