

671

**United States Department of the Interior
National Park Service**



**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name: Sixteenth Street Historic District (Boundary Increase)
Other names/site number: _____

2. Location

Street & Number: 16th Street, N.W. [] Not for Publication
City or town: District of Columbia [] Vicinity
State: Washington Code: DC County: District of Columbia Code: 001 Zip Code: 20036/20009

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

DAVID MALONEY, ACTING SHPO 5-15-2007
Signature of certifying official/Title Date

DC HISTORIC PRESERVATION OFFICE/OFFICE OF PLANNING
State or Federal agency and bureau
In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register.
 () see continuation sheet
 determined eligible for the National Register
 () see continuation sheet
 determined not eligible for the National Register
 removed from the National Register
 other, (explain): _____

Edman H. Beall 7-11-07
Signature of the Keeper Date of Action

Name of Property

County and State

5. Classification

Ownership of Property	Category of Property	No. Resources within Property <small>(do not include previously listed)</small>		
<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Building(s)	Contributing	Noncontributing	
<input checked="" type="checkbox"/> Public-Local	<input checked="" type="checkbox"/> District	<u>27</u>	<u>12</u>	Buildings
<input type="checkbox"/> Public-State	<input type="checkbox"/> Site	<u>0</u>	<u>0</u>	Sites
<input type="checkbox"/> Public-Federal	<input type="checkbox"/> Structure	<u>0</u>	<u>0</u>	Structure
	<input type="checkbox"/> Object	<u>0</u>	<u>0</u>	Objects
Name of related multiple property listing		<u>27</u>	<u>12</u>	Total
<u>N/A</u>		Number of contributing Resources previously listed in the National Register <u>123</u>		

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
<u>DOMESTIC: Single Dwellings</u>	<u>DOMESTIC: Single Dwellings</u>
<u>DOMESTIC: Hotel</u>	<u>DOMESTIC: Hotel</u>
<u>DOMESTIC: Multiple Dwellings</u>	<u>DOMESTIC: Multiple Dwellings</u>
<u>DOMESTIC: Secondary Structure</u>	<u>DOMESTIC: Secondary Structure</u>
<u>COMMERCE/TRADE: Business</u>	<u>COMMERCE/TRADE: Business</u>
<u>COMMERCE/TRADE: Professional</u>	<u>COMMERCE/TRADE: Professional</u>
<u>COMMERCE/TRADE: Organizational</u>	<u>COMMERCE/TRADE: Organizational</u>
<u>COMMERCE/TRADE: Financial Institution</u>	<u>COMMERCE/TRADE: Financial Institution</u>
<u>COMMERCE/TRADE: Specialty Store</u>	<u>COMMERCE/TRADE: Specialty Store</u>
<u>GOVERNMENT: Diplomatic Building</u>	<u>GOVERNMENT: Diplomatic Building</u>
<u>RELIGION: Religious Facility</u>	<u>RELIGION: Religious Facility</u>
<u>RECREATION & CULTURE: Museum</u>	<u>RECREATION & CULTURE: Museum</u>
	<u>EDUCATION: School</u>

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
<u>EARLY REPUBLIC: Federal</u>	foundation: <u>Brick; Stone; Concrete</u>
<u>LATE VICTORIAN: Romanesque</u>	walls: <u>Brick; Stone; Concrete; Stucco; Glass</u>
<u>LATE 19th/20th CENTURY REVIVALS: Beaux Arts</u>	roof: <u>Metal; Asphalt; Asbestos; Synthetics</u>
<u>LATE 19th/20th CENTURY REVIVALS: Classical Revival</u>	other: _____

Narrative Description

Describe the historic and current condition of the property on one or more continuation sheets

See continuation sheet

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 7 Page 1

7. Description

Architectural Classification (continued)

LATE 19th/20th CENTURY REVIVALS: Italian Renaissance

MODERN MOVEMENT: Modern/Post Modern

MODERN MOVEMENT: International

Narrative Description

Sixteenth Street, extending from the landscaped Lafayette Park at H Street to Florida Avenue, is reflective of the street pattern envisioned by Pierre L'Enfant for the nation's capital. As laid out in 1791, the street is 160 feet wide – 80 feet were to serve as carriage ways, with 30-foot walkways planted with trees and an additional 10 feet of pavement on each side. L'Enfant's Sixteenth Street vista was accentuated in the late nineteenth century by landscaping features that continue to line the streetscape from Lafayette Square to Florida Avenue, unifying the street within the original northern boundaries of the federal city. Today, 16th Street has a fifty-foot paved roadbed comprised of four lanes of two-way traffic that runs the length of the right-of-way, except at the underpass at Scott Circle between M and O Streets where the roadway was widened to allow the four lanes to continue under the circle. As 16th Street began to develop, it was subdivided into narrow lots with equal street frontage. Subsequent development in the middle part of the twentieth century resulted in the reunion of many of these narrow rectangular lots, particularly on corner parcels, thus forming larger square lots occupied by imposing office buildings. Despite this, many of the original narrow lots are extant south of K Street. Young columnar English oaks line the road, along with a few scattered maples. Consistent systems of mature tulip poplars are planted within the fenced-in front yards of many properties facing the street. There are curb cuts throughout for circular drives. South of O Street, Washington globe lamps illuminate the sidewalks and road. Overall, this landscaping plan is the result of the Parking Act of 1870, which required approximately 35 feet of roadway to be flanked by sidewalks with a strip of "parked" area between that could be sodded and planted with trees. The remaining land between the sidewalks and building lines was to be enclosed by city residents and used as front yards.

The 1.25 miles of 16th Street between H Street and Florida Avenue display a variety of building types that represent the evolution of the corridor from a prominent residential neighborhood centered around the President's House to its present status as the home of institutional offices, professional buildings, societies, churches, and residences, both single- and multi-family. The buildings also reflect a myriad of architectural styles ranging from the Federal, Beaux-Arts, and Classical Revival to Art Deco and the International and Modern.

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 7 Page 2

The oldest extant residential buildings on 16th Street are two- to three-stories in height, while their mid-20th-century neighbors, aided by 1910 building height regulations and zoning, are seven- to eight-stories high. Sixteenth Street is flanked by buff- and beige- colored stone and/or brick structures, and a mix of red brick buildings. Each of the buildings, regardless of construction date, is either fully clad or ornamented with stone and metal, whether it is limestone lintels, granite facing, steel window framing, or wrought-iron balconies. High-style ornamentation and detailing applied to the exterior of the structures, including medallions, quoins, rusticated cladding, enclosed pediments, and dormers, reflect the street's late-nineteenth-century and early-twentieth-century residential background. In contrast, ribbon windows and metal spandrels emphasizing the conflict between horizontal and vertical elements are more often associated with the office buildings dating from the late 1940s through to the 1970s.

Three building functions were identified on 16th Street – residential, professional/institutional, and religious. The residential resources, ranging from single-family dwellings, apartment houses, and hotels, date from the late nineteenth century to the second quarter of the twentieth century. The professional and institutional properties, including association buildings, national headquarters, and office buildings, were constructed between 1902 and 1974. The eight religious properties document the street's physical and stylistic development and the influences of the National Church Movement.

Residential Buildings

Despite a dramatic change in use that spurred a new phase of development in the latter half of the 20th century, 16th Street from H Street to Florida Avenue is home to more residential resources than any other building type. The residences flanking the street constitute two primary building types: single dwellings and apartment buildings, each dating from a distinct period of development in the city. Single-family dwellings, rowhouses, and grand mansions were erected along 16th Street during the 19th century and first two decades of the 20th century, while larger apartment blocks and hotels dominated the streetscape in the second quarter of the 20th century. The residential buildings reflect the architectural styles popular during their periods of construction, while adapting to contemporary building codes, height limitations, and zoning regulations.

Single-Family Dwellings: 1873-1916

The construction of single-family dwellings on 16th Street migrated northward as physical and aesthetic improvements progressed from Lafayette Square to N Street. Reviving popular architectural fashions of sixteenth- and seventeenth-century Europe, the dwellings of Sixteenth Street were embellished in the Beaux Arts, Italian Renaissance, Classical Revival, and Romanesque Revival styles. The buildings were typically

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 7 Page 3

constructed in the rowhouse form, interspersed with grand freestanding mansions. The typical building stood three stories on an English basement, capturing the maximum allowable height allowable in 19th-century residential Washington. Generally two bays wide, the buildings had side-passage, double-pile plans augmented by ells. Two-story bays, allowable by law in 1871, provided additional living space as well as projecting wall surfaces on which to apply stylistic ornamentation. Typically, rooflines were also highly embellished with steeply pitched gables, false mansards, dormers, and/or stepped parapets. The single-family dwellings of the late 19th century were ordinarily constructed of brick, a building material utilized well into the 20th century for residential construction. The primary facades visible from 16th Street were often clad and ornamented with stucco, limestone, or granite.

Today, 16th Street is home to fifty-five single-family dwellings dating from 1873 to 1899. The vast majority of those domestic buildings are located to the north of Scott Circle, south of Florida Avenue. Between H Street and Scott Circle, there are only three 19th-century single-family dwellings along the street. The oldest of the dwellings on lower Sixteenth Street is the John R. Carmody House at 1220 16th Street, erected in 1883 to the designs of architect W. William Poindexter. The two-bay-wide dwelling rises three stories on an English basement. In the late twentieth century, the building was renovated and the primary façade altered to present a Post-Modern interpretation of its original architectural style.

The Virginia Bulkley House at 1216 16th Street provides a more intact example of a 19th-century dwelling, south of Scott Circle. Erected in 1891, the red brick dwelling was designed by George S. Cooper in the Romanesque Revival style. The two-story building is set upon an English basement that is clad in rough-cut granite. The side entry of the dwelling is offset by a round projecting bay of two stories. Granite stringcourses and sills, keystones, and rough-cut lintels contrast the pressed brick of the facade. Additional living space is provided within the prominent gable roof, composed of a steeply pitched front gable dormer with three semi-circular arched 1/1 windows. Interrupted by the imposing dormer, the roof is edged by an ogee-molded cornice with chevrons, corbelled brick bedmolding, and brick brackets.

The 1893 single-family dwelling at 1115 16th Street, now part of the Embassy of the Russian Federation, is more typical of the standard late 19th-century speculative row house form. Designed in a Romanesque Revival style, the two-story red brick building is two bays wide with a projecting front bay and a rough-cut limestone lintel accentuating the main entry. Molded brick and limestone stringcourses run the width of the façade, wrapping around the projecting bay. The former dwelling is further articulated with an overhanging modillioned cornice of limestone, rather than wood, perhaps reflective of its prestigious 16th Street address.

After the turn of the 20th century, the single-family dwellings were typically grander in scale, massing,

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 7 Page 4

ornamentation, and size than their neighboring predecessors. The structures from the first two decades of the twentieth century were enlarged from two bays to three bays, and an additional story was captured beyond the crowning parapet or within a mansard roof. The homes of many of Washington, D.C.'s upper-class residents, the early-20th-century dwellings of 16th Street boasted rusticated first stories, contrasting quoins, bracketed balconies of granite or wrought-iron, ogee-molded stringcourses and lintels, and overhanging cornices with brackets, modillions, and dentils. Numerous dormers with highly detailed surrounds, balustrades, and expansive windows illuminated the additional living space within the mansard roofs. Roofing materials ranged from ornamental slate tiles to terra cotta tiles.

Thirty-one single-family dwellings constructed between 1900 and 1916 currently front 16th Street from H Street to Florida Avenue. Six single-family dwellings presently flank the lower section of the street. The most high-style example is the 1907 Alonzo Bliss House at 1218 16th Street. The Beaux-Arts-style house was designed by Albert Goenner, with John McGregor as the builder. The building is three bays wide with a central entry. It stands three stories in height with an additional story hidden behind a prominent dormer window. Set within a steeply pitched, mansard roof sheathed in terra cotta tiles, granite surrounds ornately frame the dormer. The casing has paneled plinths, fluted brackets, and a broken ogee-molded pediment with a medallion surrounded in foliage. The stucco finish of the façade is detailed with quoins, splayed lintels with projecting keystones, granite balconies, and an overhanging cornice with modillions and end brackets.

Just as high-style, although not as ornately finished with applied detailing is the former dwelling of Harrison Mitchell. Located at 1128 16th Street, the Mitchell House was constructed as a speculative venture by the Potomac Realty Company in 1908. It was designed by Bruce Price and Jules De Sibour, and built by the construction firm of William P. Lipscomb. The Classical Revival-style building stands four stories with a side entry. The dwelling is clad in raked limestone blocks edged by quoins. The four 1/1-window openings of the upper stories are symmetrically placed within the central bays. The classical interpretation is expressed in the horizontality of the molded limestone stringcourses, continuous sills, and projecting lintels with leaf scrolls. A parapet of recessed panels and turned balusters of limestone edges the flat roof.

One of the largest freestanding single-family dwellings on lower 16th Street is the former George M. Pullman House at 1119-1125 16th Street. Erected in the Beaux-Arts style in 1909, the prominent building was designed by Nathan C. Wyeth. The three-and-a-half-story building is constructed of brick bearing walls with steel floor and roofing members. The exterior walls are clad with rusticated limestone and buff colored bricks. Limestone balconies with French doors, enclosed pedimented lintels with highly ornate tympanums, and engaged Ionic columns mark the symmetrical composition of the building, and semi-circular arched dormers. The straight-sided mansard roof is edged with a projecting limestone Tuscan cornice completed by

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 7 Page 5

modillions, dentil molding, and a wide frieze. Listed in the D.C. Inventory of Historic Sites, the Pullman House is presently the home of the Embassy of the Russian Federation.

Apartment Buildings: 1920-1950

As apartment building construction gained favor with developers in the city, the relatively new building type began to appear along 16th Street. One of the first apartment buildings on the street is the Classical Revival-style building at 1222 16th Street, designed in 1920 by Joseph J. Moebs. The high-style masonry building reads as an attached single-family dwelling, albeit more mansion than rowhouse. It stands four stories in height and three-bays wide with a mansard roof. According to the original building permit, the apartment building provided just five residential units (one per floor). Stylistic detailing on the limestone-clad façade includes medallions, three-story pilasters with acanthus capitals, swaged panels, enclosed pediments, and wrought-iron balconies.

Within weeks of the implementation of the city's first Zoning Regulations in 1920 that allowed multi-story, multi-family apartment houses on 16th Street, the construction of two significant apartments began – the Jefferson and the Presidential. Both were of classical design, faced with limestone. The very imposing Jefferson at 1200-1210 16th Street was designed by prominent local architect Jules Henri DeSibour. The building was originally constructed as a luxury eight-story apartment building, housing 75 families. Prominently located at the corner of 16th and N Streets, the H-shaped structure presents two facades, the primary fronting Sixteenth Street with its one-story central entry. The limestone finish is detailed with quoins, projecting terra cotta stringcourses and lintels, wrought-iron balconies, and round medallions. The classical interpretation is emphasized by the rustication of the first two stories, the stringcourses, and the overhanging cornice with limestone modillions.

The principal Sixteenth Street façade of the Presidential at 1026 16th Street was designed by well-known architect Appleton P. Clark with three-sided canted bays that rise eight stories. Like the Jefferson, the classical interpretation is presented through the rusticated ground floors, the molded stringcourses, and the solid parapet with ornamentally carved panels. The main entrance is emphasized by an elaborate Adamesque portico with two pairs of fluted Corinthian marble columns resting on plinths and crowned by an elaborate entablature and balcony. The Corinthian entablature of the portico has triglyphs and metopes, scrolled modillions, and an ogee-molded cornice. A central canted oriel window extending between the fourth and seventh floors was designed to match the flanking eight-story bays. The side bays have single 8/8 double-hung, sash windows, while the central bay has single 4/4 and double 6/6 windows. The main block of the building is illuminated with tripartite windows with 4/4 sash flanking the wider 6/6 sash.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 7 Page 6

Reflecting the substantial changes in the architectural styles of Sixteenth Street by the middle part of the 20th century are the former Pall Mall Apartments at 1112 16th Street and the 1500 Massachusetts Avenue Apartments. Now known as the Calomiris Building, the Pall Mall Apartments was designed in 1940 by architect/builder Robert O. Scholz for property owner David A. Baer. Respectful of its neighboring apartment buildings and single-family dwellings, the 112-unit apartment building was designed in the Italian Renaissance Revival style with influences of the then-fashionable Art Deco. The first story of the building is clad in dark brown bricks, with the central entry surrounded with buff colored bricks. This main entry is located slightly below grade, requiring a set of steps from the sidewalk down to the recessed entry doors. The main block of the rectangular building is marked at the façade by four-bay wide projections with single window openings. The metal windows, with operable awnings at the base, wrap around the corners of the projections. At the center of the projecting bases, between each story of the building, are skintled buff-colored bricks. Art Deco detailing, including stylized medallions and ziggurats, crown the building.

The apartment building at 1500 Massachusetts Avenue, constructed in 1950, is a large-scale buff brick structure whose trapezoidal-shaped building footprint conforms to its triangular shaped lot at the intersection of Scott Circle, Massachusetts Avenue, and 16th Street. The nine-story building, with its horizontal massing, lack of applied ornamentation, flat roof, and ribbon windows with thin metal mullions is indicative of mid-century Modern design in this city.

Hotels, 1922-1941

The Carlton Hotel, now the St. Regis Hotel, was constructed in 1925 by the Wardman Construction Company, which employed Mihran Mesrobian as chief architect. The imposing masonry building, located on a corner lot with a landscaped side yard, is identically finished on its three primary elevations. Stressing the horizontality of classicism, the Carlton consists of three principal layers; a four-story shaft between a base and attic, each two stories. The rusticated base and shaft form a six-story structure united by quoins and the principal entablature. This entablature, several stories below the actual top of the building, lowers the perceived height of the structure, thereby strengthening the Classical and Renaissance affinities.¹ The stylistic interpretation is further accentuated by the colonnade-like presentation of the ground story, the elongated openings on the secondary and upper stories, and the narrow six-light single windows in the shaft of the structure. The public spaces were decorated in the Italian Renaissance style favored in the mid-1920s.

Harry Wardman constructed the Hay-Adams Hotel at 800 16th Street, located within the Lafayette Square

¹ Sue Kohler and Jeffery Carson, *Sixteenth Street Architecture*, Volume 2, (Washington, D.C.: Commission of Fine Arts, 1988), pp. 129-130.

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 7 Page 7

Historic District, as an apartment annex to the Carlton Hotel in 1927. Architecturally, each elevation of the eight-story hotel is divided into three vertical segments dominated by a projecting central bay. This vertical division terminates with the principal entablature dividing the seventh story from the eighth story. Horizontally, like the Carlton, the hotel is divided into five segments. The ground story acts as the base, with the eighth story assuming the aspect of a diminutive attic. The body of the building consists of three, two-story layers, with the Classical orders framing the central bay with engaged columns and entablatures. The principal entablature of the building is scaled proportionately to the sixth and seventh stories only. Additional ornamentation is found in the form of Roman Doric triglyphs, guttae, medallions, swags, and urns. As built, the English interior of the building was arranged chronologically, starting with eighteenth-century detailing in the lobby, working backward to the seventeenth-century lounge, and terminating in the sixteenth-century dining room.

In stark contrast to Wardman's Beaux Arts-style hotels, stands the expressly Modern Statler Hotel at 1001 16th Street. Now known as the Capital Hilton Hotel, the massive hotel was erected in 1941 for the K Street Realty Corporation. The architectural firm of Holabird and Root, along with A.R. Clas was responsible for the design, with John W. Harris serving as builder. The stone and brick building originally housed 850 rooms, standing eight stories in height with eight elevators. The steel frame of the modern building has a "double E" form with a rear block augmented by four wings fronting 16th Street. The building, devoid of applied ornament, is characterized by symmetrically placed window openings and smooth, planar surfaces. Storefronts dominate the first story of the K Street elevation, while a porte cochere and circular vehicular drive are found along 16th Street. At the time of its completion, the building was the largest air-conditioned hotel in the world.

Professional and Organizational Buildings

Associations and Societies

By the early part of the 20th century, 16th Street became home to numerous national associations and societies desiring a presence in the nation's capital close to the White House. This trend occurred early in the twentieth century with the construction of the National Geographic Society's Hubbard Memorial Hall in 1902. Other buildings of note along Sixteenth Street include the Carnegie Endowment of Washington on 1530 P Street (1910), Congressional Club at 2001 New Hampshire Avenue (1914), and the University Club at (1920).

Collectively these buildings exemplified the wealthy residential population of Washington, D.C. in the first

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 7 Page 8

and second quarters of the twentieth century. The National Geographic Society's Hubbard Memorial Hall in particular mimicked its grand single-family neighbors through its architectural style and siting, while the imposing stature of the Congressional Club and the University Club reflected the scale and massing of flanking contemporary hotels and apartment buildings.

The two-story buff-colored brick Hubbard Memorial Hall, with limestone trim, is presented in the Classical Revival style. The first structure constructed by the Society, the Hall reads more like a mansion than an assembly room and library. This is illustrated in the building's three-bay wide façade, fronting 16th Street. An ogee-molded casing with dentils and crossetting surrounds the double-wide main entry, reached by a flight of granite steps. It is surmounted by an imposing balcony servicing the wide second-story opening above. This balustraded balcony is supported by heavy scrolled brackets and a name plate inscribed "National Geographic Society." The first and second stories of the building are visually separated by a wide limestone stringcourse. The overhanging terra cotta tile roof is finished with modillions and an ornate frieze.

Between 1912 and 1931, the structure was substantially enlarged to the south by the addition of a Classical Revival-style building flanked by three-story wings. The central portion of the building, designed by Arthur B. Heaton, has a two-story pediment with single and paired Ionic columns. The pediment is raised above the rusticated first story of the building, which is pierced by several double-wide entry openings. A flat parapet with balustraded openings marks the roof. The flanking wings are virtually identical in detailing, also presenting elements of the Classical Revival style. This includes quoins, wide stringcourses that separate the base from the shaft, overhanging cornices with modillions, and elongated window openings with metal grills. Reflective of the Society's growing membership, and the architectural trends of the second quarter of the twentieth century, an annex was constructed along Seventeenth Street in 1963 to the designs of noted modern architect Edward Durrell Stone.

The Racquet Club of Washington, now the University Club, was constructed at 1135 16th Street in 1920 to the designs of architect Jules H. DeSibour for property owner Harry Wardman. The Classical Revival-style building was estimated on the building permit to cost \$500,000, an extravagantly high construction cost in 1920. The prominent seven-story building was located directly across from the National Geographic Society, occupying the corner lot at 16th and M Streets. In form, massing, and architectural style, the club building is reminiscent of the contemporaneous Jefferson Apartments at 1200-1210 16th Street, also designed by DeSibour. The imposing building is constructed of red brick, contrasted by the white limestone stringcourses, lintels, overhanging cornice, and engaged columns. With the main entry on the first story, underneath an ornate metal and glass canopy, the primary functions of the club are focused on the upper story. The second story of the building, fronting 16th Street, therefore reads as a *piano nobile* with elongated

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 7 Page 9

window openings complete with pedimented and semi-circular arched lintels, wrought-iron balconies, and very wide casings of limestone. The *piano nobile* is further emphasized by the second-story colonnade that fills the center of the U-shaped building. The slightly projecting colonnade has paired Ionic columns supporting a limestone entablature. The frieze of the prominent entablature is ornamented with round patera medallions symmetrically spaced over the engaged columns. The wide 4/4 windows of the colonnade are framed with molded casings, elongated keystones, semi-circular arched transoms, and a continuous lintel. Below the apron of the windows are interlocking round rosettes of limestone. The top two stories of the building have the same Ionic detailing, yet the engaged columns are constructed of brick with limestone plinths and capitals that are joined respectively with the stringcourse and entablature. The striking entablature that crowns the flat roof of the building has a wide frieze with triglyphs and round rosettes on the metopes.

Office Buildings

The majority of office buildings flanking 16th Street are constructed on corner lots, wrapping around the streets with a repetition of architectural elements. Dating from the 1950s, the American Federation of Labor at 815 16th Street (1955), the American Chemical Society Headquarters Building at 1155 16th Street (1957), and the National Education Association Annex at 1201 16th Street (1959) are all sited on prominent corner lots. These three buildings, renovated in the latter part of the twentieth century, typify office building construction along Sixteenth Street. Block-like in form, the eight-story buildings have been altered by the application of a stone facing over the reinforced concrete structure, interrupted by recessed window openings. The first stories, as well as the upper-most stories, are treated separately from the shaft of the building. Typically, the first stories are clad in a contrasting material such as the limestone facing used at 1201 16th Street, or the colored ornamentation of the stringcourses seen at 1155 16th Street. The upper story is set back from the main block of the buildings, a treatment that either hides this top story or emphasizes it like the arcade-like structure of 815 16th Street. The first story of all the office buildings, unlike those devoted to a single association or national organization, are subdivided into commercial spaces that are leased individually. This physical separation of space, augmented by large storefront windows, creates a base reminiscent of the classical style. The construction materials, however, are associated with modern architecture rather than with the classical architecture so prevalent in Washington, D.C.

The office buildings of the latter twentieth century more strongly present the horizontal and vertical emphasis. The building's buff-colored stone spandrels and expansive window openings of dark glass cause this. Examples include the adjacent non-contributing buildings at 1101 and 1111 16th Street, the homes of the National Soft Drink Association (1970) and the American Association of University Women (1974),

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 7 Page 10

respectively.

Religious Properties

Interspersed along 16th Street's extensive span are numerous houses of worship that define the street as a national avenue and cultural center. This association was established in 1815 with the construction of St. John's Episcopal Church on the northeast corner at H Street. Between H Street and the Maryland line at Eastern Avenue, 16th Street is host to thirty-nine churches and synagogues. These religious buildings, primarily the product of the period between 1880 and the 1920s, represent almost every religious denomination. Between H Street and Florida Avenue there are eight religious buildings, including the Holy City Swedenborgian at 1611-1616 16th Street (1894), Scottish Rite Temple at 1733 16th Street (1911), Foundry United Methodist Church at 1500-1510 16th Street (1904), the Jewish Community Center at 1529-1533 16th Street (1924), Universalist National Memorial Church at 1810 16th Street (1930), and First Baptist Church at 1326-1330 16th Street (1955). Two religious properties are located along lower 16th Street—St. John's Church (1815-1816) and the Third Church of Christ, Scientist (1970).

St. John's Church, designed by architect Benjamin Henry Latrobe, opened in 1816. Subsequently enlarged under the direction of Charles Bulfinch in the 1820s, the stucco-clad church was transformed from its original Greek-cross shape to a Latin cross and ornamented with a Roman Doric portico and triple-tiered steeple. The main portico, fronting Sixteenth Street, encompasses six columns supporting a Roman entablature. The slightly overhanging cornice has petite modillions, an ornamental detail that is repeated in the enclosed pediment. The lantern and spire are similarly detailed with segmentally arched openings within an octagonal-shaped steeple. The steeple is finished with low-pitched pediments, modillions, triglyphs, slim Doric entablatures, and keystones.

In stark contrast to the Federal style of St. John's Church is the International-style Third Church of Christ, Scientist at 900 16th Street, the work of Araldo Cossutta of I.M. Pei and Partners. The religious property consists of an office building and a five-story octagonal-shaped church, reminiscent of a Renaissance baptistery. Pink-tinted, poured-in-place concrete is decorated primarily with the impressions of the wood and fiberglass pouring molds used in the structure's construction. Bells project laterally from the building

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)

Section number 7 Page 11

identifying it as a church and underscoring its horizontality. Inside, the Greek-cross sanctuary spans three stories, between the lobby and offices of the five-story structure.² Despite the notable design of the church complex, its 1972 date of construction is outside of the period of significance for the historic district, so it is thus considered a non-contributing resource.³

² Pamela Scott and Antoinette J. Lee, *Buildings of the District of Columbia*. (New York, NY: Oxford University Press, 1993), p. 221.

³ Because the Third Church of Christ complex is considered non-contributing, but is nonetheless an exceptional example of International style architecture in the city, the property is being considered for individual listing in the D.C. Inventory of Historic Sites.

8. Statement of Significance

Applicable National Register Criteria

(Mark x in one or more boxes for the criteria qualifying the property for National Register listing.)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark x in all the boxes that apply.)

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning
& Development

Commerce

Period of Significance

1815-1959

Significant Dates

1871-1873

1901

Significant Person

(Complete if Criterion B is marked above.)

NA

Cultural Affiliation

Unknown

Architect/Builder

[X] See continuation sheet

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 12

STATEMENT OF SIGNIFICANCE

INTRODUCTION

The 16th Street Historic District (Boundary Increase) nomination is an amendment to the existing National Register-listed 16th Street Historic District (1978). The historic district nomination claims 16th Street as “one of the most important streets in the Federal City,” with a variety of buildings types and styles “related in conception, scale, materials, and quality of design.”⁴ However, the 1978 historic district boundaries include only the stretch of 16th Street from Scott Circle on the south to Florida Avenue on the north, leaving out an integral stretch of the important street. This amended documentation expands the boundaries of the historic district to the south, extending the district from Lafayette Square to its current boundary at Florida Avenue on the north. The proposed amendment would also make a minor adjustment towards the northern end of the district by adding a single building, the Rochelle Apartments at 1603 U Street, into the historic district boundaries.

In addition to the boundary increase, this amendment establishes a Period of Significance for the historic district. This period, from 1815 to 1959, reflects historic trends significant to the 19th and 20th-century evolution of 16th Street as described in the discussion on Period of Significance below.

Boundary Expansion

As noted in the 1978 nomination form, 16th Street is one of the most important streets in the federal city and is a major element of the L’Enfant Plan. The street is 160 feet wide (wider than the other numbered streets and the same width as the grand avenues of the city, as laid out by L’Enfant) and leads from the front of the White House at Lafayette Square due north past the original city limits at Florida Avenue, beyond the natural rise in terrain at Meridian Hill to the city’s northern border with Montgomery County, Maryland. The street’s exceptional width, combined with the framework of buildings set back from the roadway presents an impressive vista looking either north or south from anywhere along the route. Scott Circle, identified as the southern boundary of the existing historic district, is one of the major reservations of the L’Enfant Plan and, with its equestrian statue of General Winfield Scott on center of the landscaped circle, is a principal and exceptional visual element of the street and the city today. The expanded southern boundary, with the monumental quality of its institutional presence and its close

⁴ Historic Preservation Office, “D.C. Inventory of Historic Sites, 2004 Edition,” (Washington, D.C.: District of Columbia Office of Planning, 2004), p. 76.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 13

proximity to the White House, exudes a strong and palpable feeling of prestige that is similarly integral to the streetscape.

As the primary route leading to the city's symbolic center, 16th Street has, since its layout, offered a distinguished address. The street has been sought after by prominent individuals for residences, by congregations for churches, by foreign dignitaries for embassies, and by heads of national organizations and trade associations intent upon establishing a notable presence in the nation's capital for their headquarters offices. This allure of location has ensured the prestigious viability of 16th Street throughout its history and has encouraged the varied and high quality collection of building types. Indeed, it is this mixture and academic eclecticism of 19th century row houses, freestanding mansions, apartment buildings, churches and 20th-century institutional buildings that provides continuity to the several-mile long linear stretch of the street from the White House to Florida Avenue.

While the 1978 National Register nomination recognizes the development along the section of 16th Street north of Scott Circle, the full history and import of the architecture of the street within the original city limits is more aptly understood through the designation of the stretch of 16th Street from the White House on the south to Florida Avenue on the north. The stretches of 16th Street north of the original city limits, such as Meridian Hill and beyond to the border with Montgomery County, have not yet been comprehensively surveyed or studied, and have therefore not been evaluated for inclusion within the 16th Street Historic District.

Period of Significance

The existing National Register nomination for the historic district does not state a Period of Significance, though a 1930 end-date had been in use since 1990 when it was established by the D.C. Historic Preservation Office. This amended National Register nomination establishes a more firm Period of Significance, based upon a more thorough study of the 20th-century building trends along the street. The Period of Significance thus extends from 1815 when St. John's Church—the oldest surviving building along the street, exclusive of the White House—was erected, to 1959 when the Moreschi Building (the International Hod Carriers' Union building) at 905 16th Street was completed. The Moreschi building provides an appropriate end-date to the period of significance for 16th Street for two principal reasons: 1) the building represents the last of the national trade associations that needed a zoning adjustment, thus securing its monumental presence on 16th Street; and 2) the building represents the final architectural expression along the street of design that is well within the Modern era, but still rooted in the more traditional building forms of the past.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 14

SIGNIFICANCE SUMMARY

The Sixteenth Street Historic District is significant as an integral component of the Plan for the City of Washington, prepared by French engineer and planner Pierre Charles L'Enfant in 1791. Because of the dramatic vista created by the topography of this median street, Sixteenth Street was laid out at the same 160-foot width as the city's grand avenues, making it as equally important as the major diagonal thoroughfares. Between 1871 and 1874, under the direction of Alexander "Boss" Shepherd's Public Works Program, significant improvements were undertaken on the prominent street, including paving and landscaping with a double row of trees flanking grand walkways. The McMillan Commission Plan of 1901 extended 16th Street beyond the city's original boundary at Florida Avenue, further demonstrating the street's continuous importance as a northern portal to the city with a direct approach to the White House. Although the street never achieved the social standing as the "Avenue of the Presidents" that was the dream of its greatest advocate Mary Foote Henderson, vestiges of the grand scheme remain in place, reflecting the social and architectural development of this major corridor as it spans northward from Lafayette Square at H Street to the northern boundary of the Federal City on the south side of Florida Avenue.

The unified streetscape of 16th Street from H Street to Florida Avenue is defined by its many mid- to late-19th-century high-style single-family dwellings; imposing early- to mid-20th-century apartment buildings and luxury hotels, churches, embassies, and institutional buildings; and late-20th-century offices and association buildings set on exceptionally large lots. While maintaining the vista envisioned by L'Enfant in 1791 and the landscaping inaugurated by Shepherd in 1873, the twentieth-century buildings fronting 16th Street are larger in scale than their neighboring nineteenth-century predecessors, benefiting from the 90 feet maximum-allowable height limitation afforded this exceptionally wide corridor in 1910. Often designed by noteworthy architects, the two- to eight-story buildings along 16th Street display the high-style fashionable styles and modern construction techniques of the late nineteenth century and the twentieth century. Examples of some notable architects, builders, and designer include Arthur B. Heaton, Appleton P. Clark, Jules DeSibour, Nathan C. Wyeth, Mihran Mesrobian, Edward Durrell Stone, and Araldo Cossutta. The architectural interpretations are primarily twentieth-century revivals, including Beaux Arts, Classical Revival, Italian Renaissance, and Romanesque Revival, with several notable examples of the modern movement, commercial style, and International style. These building are integral elements in the district, with regard to their social history, architectural characteristics, and noteworthy architects.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 15

The original 16th Street Historic District, listed in the National Register of Historic Places in 1978, included 123 properties from Scott Circle (inclusive) to Florida Avenue. The expanded historic district includes 159 properties with 161 resources (145 contributing/16 non-contributing resources) fronting the street between Lafayette Square at H Street and the south side of Florida Avenue.

HISTORICAL BACKGROUND

The L'Enfant Plan: 1791

The layout and vista of 16th Street is the product of the L'Enfant Plan of 1791. Pierre Charles L'Enfant, the genius behind the Plan of the City of Washington, conceived his design as a grid with radiating major arteries overlaid on the area's natural topography, incorporating prominent geographic features as the future site of important government buildings. As recommended by L'Enfant, Jenkins Hill became the location for the Capitol building, and the slight rise about a mile-and-a-quarter diagonally to the northwest (part of the so-called F Street Ridge) became the site for the President's House.⁵ The planner expressed his thoughts about the area's topography as it affected his proposed street layout in a letter to George Washington in 1791:

Having first determined some principal point to which I wished making the rest subordinate, I next made the distribution regular with streets at right angles, north-south and east-west. But afterwards, I opened others in various directions as avenues to and from every principal place, wishing by this not merely to contrast with the general regularity nor to afford a greater variety of pleasant seats and prospects....but principally to connect each part of the city with more efficacy by, if I may so express, making the real distances less from place to place.⁶

The L'Enfant Plan specifically indicated the development of "grand avenues," which were to be 160 feet wide – 80 feet serving as carriage ways, with 30-foot walkways planted with trees and an additional 10 feet of pavement on each side. Further, L'Enfant directed that "lines or avenues, of direct communications, have been devised to connect the separate and most distant objects with the principal, and to preserve through the whole a reciprocity of sight at the same time."⁷ Bisecting the District of

⁵ Bob Arnebeck, *Through a Firey Trial: Building Washington, 1790-1800* (Lanham, MD: Madison Books, 1991), p. 237.

⁶ Arnebeck, p. 237.

⁷ Pierre L'Enfant, *Map of Washington, D.C.*, 1790. (Library of Congress, Washington, D.C.)

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 16

Columbia, a primary route was planned to point directly north and was marked by a stone located at the crest of the hill above the escarpment, thus establishing Meridian Hill. This new route or avenue, now known as Sixteenth Street, was an integral part of L'Enfant's plan from its inception with the proposed President's House as the southern terminus and the escarpment to the north at Florida Avenue as the other. The terrain of lower 16th Street was naturally flat with a gentle rise extending north from L Street to the future site of Scott Circle – presumably the reason L'Enfant selected a site as a focal point.

In this context, the importance of Sixteenth Street in the L'Enfant Plan can be assessed from the notes of Robert King while surveying the city between 1793 and 1795. King indicated that 16th Street was laid out at the same 160-foot width as the grand avenues, making it equally as important as the major diagonal thoroughfares.⁸ Although not specifically noted, Sixteenth Street had been designed to be the direct route to the White House with a series of flanking avenues that all converged at the Executive Mansion:

It appears from the Plans signed by Mr. Ellicott that Pennsylvania, Connecticut, Vermont, and New York Avenues were to have all their centers meet in one point in the center of the North Door of the President's House....⁹

The Historic American Buildings Survey describes L'Enfant's intentions for the street:

On his plan for the city, Pierre L'Enfant made Sixteenth Street a major north/south axis emanating due north from the reservation set aside for the President's House.... On the original plan, the street runs through three large open rectangles as it continues from the President's House north to the boundary [Florida Avenue]. The southernmost of these rectangles is at its intersection with Massachusetts and Rhode Island Avenues. Several blocks north of this is a smaller open square, although not at an avenue intersection. About a block north of this square is a large rectangle marking the intersection of three avenues.¹⁰

Andrew Ellicott somewhat altered this scheme during efforts to complete the city's configuration, but the original design intention for a grand central avenue was retained. Ellicott departed from L'Enfant's plan in the design of 16th Street by creating an open space at the intersection of K Street, the widest street in

⁸ Survey Notes of Robert King, 1793-1795, Hugh Taggart Collection, Manuscript Division, Library of Congress, Washington, D.C.

⁹ Survey Notes of Robert King.

¹⁰ "Historic American Buildings Survey: Sixteenth Street." HABS No. DC-717, 1993, pp. 1-2.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 17

the plan. He also enlarged the square at the intersection of Rhode Island and Massachusetts Avenues, but eliminated the three avenues intersecting 16th Street several blocks to the north, as well as the large open space where they converged. He maintained New Hampshire Avenue, creating two open spaces near U Street that are now Reservations 146 and 147. As conceived by L'Enfant, reservations were large open spaces at the intersections of the avenues, which the planner delineated as federal building sites or would feature statues and memorials to honor worthy citizens. Many of the original reservations, considered public land, remain in the hands of the federal government under the jurisdiction of the park service.

Early 19th-Century Development: The President's House North to K Street

The early-nineteenth-century growth of the Federal City affected 16th Street, but not with great development or dramatically changing demographics noted elsewhere in the city. Reservation No. 1 (the present site of the White House, the Treasury Department Building, the Old Executive Office Building, Lafayette Square, and the Ellipse) marked 16th Street to the south. Known originally as President's Park, Lafayette Square was historically part of the presidential grounds and served as a construction site for the Executive Mansion. Subsequently, the Park was landscaped with "only plain wood fencing to keep out the wandering cattle and pigs," and, by 1800, had been delineated as a separate piece of land.¹¹ By 1801, President Thomas Jefferson expanded the square's use by designating it the site of the federal government's Fourth of July celebration. The government's modest assembly – only a few dozen people, the Congress, and the diplomatic corps – on July 4, 1801 may indicate the area's unpretentious character.¹² In 1812, Benjamin Ogle Tayloe remarked that the President's Park was a "neglected common, entirely denuded of trees."¹³ However, this southern terminus of 16th Street, particularly surrounding the President's Park, began to take on its physical definition shortly after the War of 1812 (1812-1815), when reconstruction began for surrounding buildings that had been destroyed by the British.

One of the first improvements to flank the park was the Federal-style St. John's Church (1815-1816), prominently sited at the northeast corner at H Street. The growing population of Episcopalians in the neighborhood commissioned the design from architect Benjamin Henry Latrobe, who also served as city

¹¹ Kohler and Carson, *Sixteenth Street Architecture*, Volume 1, p. 2.

¹² Federal Writers' Project, *Washington City and Capital*, (Washington, D.C.: Works Progress Administration, Government Printing Office, 1937), p. 658.

¹³ Benjamin Ogle Tayloe. *Our Neighbors on Lafayette Square. 1872*. (Washington, D.C.: Junior League of Washington, 1872), p. 11.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 18

surveyor and was assisting with the reconstruction of the White House and Capitol, both burned by the British. Often referred to as the Church of Presidents, the siting of St. John's Church in such close proximity to the White House was intended to prevent the communicants, especially the President and cabinet members, from having to endure the city's rudimentary streets, which were often paved with just wooden planks. Since the construction of the church, every president since James Madison (served 1809 to 1817) has attended services at St. John's Church. Significant architectural alterations to Latrobe's original plan were designed by Charles Bulfinch in 1820 in an effort to lengthen the west transept and add a Roman Doric portico to the primary elevation on 16th Street. These alterations transformed the building's original Greek-cross plan to its present Latin-cross plan. Two years later, in 1822, a three-tiered tower with spire was added to the building.

In 1824, President's Park was re-dedicated as Lafayette Square to honor the Marquis de Lafayette's contribution to the American Revolution (1775-1781). This designation brought attention to the square and reinforced its importance to the city. Prominent residential buildings constructed along the edge of Lafayette Square during the second quarter of the nineteenth century included the residences of Richard Cutts (now known as the Dolley Madison House) at H Street and Madison Place; the Commodore Stephen Decatur House at 748 Jackson Place; the William Corcoran Mansion at 1611 H Street; the Matthew St. Clair Clark House (now known as the St. John's Parish House) at 1525 H Street; the Thomas Richie House at 1607 H Street; and the Benjamin Ogle Tayloe House at 32 Madison Place. This representative sampling of Lafayette Square's prominent residential dwellings and their occupants demonstrates the class of citizens desiring to live within walking distance of the President's House. Sixteenth Street's close proximity to the executive branch, a growing locus of power for the nation and the City of Washington in particular, was turning it into a desirable address for the wealthy and those seeking to influence the federal government. By 1840, the population of the City of Washington reached approximately 33,000 with a prominent upper-class residential neighborhood surrounding the President's House.¹⁴ The area's prestigious new residents were ensured the benefits of infrastructure improvements, such as street grading, gravel surfacing, and gas lighting (installed in 1853 along the eastern side of Sixteenth Street).¹⁵ To anchor the growing community, Lafayette Square was landscaped in 1851 and ornamented with Clark Mills's equestrian sculpture of Andrew Jackson, dedicated in 1853.

A report prepared by General Montgomery C. Meigs in 1853 attests to the area's character prior to the

¹⁴ National Capital Planning Commission and Frederick Gutheim, *Worthy of the Nation: The History of Planning for the National Capital* (Washington, D.C.: Smithsonian Institution, 1977), p. 50.

¹⁵ National Capital Planning Commission and Frederick Gutheim, p. 57.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 19

Civil War (1861-1865). An important designer responsible for creating several of the city's post-Civil War architectural monuments, Meigs served with the Engineer Corps of United States Army. His report was in preparation of a new municipal water system, which Congress funded with the largest outlay of funds for a single project since appropriations had been provided for the construction of the Capitol. Meigs was appointed chief engineer for the new water system, preparing a detailed report in 1853 on the development of the nation's capital and its future needs. His report documents that within the squares flanking 16th Street from H Street to Florida Avenue were improved with a little more than one hundred dwellings, just two stores, and St. John's Church. The improvements were predominately located on corner lots, or fronted 15th and 17th Streets, and/or the lettered cross streets, rather than fronting directly on 16th Street. In fact, with the exception of seven corner lots, only two buildings faced onto 16th Street by 1854. The vast majority of the improvements were located to the south of Scott Circle, with only four houses constructed to the north.¹⁶

Development was slow on this important thoroughfare, as described in 1856 by Benjamin B. French, commissioner of Public Buildings:

Sixteenth Street west is immediately in front, and in full view of the President's House. It is 160' wide, as laid down in the map of the city; but beyond K Street, to which point it has been graded and graveled, the only indication of its being a street is a zig-zag cart track. If it was opened and graded to Boundary Street, besides being one of the largest and finest streets in the metropolis, it would greatly tend to relieve the barren prospect which meets the eye from the north front of the President's House between K and Boundary Streets.¹⁷

Sixteenth Street in the Post Civil War Years, 1871-1899

Although 16th Street itself escaped most of the effects associated with the Civil War (1861-1865), it did not escape the burgeoning growth that occurred in the city at large. Between 1860 and 1865, the population of the District of Columbia had increased from 75,000 to 131,000.¹⁸ The relocation of freed slaves, in addition to new government workers, contributed to the growth. Consequently, by the late 1860s, developers and land speculators began to invade the 16th Street area north of L Street, which

¹⁶ D.C. Commissioners, "Report of the Commissions of the District of Columbia," (Washington, D.C., 1875), pp. 282-283; Casimire Bohn, publisher, "Washington in the District of Columbia," 1854 map, archived at the Library of Congress, Washington, D.C.

¹⁷ "Historic American Buildings Survey: Sixteenth Street." HABS No. DC-717, 1993, pp. 2-3.

¹⁸ National Archives, Record Group 29, "Records of the United States Census." (Washington, D.C., 1860 and 1865).

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 20

maintained a relatively rural setting with only a few wood-frame vernacular dwellings. This underdeveloped section of 16th Street had become home to shanties, brick kilns, slaughter houses, coal yards, and stables. Additionally, the streams and springs that coursed down from Meridian Hill created mosquito-ridden swamps between Scott and Dupont Circles.¹⁹ The area was described in the 1850s:

Pigs scavenged freely, dug hog wallows in the roads, and besmirched buildings and fences. Slaughter houses heightened the nauseous odors. Rats and cockroaches infested most dwellings, including the White House. In the summer, flies swarmed from stables and the dung on the streets, and mosquitoes bred by millions in the stagnant ponds scattered through the city. Faulty drainage about some of the public pumps exposed whole neighborhoods to dysentery and typhoid fever....²⁰

In 1871, Congress approved the creation of a territorial government that united the City of Washington, Georgetown, and the remainder of the federal territory under one administration with the rationale that a single government could more effectively resolve the growing city's problems. A Board of Public Works was established, with members appointed by the President of the United States, to direct and oversee city improvements. The man who was to become the most influential member of the board was Alexander R. "Boss" Shepherd, a prominent local businessman and city politician.²¹ It was during Shepherd's tenure that storm and sanitary sewers and gas lines were laid underneath many of the city's established streets. Shepherd, although providing a basis for future growth in the city as a whole, instigated the development of particular neighborhoods that were owned by himself and his friends.²²

Much of the grading, including curbing, sidewalks, paving, and landscaping of 16th Street was completed in 1871 and citywide by 1873. This widespread grading and paving program followed the terms established by the Parking Act of 1870. According to the legislation, the unusually wide right-of-ways throughout the city were to be narrowed to approximately 35' roadways flanked by sidewalks with a strip of "parked" area between that could be sodded and planted with trees. The remaining land between the sidewalks and building lines could be enclosed by city residents and used as front yards. The territorial government planted thousands of street trees throughout the city, including the tulip poplars

¹⁹ Kohler and Carson, *Sixteenth Street Architecture*, Volume 1, p. xv.

²⁰ Constance McLaughlin Green, *Washington: A History of the Capital, 1800-1950*. (Princeton, NY: Princeton University Press, 1962), p. 211.

²¹ The D.C. History Curriculum Project, *City of Magnificent Intentions: A History of the District of Columbia* (Washington, D.C.: Intac, Inc., 1983), Passim.

²² The D.C. History Curriculum Project, p. 175.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 21

that stretched the entire length of Sixteenth Street south of Florida Avenue.²³ Shepherd's legacy can be observed in a 1915 photograph of Sixteenth Street looking north from H Street. The photograph indicates that the lower portion of Sixteenth Street is paved and edged with a double row of mature trees.²⁴ In 1872-1873, under the supervision of Shepherd, Scott Circle was created as envisioned by L'Enfant in 1791 by the grading of the intersection of Sixteenth and N Streets and Massachusetts and Rhode Island Avenues into a circle flanked by two triangular parks. A year later, a bronze equestrian statue of General Winfield Scott, designed by Henry Kirke Brown, was erected in the center of the landscaped circle. Resting on a 150-ton granite base, the statue honors General Scott, who served under every president from Jefferson to Lincoln, and was a commanding general during the Mexican War (1846-1848) and Civil War.²⁵

Documented through a survey conducted by the Water Department in October 1875, the physical and aesthetic improvements along 16th Street prompted a building boom. Residential construction had spread, with the greatest concentration centered along this prominent thoroughfare between I and M Streets. As seen in 1853 through the survey conducted by Meigs, the development of the squares flanking 16th Street was focused on the corner lots, or along 15th and 17th Streets, and the lettered cross streets to the south of Scott Circle. The Water Department survey documents the existence of just over five hundred dwellings, the majority of which were constructed of wood frame rather than brick. Masonry construction, as the building codes required by 1871, appeared throughout the area, with the greatest concentration of brick buildings within the block bounded by I, K, 15th and 16th Streets (Square 199). Secondary building types flanking the street by 1875 include twenty-eight stores, two schools, several coal yards and shanties, five private stables, a hotel, three offices, three restaurants, and five churches including St. John's Church. As documented by Meigs in 1853, the vast majority of the improvements were located to the south of Scott Circle, although development was beginning to march northward to Florida Avenue.

By the 1880s, when the newly improved infrastructure had achieved a measure of recognition, Washington, D.C. – especially 16th Street – began to enjoy the associated benefits of the city's new reputation. Sixteenth Street had been transformed from an undeveloped track into a fashionable thoroughfare. Elegant dwellings began replacing the shanties, brick kilns, and storage facilities that had previously occupied the area. One of the most prominent examples of the high-style mansions from this

²³ "Historic American Buildings Survey: Sixteenth Street." HABS No. DC-717, 1993, p. 3.

²⁴ Kohler and Carson, *Sixteenth Street Architecture*, Volume 2, p. xvii.

²⁵ James M. Goode, *The Outdoor Sculpture of Washington, D.C.: A Comprehensive Historical Guide* (Washington, D.C.: Smithsonian Institution Press, 1974), p. 287.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 22

period was the home of Nicholas Anderson, located on property previously used for storage by a coal merchant. Set on the southeast corner of Sixteenth and K Streets, the 1881 Anderson House was the first of several houses in Washington, D.C. designed by notable architect Henry Hobson Richardson.²⁶ The Romanesque-style brick building was believed to have been the most expensive house erected in the nation's capital to date, costing an estimated \$100,000 to construct.²⁷ Three years later, in 1884, Richardson designed the Hay and Adams houses across from St. John's Church, on the north side of Lafayette Square. These remarkable residences were home to John Hay, former Assistant Secretary of State, and his life-long friend, intellectual historian Henry Adams (grandson of President John Quincy Adams). Millionaire industrialist Lucius Tuckerman, unable to hire Richardson to design his house at the southwest corner of Sixteenth and I Streets in 1886, retained the prominent local firm of Hornblower and Marshall. Located at 1600 I Street, the Tuckerman House mimicked the work of Richardson architecturally while providing gracious entertaining spaces and lavish gardens.²⁸

Each year, new mansions and rowhouse were built along the street, turning it into the social and intellectual heart of the nation's capital. These large and expensive, perhaps ostentatious, houses soon succeeded in displacing the fragments of rural life that originally graced 16th Street. As the turn of the twentieth century grew closer, the march of large houses progressed to the north. Soon, neither K Street nor Florida Avenue represented the outer boundary of the street. This migration northward coincided with the arrival of Mary Foote Henderson, the wife of United States Senator John B. Henderson of Missouri. Responsible for the construction of nearly a dozen residences on or near the street, Mary Henderson has been described as the dominant figure in the development of Sixteenth Street in the first quarter of the twentieth century.²⁹ Former Senator Henderson and his wife relocated permanently to Washington, D.C. in 1887, purchasing property in the Sixteenth Street area north of Florida Avenue. Ultimately owning six acres, the Hendersons constructed the grandiose "Henderson Castle" in 1888 at the northwest corner of 16th Street at Florida Avenue. Serving as an impetus for development in the rural area of Meridian Hill, the Henderson mansion was the first important residence to be erected north of Florida Avenue (originally Boundary Street). The grand stone dwelling was originally known as Boundary Castle.³⁰

²⁶ The house was razed in 1925, when construction of the Sheraton Carlton Hotel began.

²⁷ Kohler and Carson, *Sixteenth Street Architecture*, Volume 1, p. 144.

²⁸ The Hay-Adams House and the Tuckerman House were demolished in 1927 and 1967, respectively.

²⁹ Thomas Froneck, ed., *The City of Washington: An Illustrated History* (New York: Wing Books, 1977), p. 283.

³⁰ Henderson Castle was razed in 1949.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 23

Sixteenth Street in the 20th Century, 1900-1950

The L'Enfant Plan had been languishing for many years when, just prior to 1900, architects and politicians joined in a resurgent interest in city and park planning. The migration of the City Beautiful Movement to Washington, D.C. and the plans for commemorating the centennial of the founding of the capital city prompted the creation of the Senate Park Commission. Commonly referred to as the McMillan Commission, the board was organized to establish a park system but ended up making recommendations for the future development of the District that resulted in the 1901 McMillan Commission Plan. This plan re-asserted the basic strengths of the L'Enfant Plan, confirming the classical Mall and the cross axes, and the major streets and avenues with vista patterns. The 1901 plan extended Sixteenth Street beyond the city's original boundaries, regarding it as an important northern portal to the city. In the same spirit, the triangular reservations flanking Scott Circle were enhanced about the same time with commemorative sculpture. Erected in 1900, the Dr. Samuel Hahnemann Memorial was designed by sculptor Charles Henry Neihaus and architect Julius F. Harden. Hahnemann (1755-1843) was a German physician who discovered that diseases are cured by those drugs that produce similar symptoms when injected into healthy persons. The granite and bronze memorial is located on the eastern side of Scott Circle. To the west, looking eastward into the circle, is the 12-foot statue of Daniel Webster (1782-1852). Designed by sculptor Gaetano Trentanove, the 1900 statue of the American orator and statesman is cast in bronze atop a granite pedestal. Stilson Hutchins, a native of Webster's home state of New Hampshire, commissioned the work. Scott Circle and its flanking triangular parklets were listed in the National Register of Historic Places as part of the L'Enfant Plan of the City of Washington, designated in 1997.

A significant element of the City Beautiful Movement and the efforts of the McMillan Plan were building height regulations. By proclamation in October 1791, President George Washington had established a height restriction of forty feet on buildings in the new capital city. This regulation was suspended under President James Monroe in 1822, and it was not until 1910 that a comprehensive height regulation became effective. The act of 1910 established height limits that were based upon the width of adjacent streets. Consequently, buildings fronting Sixteenth Street benefited from the 90 feet maximum-allowable height limitation afforded this exceptionally wide corridor.

Changes along 16th Street in the early 20th century came under the watchful eye of Mary Foote Henderson. As President of the Sixteenth Street Improvement Association, Henderson worked to define

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 24

and maintain Sixteenth Street as the finest residential avenue in America.³¹ Often referring to it as "my Sixteenth Street," Henderson was instrumental in the development of residential and commercial buildings, instituting zoning regulations, and establishing parks. Henderson promoted uniformity of color and height for single- and multi-family buildings along Sixteenth Street. She believed oversized buildings reflected commercial greed, resulting in a street disease called "pulmonary consumption of residential avenues."³²

Continuing to petition for the prestige she believed Sixteenth Street warranted, Henderson published a booklet entitled *Remarks About Management of Washington in General and Sixteenth Street in Particular* that consisted of her testimony before Congressional committees of the District of Columbia, as well as several letters she had written to the editor of the *Washington Post*. Henderson carefully delineated her vision for Sixteenth Street:

Something like the Champs Elysees, Sixteenth Street is central, straight, broad and long; it leads directly to the big park; its portal at the District line is the opening gateway for motor tourists to enter the Capital. On the way down its 7-mile length to the portals of the White House each section of the thoroughfare will be a dream of beauty; long, impressive vistas; beautiful villas, artistic homes, not only for American citizens, but diplomats of foreign countries. Whatever there is of present civic incongruities will be wiped out. It will be called Presidents Avenue. Like the Champs Elysees, it will be a driving boulevard for private vehicles and taxis only. This is more than ever easy when parallel commercial streets are ample for all industrial equipages, where they properly belong.³³

Although many residents petitioned to have the name of Sixteenth Street changed, none was more influential than Mary Henderson. Her perseverance was rewarded on March 4, 1913 when Congress conceded to her demands, renaming the street "Avenue of the Presidents." The name was returned to Sixteenth Street in July 1914, while Henderson was not in the Washington, D.C. area.

Through her efforts, Mrs. Henderson brought greater attention to the street and encouraged wealthy entrepreneurs such as Dr. Alonzo Bliss to buy up underdeveloped tracts of 16th Street, namely in the

³¹ Mary F. Henderson, *Remarks About Management of Washington in General and Sixteenth Street in Particular* (Private Printing, 1927), p. 3.

³² Kohler and Carson, *Sixteenth Street Architecture*, Volume 1, p. 345.

³³ Henderson, pp. 21-22.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 25

“poorer section toward its southern end” and develop them with “fine” houses. The Bliss House at 1218 16th Street, built by Dr. Bliss, is a good surviving example of Mrs. Henderson’s efforts at this end of the street.³⁴ With Sixteenth Street anchored by mansions at both its north and south ends, construction continued to fill the blocks between. In 1903, the roadway was flanked by almost as many vacant lots as buildings, but within twenty years, an almost continuous line of structures defined the boundaries of the wide corridor. Overwhelmingly, the street was home to prominent single-family dwellings.

Eventually, however, time and economics forced the demise of palatial residences along the street. With the changing landscape, the city tax assessor’s office re-evaluated property values on the street. Home owners suddenly found themselves paying taxes 150% higher than comparable residential properties elsewhere in Washington, D.C.³⁵ By the 1920s, the high property taxes, coupled with the introduction of the federal income tax in 1913, caused the construction of large mansions and high-style dwellings on Sixteenth Street to come to a halt.

The Rise of Apartment Buildings

Residents began to sell their single-family dwellings, opening the area to alternate building types. The District of Columbia Zoning Act of 1920 allowed apartment houses and hotels, considered residential housing, to be erected along lower Sixteenth Street. For Washington, D.C., the apartment building provided adequate housing for the large numbers of short-term residents, while meeting the height limitation and zoning regulations implemented along lower Sixteenth Street in the second quarter of the twentieth century. Architects, builders, and developers rushed to serve the growing population in the decade after the end of World War I (1914-1918), from 1919 to the Stock Market Crash of 1929; 741 apartment buildings were constructed in the city during this period. The zoning regulations created zones dedicated to certain uses including residential corridors where apartment buildings were allowed. In these areas, which included Sixteenth Street, buildings could not extend more than 100 feet from an avenue; an increased percentage of open land was required; commercial signs were prohibited. This resulted in new approaches designed to gain as much height as possible.

Along 16th Street south of Florida Avenue, dating from the period between 1919 and 1929, a total of eighteen apartment buildings presently stand. By 1960, thirty-three mid-rise multiple-family buildings

³⁴ Mrs. Henderson’s biggest impact, however, was along 16th Street north of Florida Avenue on Meridian Hill. Here, she conceived the idea for and secured the initial development of a series of mansions, designed by architect George Oakly Totten, whom she commissioned.

³⁵ Kohler and Carson, *Sixteenth Street Architecture*, Volume 2, p. xxii.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 26

lined Sixteenth Street. These include the Alturas at 1509 16th Street (1909), Somerset House at 1801-1809 16th Street (1916), the Chastleton at 1701 16th Street (1919), 1222 16th Street (1920), Milburn Apartments at 1016 16th Street (1921), the Tiffany at 1925 16th Street (1922), Pall Mall Apartments at 1112 16th Street (1940), and the General Scott at 1 Scott Circle (1940).

The first apartment buildings to be constructed on the street appeared as large mansions, such as the Jefferson Apartment building. This imposing Beaux-Arts style building was constructed for the Jefferson Corporation in May 1922 for an astounding estimated cost of \$450,000. The luxury apartment building, designed by local architect Jules H. DeSibour stands eight stories and provided apartments for seventy-five well-established families. As commercial use along the street increased, and Washington, D.C. became host to a substantial number of transient residents and tourists, the building was rehabilitated as the Jefferson Hotel in 1955.

Because of its location, as well as its service features, the Presidential Apartments was one of the most desirable Washington, D.C. apartment houses in the 1920s. The eight-story masonry building was built as an investment for Clara R. Dennis for \$350,000 in 1922. Prominent Washington, D.C. architect Appleton P. Clark, Jr. was responsible for the Classical Revival design, which originally included a total of forty-six apartments – four on the first floor and six on each floor above – ranging in size from one to four rooms. On most floors, two of the units were “bachelor apartments,” containing one room and bath, but no kitchens. The largest apartments, fronting 16th Street, had large foyers, with columns and French doors. The floor plan was intentionally designed to allow entire floors to be converted into a single fourteen-room apartment. Three blocks from the White House, Dennis aspired for the new apartment building to become home to President Warren G. Harding’s cabinet members, one family to a floor. The plan never worked, and it is not known if any one floor was ever converted into a single apartment.³⁶

Simultaneous to the design and erection of the apartment blocks along 16th Street was the construction of a comparable building type – the hotel. The history of hotels along 16th Street is directly tied to Harry Wardman, a builder who ventured into speculative housing in the form of single-family dwellings, apartment buildings, and hotels. Wardman was said to have been one of the first who would rent his apartments to families with children and the first to make mechanical refrigeration standard for apartments. Ultimately, Wardman built between four and five hundred apartment houses in Washington, D.C.³⁷ His contributions on Sixteenth Street include the Howard at 1842 16th Street, the Lealand at 1830

³⁶ Goode, *Best Addresses*, pp. 218-219.

³⁷ Kohler and Carson, *Sixteenth Street Architecture*, Volume 2, p. 21.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 27

16th Street, the Brittany at 2001 16th Street, and Somerset House at 1801 16th Street. Of the four hotels presently flanking Sixteenth Street, the Hay-Adams (1927) and the Carlton (1925), were products of Wardman's ventures. "A block apart, the Hay-Adams and the Carlton stand as reminders of that brief period of wealth and indulgence that separated the Great War from the Great Depression."³⁸ At the time of its construction, the Carlton was considered a small hotel, providing only two-hundred-and-fifty-seven rooms. Not constructed as a money-making venture, the hotel appealed to those who "preferred an elegant, intimate establishment, similar (as the promotional brochure stated) to the celebrated smaller houses of Europe."³⁹ The hotel rooms – more often two-to-six room suites – were furnished with specially made solid walnut furniture, and each corner suite had a grand piano; bathrooms featured telephones, tile imported from Holland, and over-sized tubs.⁴⁰

In 1924, the *Evening Star* had reported that Harry Wardman planned to raze the Hay and Adams houses at 800 Sixteenth Street and erect a hotel on the site that would serve as a support facility for the Carlton Hotel. Construction of the new hotel began in May 1927 with Mihran Mesrobian as Wardman's chief architect. Named the Hay-Adams Hotel with the permission of John Hay's daughter, the hotel decorations included highly ornate materials and details removed from the dwellings prior to their demolition. As described in newspaper articles, the paneling from the Hay's hallway and unidentified marble mantels were used in the new hotel interior. The suites of the luxury residential hotel were "treated in six modes, having the Tudor, Elizabethan, and Italian styles as the basic motifs, and finished in green, buff, light blue, orange and mauve."⁴¹

The construction of both hotels on property historically improved by imposing dwellings designed by the great architect Henry Hobson Richardson marked the demise of lower 16th Street as a single-family neighborhood. Many of the existing single-family dwellings were increasingly turned over to organizations and embassies, or just abandoned entirely. Today, only twelve of the earliest dwellings remain, dating from 1883 to 1920. Remnants of single-family residences include the John R. Carmody House at 1220 16th Street (1883), the 1891 Virginia Bulkley House at 1216 16th Street, the 1909 George M. Pullman House at 1119-1125 16th Street, and the rowhouses at 1212-1214 16th Street (1915).

Angered by the inevitable 20th-century changes along lower 16th Street, Mary Henderson addressed the board of the District Commissioners, who were considering a plan for making 16th Street, from H Street

³⁸ Kohler and Carson, *Sixteenth Street Architecture*, Volume 2, p. 121.

³⁹ Kohler and Carson, *Sixteenth Street Architecture*, Volume 2, p. 121.

⁴⁰ Kohler and Carson, *Sixteenth Street Architecture*, Volume 2, p. 123.

⁴¹ Kohler and Carson, *Sixteenth Street Architecture*, Volume 2, p. 1.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 28

to Scott Circle, commercial. In her argument, Henderson cited the corner lot now occupied by Wardman's Italianate Renaissance Revival-style Hay-Adams Hotel at 800 16th Street:

...Washington is essentially a model residential town, never a commercial town as such. Although the area is small, George Washington and Major L'Enfant did not lack in dreams of grandeur as well as dreams of beauty when fashioning for a capital representing sometime possibly the greatest on earth. One feature of the plan was for its greatest residential thoroughfare.... The first of the 16th Street triangles was built upon by Mr. Wardman in the form of an eight-story structure immediately fronting the Woman's Congressional Club House. Who gave Mr. Wardman or any one else the privilege of building on that triangle or on any of our triangles anywhere? Mr. Wardman has since leveled to the ground the especially handsome homes of John Hay and Henry Adams for the purpose of erecting thereon another eight-story apartment house to front the White House. Who has made it possible for him to carry out such a purpose? Protests have followed, and now if Mr. Wardman can make 16th Street from H Street to Scott Circle commercial, a new building can be erected in that most important John Hay corner which may reach any imaginable height.... Another point, if it were desirable to turn our chief residential avenues into commercial, the best preparation for it would be to turn in on home owners, the largest, heaviest, noisiest kind of commercial buses and trucks that mankind has ever before imagined.⁴²

As predicted by Mrs. Henderson, traffic congestion had increased along the primary corridor of 16th Street during the first quarter of the 20th century. A guidebook of Washington, D.C. described the situation at Scott Circle in 1937: "with its inner and outer rings of surging traffic, this is for pedestrians probably the most hazardous ground within the District."⁴³ In an effort to ease the traffic problems at the intersection of three major commuter routes (Sixteenth Street, Rhode Island Avenue, and Massachusetts Avenue), a tunnel was constructed in 1941 to carry 16th Street traffic underneath the circle. This made the landscaped circle inaccessible to pedestrians, creating a traffic island in which General Winfield Scott presided in isolation. Scott Circle has recently (2006) been returned to its original configuration.

Institutional Growth

The increasing importance of the national capital prompted many institutional organizations and

⁴² Henderson, pp. 19-20.

⁴³ Federal Writer's Project, p. 683.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 29

associations to locate their headquarters in Washington, D.C. Sixteenth Street offered these organizations both a convenient location and a prestigious address. One of the largest and first examples of the institutional presence along the street is the National Geographic Society Headquarters. Since its 1888 establishment in the city, the National Geographic Society had temporary office space in various locations, but by 1900 looked to 16th Street for a new site. This selection of 16th Street was part of an effort of then president Alexander Graham Bell to “make the character of the organization more truly national.”⁴⁴ In 1900, the Society acquired a site at 16th and M Streets and hired the architectural firm of Hornblower and Marshall to design the headquarters building. Known as Hubbard Hall after founder Gardiner Green Hubbard, the resultant building, with its use of brick and limestone and its relatively modest scale, earned deserved acclaim at the time from the local press and by its wealthy residential neighbors.

The new headquarters contained a large auditorium, conference room, offices, and library. However, within ten years of its completion in 1902, Hubbard Memorial Hall was considered too small for the growing Society. The lack of permanent structures fronting 16th Street to the south of the hall provided an opportunity for the Society to expand its holdings with the construction of Arthur B. Heaton’s addition in 1913. The new addition was described as Italian Renaissance in style with “...white brick, trimmed with white limestone, making it harmonize in every detail with Hubbard Memorial Hall, with which it is connected by passages in the basement and in the first two stories.”⁴⁵ In 1931, Heaton completed a second addition, a design he labored over for twelve years. This addition reflected many of the same classical elements presented in Hubbard Hall and its first addition, particularly in its use of brick, limestone, and applied architectural ornamentation. To properly balance the pedimented addition, Heaton designed a flanking wing that mirrored his 1913 addition. Located just south of M Street, the present National Geographic Society complex is composed of four different buildings designed in four different and distinct periods and styles.⁴⁶

Over the course of the next ten years, several other organizations followed the National Geographic Society, establishing headquarters buildings along the street. In 1908-09, the Carnegie Institution built its administrative headquarters at 16th and P Streets; in 1914, the Supreme Council of the Scottish Rite

⁴⁴ “Geographic Society Changes: New By-laws Contemplate More of a National Organization,” *The Washington Post*, April 20, 1901.

⁴⁵ Kohler and Carson, *Sixteenth Street Architecture*, Volume 2, p. 184.

⁴⁶ The four components include Hornblower and Marshall’s original 1902 Classical Revival-style building; Arthur B. Heaton’s 1912 Neoclassical addition completed in 1931; Edward Durrell Stone’s 1964 New Formalist building oriented to Seventeenth Street; and Skidmore, Owings and Merrill’s (David Childs, Project Designer) 1985 building.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 30

Masonry completed its temple at 16th Streets between R and S, and Congressional Club, a women's organization, began construction of its clubhouse at a triangular lot facing 16th Street at New Hampshire Avenue and U Street; and in 1924 the Jewish Community Center erected its headquarters building at 16th and Q Streets. Unlike the discreet introduction of the domestically scaled Hubbard Hall, these new Classically derived institutional buildings exerted a major physical and stylistic presence on the street. The commanding Carnegie Institute, designed by Carrere and Hastings as a three-story, columned pavilion with Italian Renaissance and 18th-century French inspiration, was meant to visually express the institution's goal "to discover the exceptional man and to promote original research."⁴⁷ Similarly, John Russell Pope used the mausoleum at Helikarnassos as a model for the Scottish Rite Temple, since the mausoleum is associated with the origins of Western architectural traditions and the origins of freemasonry are linked to the lodges of medieval stonemasons.⁴⁸

Like these first institutions, many of the later association buildings that were built along 16th Street also built grand architect-designed structures that were meant to embody the spirit of the organizations within them. The International Union of Hod Carriers (1959) and the AFL-CIO (1956) buildings, for instance, both have impressive interior lobbies decorated with full wall murals depicting the history of their represented trades. These murals, like the buildings, were designed as public displays meant to impress and inspire and to serve as physical representations of the organizations themselves.

Regulatory Influences on Sixteenth Street

After the 1920 implementation of the city's first zoning regulations, 16th Street was limited in use to residential buildings (including apartments and hotels, as noted above). Association and institution headquarters, as well as other organizational offices that were not already established on 16th Street prior to 1920, and wishing to locate there needed to seek approval from the Board of Zoning Adjustment (BZA). As a case in point, the American Chemical Society gained approval in 1941 to locate its national headquarters in the former Warder Apartment House at 1155 16th Street.

In 1947, however, an amendment to the zoning laws was written that lifted this restriction. The amendment allowed special exceptions for office buildings and banks within Residential Use Areas. As a result, the amendment opened 16th Street up to its pre-zoning status, providing for institutional use along the street. Because of the special character of 16th Street, it was a generally held rule by BZA that

⁴⁷ Pamela Scott and Antoinette Lee, *Buildings of the District of Columbia*, p. 302.

⁴⁸ Scott and Lee, p. 306.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 31

the Board would only grant such zoning exceptions to national group headquarters rather than multi-purpose offices along the street.⁴⁹ Further, the BZA's unwritten standards held that "only those office buildings or banks that will be in harmony with, and will not affect adversely, the present character and future development of the neighborhood" should be allowed⁵⁰. More significantly, as part of its review process, the BZA instituted design standards. For instance, in approving the zoning adjustment for the International Hod Carriers' Building, BZA required that among other attributes, the "8-story building must be monumental in character."⁵¹

In 1956, the city comprehensively revised its Zoning Plan, ultimately adopting it in 1958. At that time, a new zoning designation, Special Purpose (SP) was devised for certain areas of the city that defied classification as either residential or commercial. In the case of 16th Street, the area north of Q Street remained Residential in Use, while the area south of Q Street was dubbed SP. This SP designation was eventually two-fold: SP-1 zones were intended to preserve the then-existing patterns of development, while SP-2 zones encouraged parking and allowed for the conversion of dwellings into offices and permitted the construction of offices without zoning exceptions. Ultimately, the area between Scott Circle and Q Street was zoned SP-1 and the area south of the circle designated SP-2.

After 1958, when the city adopted a new zoning plan that designated 16th Street below Q Street as "Special Purpose," BZA approval was no longer required for the erection of office-type buildings. Although several new association headquarters had received zoning approval and were built along 16th Street prior to this zoning change (Hod Carriers, AFL-CIO, International Order of Electricians Trades building, Solar Building), a definite surge in the number and scale of the new buildings after this change is evident. Stylistically (and likely due to the elimination of design review on the part of BZA), these post-1958 buildings appear to be less rooted in the Classical building traditions of the city and more embracing of the emerging Modern movement.

Mid-to late 20th-Century Development

By the 1950s, the appeal of a 16th Street address near the White House influenced trade unions, national organizations, large companies, and federations. Consequently, nine office buildings representing

⁴⁹ As proof of this consistent approach, the BZA in 1947, 1948 and 1949 and again in 1955 denied owners of the apartment building at 1016 16th Street authority to convert the building from residential use to commercial use. Finally, in 1956 a District Court judge ordered BZA to authorize the conversion of the apartment to commercial use.

⁵⁰ "Bid to Convert Building Given Fourth Refusal," *The Evening Star*, May 1, 1955 A-10.

⁵¹ "Board Puts Approval on Union Site," *The Washington Post*, October 13, 1956.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 32

specific associations and organizations were constructed between 1954 and 1974 on 16th Street. Specific examples include the National Rifle Association at 1600 Rhode Island Avenue (1954, renovated 2004), the International Union of Electricians Trades at 1120-1126 16th Street (1954), the American Federation of Labor at 815 16th Street (1955, expanded 1980s), the Bakery and Confectionery Workers at 1000 16th Street (1958), the American Chemical Society at 1155 16th Street (1959, renovated 1986-1987), the Moreschi Building (International Hod Carriers) at 905 16th Street (1959), and the Motion Picture Association of America at 1600 I Street (1968). The large office buildings that replaced older dwellings introduced modern styles and new building materials to the streetscape, providing thus another illustration of the evolving trends in architecture along the street. Technological advances in building construction, such as steel framing, glass walls, air conditioning, and elevators, directly impacted office building design. In keeping with their skyscraper counterparts in other cities, the buildings presented a vertical thrust created by metal spandrels and stone-clad mullions. The verticality was often accentuated by differentiating the color of the materials used on the building's exterior. Architecturally devoid of applied ornament, the massive block-like forms were faced with limestone, granite, metal, and glass.

Stylistically, the first mid-century buildings on 16th Street represent a conservative, but emerging Modern aesthetic. In general in the United States, Modern design sought to break from the past and embrace new technology in ways that gave buildings entirely new appearances wholly different from their predecessors (i.e. SOM's Lever House, 1952; Mies' Lake Shore Apartments Buildings, 1951).⁵² In Washington, the Modern movement was embraced reluctantly as the federal presence and classical traditions of the city exerted a heavy influence. Unlike these nationally noted influential examples, the modern buildings in Washington tended to adhere to traditional forms and building materials, well illustrated by the 1959 Department of State building, a monumental and trabeated limestone structure with a rigorously symmetrical arrangement of openings.

Along 16th Street, the mid-century Modern buildings feature traditional stone facades rather than steel or glass, and are articulated with punched window openings as opposed to bands of ribbon windows more characteristic of Modern design. The Statler Hotel at 1001 Sixteenth Street (1941); the World Center Building at 918-930 Sixteenth Street (1949); and the Moreschi Building (1958-1959), in particular serve as excellent examples. Even the sleek and minimalist AFL-CIO building that is clearly reflecting a Modern aesthetic defers to local tradition in its massing and use of materials, resulting in a dignified appearance befitting its site adjacent to St. John's Church and the White House.

⁵² Growth, Efficiency and Modernism, p.30.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 33

NATIONAL REGISTER CRITERIA

The 16th Street Historic District, as amended, meets National Register Criteria A and C for the following reasons:

- The 16th Street Historic District expansion area contributes to our understanding of the continuing evolution of 16th Street as a prestigious and sought-after address for residential, religious and institutional property owners. The expanded area, along with the existing historic district, provides an excellent illustration of the societal and regulatory forces responsible for the 19th and 20th century development patterns of the street.
- The 19th and early 20th-century residential architecture within the existing and expanded boundaries is an excellent illustration of the type of custom-designed residences commissioned and built by the city's wealthiest and socially prominent residents. Similarly, the early 20th-century apartment buildings in both the existing and expanded areas provide a visual history of the evolution of the building type.
- The 20th century institutional buildings in both the existing and expanded areas relate important information about the establishment of national associations and organizations in the city, and provide important information on the architectural history and trends of the building type. In particular, the institutional presence on 16th Street provides relevant information about mid-century design—a period that is just now beginning to be understood and appreciated.
- The expanded area is characterized by the work of notable architects, including those with established local and national reputations.
- The expanded area possesses sufficient integrity of location, design, setting, materials, workmanship, feeling and association to convey the values and qualities for which it is judged significant. Sufficient time has elapsed to permit a professional evaluation in its historical context.

In addition, the 16th Street Historic District meets National Register Criterion Consideration G for the following reasons:

- The Hod Carriers Building (completed in 1959) provides an appropriate end-date to the Period of

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Sixteenth Street Historic District, Washington, D.C. (Boundary Increase)
Section number 8 Page 34

Significance for the Sixteenth Street Historic District. Due to a 1958 zoning change, the building which was begun in 1956, was the last of the association headquarters/office buildings along 16th Street to require Board of Zoning Approval. As such, the building represents the Board's adherence to standards which held that "only those office buildings or banks that will be in harmony with, and will not affect adversely, the present character and future development of the neighborhood" would be allowed on 16th Street. More significantly, as part of its review process, the BZA required that among other attributes, the International Hod Carriers building "must be monumental in character."

- After 1958, following adoption of the new zoning plan that no longer required BZA approval for the erection of non-residential buildings, there is a noticeable shift in the nature of buildings along 16th Street and a clear departure from tradition. The International Hod Carriers Building thus marks an important transition in the history of 16th Street.

Name of Property

County and State

9. Major Bibliographic References

[] See continuation sheet

Previous documentation on file (NPS):

[] preliminary determination of individual listing (36 CFR 67)

[X] previously listed in the NR

[] previously determined eligible by the National Register

[] designated a National Historic Landmark

[] recorded by Historic American Buildings Survey # _____

[] recorded by Historic American Engineering Record # _____

Primary location of add. data:

[X] State SHPO office

[] Other State agency

[] Federal agency

[] Local government

[] University

[X] Other

Specify repository:

E.H.T. Traceries

10. Geographical Data

Acreage of property 1.25 miles ~ 680 acres

UTM References

1 1/8 / 3/2/3/3/0/0/ 4/3/0/7/4/4/7/

Zone Easting Northing

2 1/8 / 3/2/3/2/0/0/ 4/3/0/7/9/2/5/

Zone Easting Northing

3 1/8 / 3/2/3/3/2/0/ 4/3/0/9/5/2/0/

Zone Easting Northing

4 1/8 / 3/2/3/4/8/5/ 4/3/0/9/5/4/5/

Zone Easting Northing

5 1/8 / 3/2/3/5/0/0/ 4/3/0/8/1/2/3/

Zone Easting Northing

6 1/8 / 3/2/3/4/2/0/ 4/3/0/7/4/4/7/

Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

[X] See continuation sheet

Boundary Justification

[X] See continuation sheet

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Sixteenth Street Historic District, Washington, D.C. (Boundary Expansion)

Section number 9 Page 35

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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Sixteenth Street Historic District, Washington, D.C. (Boundary Expansion)

Section number 9 Page 36

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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Sixteenth Street Historic District, Washington, D.C. (Boundary Expansion)

Section number 9 Page 37

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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Sixteenth Street Historic District, Washington, D.C. (Boundary Expansion)

Section number 9 Page 38

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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Sixteenth Street Historic District, Washington, D.C. (Boundary Expansion)

Section number 10 Page 39

10. Geographical Data

Verbal Boundary Description

The expansion of the Sixteenth Street Historic District includes all those properties fronting the street between H Street, N.W. north of Lafayette Square to the south side of Florida Avenue, N.W.

The existing historic district extends northward from the intersection of Massachusetts Avenue, Rhode Island Avenue, and N Street, N.W. at Scott Circle (inclusive) to the south side of Florida Avenue, N.W. Properties included in the historic district front Sixteenth Street in Squares 174, 175, 176, 177, 177N, 178, 179, 180, 181, 188, 188S, 189, 190, 191, 192, 193, 194, 195, and Reservations 62, 63, and 64.

The expanded Sixteenth Street Historic District would add those properties fronting the street from the north side of H Street to the south side of Massachusetts Avenue and Rhode Island Avenue, just south of Scott Circle. Included in the extended historic district are parts of Squares 182, 183, 184, 185, 186, 196, 197, 198, 199, and 200. Boundary expansions will also be made in Squares 175 and 181.

Boundary Justification

The expansion of the Sixteenth Street Historic District is based on the physical development of the street northward from Lafayette Square, north of the White House, to the original boundary of the Federal City at Florida Avenue (originally known as Boundary Street). This span of Sixteenth Street was an integral component of the Plan for the City of Washington, prepared by French engineer and planner Pierre Charles L'Enfant in 1791. Laid out as a grand avenue, Sixteenth Street underwent significant paving and landscaping improvements in the 1870s under Alexander "Boss" Shepherd's Public Works Program, and was recognized as a major median thoroughfare by the McMillan Commission Plan of 1901, which extended Sixteenth Street beyond the city's original boundary at Florida Avenue. Between H Street and Florida Avenue, Sixteenth Street has developed cohesively from the early part of the nineteenth century, with distinct phases of development in the early and mid-twentieth century that represent the growth of the nation's capital. The historically wide street, with a variety of building types including social institutions, churches, luxury hotels, apartments, association headquarters, and single-family dwellings, maintains a unified vista, with tree-lined sidewalks and setbacks and consistent building heights.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Sixteenth Street Historic District, Washington, D.C. (Boundary Expansion)

Section number 10 Page 40

Further Expansion

Sixteenth Street's evolution from H Street at Lafayette Square to the Maryland line at Eastern Avenue is most easily understood as three segments that cohesively illustrate the development and growth trends of Washington, D.C. The six-and-one-half-mile street consists of the area within the Federal City boundaries (the subject of this boundary expansion); the area developed at the beginning of the twentieth century under the direction of Mary Foote Henderson just north of Florida Avenue to Park Road; and the area to the north of Piney Branch Bridge to the Maryland line at Eastern Avenue representing planned suburban residential and religious development. Thus, further survey and research work should be conducted to extend the Sixteenth Street Historic District northward.

Sixteenth Street Historic District (Boundary Expansion)

Washington, D.C.

Name of Property

County and State

11. Form Prepared By

Name/title Laura V. Trieschmann, Senior Architectural Historian

Organization E.H.T. Tracerics, Inc. Date September 31, 1999 revised 2006

Street & Number 1121 Fifth Street, N.W. Telephone (202) 393-1199

City or Town Washington State DC Zip code 20001

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of the Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Sixteenth Street Historic District, Washington, D.C. (Boundary Extension)

Section number Photographs **Page** 41

All photographs are of:

SIXTEENTH STREET HISTORIC DISTRICT (EXPANDED BOUNDARY)
Washington, D.C.
EHT Tracerics, Inc., photographer
September 1999

All negatives are stored with D.C. Historic Preservation Office (SHPO):

VIEW OF: Lafayette Square, view looking north
PHOTO: 1 OF 11

VIEW OF: 800 Block (Odd), view looking northeast
PHOTO: 2 OF 11

VIEW OF: 900 Block (Even), view looking northwest
PHOTO: 3 OF 11

VIEW OF: 923 16th Street, NW; view looking southwest
PHOTO: 4 OF 11

VIEW OF: 1100 Block (Odd); view looking southeast
PHOTO: 5 OF 11

VIEW OF: 1100 Block (Even); view looking northwest
PHOTO: 6 OF 11

VIEW OF: 1200 Block (Odd); view looking southeast
PHOTO: 7 OF 11

VIEW OF: 1201-1227 Block, view looking northeast
PHOTO: 8 OF 11

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Sixteenth Street Historic District, Washington, D.C. (Boundary Extension)

Section number Photographs **Page** 42

VIEW OF: 1200-1210 16th Street, NW, view looking northwest
PHOTO: 9 OF 11

VIEW OF: 1216-1220 Block, view looking northwest
PHOTO: 10 OF 11

VIEW OF: Looking south from Scott Circle
PHOTO: 11 OF 11

Properties denoted in bold are located within the increased boundary area

Properties denoted in italics are within the 1977 historic district boundaries and have been reclassified as “contributing” under the new period of significance.

ID Number	Building Name (Historic)	Address	Date	Status
0174-0800	Embassy of Belgium	2100 16th Street NW	1910	Contributing
<i>0174-0805</i>	<i>Washington House</i>	<i>2120 16th Street NW</i>	<i>1940</i>	<i>Contributing</i>
0174-0806	[rowhouse/16th Street NW/2108]	2108 16th Street NW	1895	Contributing
0175-0019	[rowhouse/16th Street NW/2026]	2026 16th Street NW	1906	Contributing
0175-0021	Herman (Isaac & Albert) Houses	2024 16th Street NW	1906	Contributing
0175-0022	Herman (Isaac & Albert) Houses	2022 16th Street NW	1906	Contributing
0175-0033	Harding (Theodore A.) House	2032 16th Street NW	1893	Contributing
0175-0034	[rowhouse/16th Street NW/2030]	2030 16th Street NW	1885	Contributing
0175-0035	[rowhouse/16th Street NW/2028]	2028 16th Street NW	1885	Contributing
0175-0036	[apartment building/16th Street NW/2008]	2008 16th Street NW	1921	Contributing
0175-0801	Rochelle Apartments (Balfour Annex)	1603 U Street NW	1909	Contributing
0175-0805	McKay (Crandel) House	2020 16th Street NW	1921	Contributing
0175-0811	Milburn (Charles C.) House	2034 16th Street NW	1912	Contributing
0175-0815	Westover (The Balfour)	2000 16th Street NW	1900	Contributing
0176-0805	[U Street NW/1600]	1600 U Street NW	1900	Contributing
0177-0001	[T Street NW/1600]	1600 T Street NW	1900	Contributing
0177-0002	Fuger (Frederick) House	1846 16th Street NW	1900	Contributing
0177-0005	[rowhouse/16th Street NW/1838]	1838 16th Street NW	1915	Contributing
0177-0087	[rowhouse/16th Street NW/1826]	1826 16th Street NW	1878	Contributing
0177-0088	[rowhouse/16th Street NW/1824]	1824 16th Street NW	1878	Contributing
0177-0089	[rowhouse/16th Street NW/1822]	1822 16th Street NW	1878	Contributing
0177-0090	[rowhouse/16th Street NW/1820]	1820 16th Street NW	1878	Contributing
0177-0091	[rowhouse/16th Street NW/1818]	1818 16th Street NW	1878	Contributing

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET: List of Resources

16th Street Historic District (Boundary Increase)

ID Number	Building Name (Historic)	Address	Date	Status
0177-0092	[rowhouse/16th Street NW/1816]	1816 16th Street NW	1878	Contributing
0177-0108	Anderson House	1836 16th Street NW	1905	Contributing
0177-0109	[16th Street NW/1834]	1834 16th Street NW	1902	Contributing
0177-0126	Howard (The)	1842 16th Street NW	1913	Contributing
0177-0127	Lealand (The)	1830 16th Street NW	1914	Contributing
0177-0801	Thorn (S.R.) House	1832 16th Street NW	1897	Contributing
0177-0802	Universalist National Memorial Church	1810 16th Street NW	1930	Contributing
0177N-0004	Herwig (L.J.) House	1910 16th Street NW	1893	Contributing
0177N-0005	[rowhouse/16th Street NW/1908]	1908 16th Street NW	1878	Contributing
0177N-0006	[rowhouse/16th Street NW/1906]	1906 16th Street NW	1878	Contributing
0177N-0007	[rowhouse/16th Street NW/1904]	1904 16th Street NW	1874	Contributing
0177N-0008	[rowhouse/16th Street NW/1902]	1902 16th Street NW	1873	Contributing
0177N-0009	[store & dwelling/16th Street NW/1900]	1900 16th Street NW	1880	Contributing
0177N-0026	[rowhouse/16th Street NW/1912]	1912 16th Street NW	1900	Contributing
0177N-0805	[rowhouse/16th Street NW/1914]	1914 16th Street NW	1892	Contributing
0177N-0806	[rowhouse/16th Street NW/1916]	1916 16th Street NW	1892	Contributing
0177N-0807	Harlan (Mrs. Annie) House	1920 16th Street NW	1877	Contributing
0177N-0808	Lawrence (The)	1922 16th Street NW	1895	Contributing
0177N-0809	<i>[apartment building/16th Street/1926]</i>	<i>1926 16th Street NW</i>	<i>1952</i>	<i>Contributing</i>
0178-0073	[rowhouse/16th Street NW/1710]	1710 16th Street NW	1890	Contributing
0178-0074	[rowhouse/16th Street NW/1708]	1708 16th Street NW	1890	Contributing
0178-0075	McKahan (R.R.) House	1706 16th Street NW	1907	Contributing
0178-0076	O'Donoghue (D.W.) House	1704 16th Street NW	1909	Contributing
0178-0077	Shafer (Mary) House	1702 16th Street NW	1890	Contributing
0178-0078	[rowhouse/R Street NW/1601]	1601 R Street NW	1910	Contributing
0178-0093	Ambassador (The)	1750 16th Street NW	1920	Contributing
0178-0094	Saint Mihiel (The)	1712 16th Street NW	1920	Contributing
0178-0800	Brown (Justice Henry B.) House	1720 16th Street NW	1892	Contributing
0178-0801	<i>Winston Mews</i>	<i>1730 16th Street NW</i>	<i>1980s</i>	<i>Non-Contributing</i>
0179-0056	[store/16th Street NW/1612]	1612 16th Street NW	1865	Contributing

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET: List of Resources

16th Street Historic District (Boundary Increase)

ID Number	Building Name (Historic)	Address	Date	Status
0179 -0106	[mansion/16th Street NW/1628]	1628 16th Street NW	1890	Contributing
0179 -0812	Barclay Apartments	1616 16th Street NW	1924	Contributing
0179 -0813	Ravenel (The)	1604-1610 16th Street NW	1929	Contributing
0179 -0817	[apartment house/16th Street NW/1600]	1600 16th Street NW	1940	Contributing
0180 -0042	[rowhouse/16th Street NW/1536]	1536 16th Street NW	1884	Contributing
0180 -0043	[rowhouse/16th Street NW/1534]	1534 16th Street NW	1900	Contributing
0180 -0044	Harris (R.) House	1532 16th Street NW	1894	Contributing
0180 -0084	The Church Place Condominium (Churchill Apartment)	1520 16th Street NW	1963	Non-Contributing
0180 -0085	Foundry United Methodist Church	1500-1510 16th Street NW	1904	Contributing
0180 -0801	Hightowers Apartments	1530 16th Street NW	1938	Contributing
0181 -0162	Australian Embassy	1601 Massachusetts Avenue NW	1968	Non-Contributing
0181 -0821	Embassy (The)	1424 16th Street NW	1917	Contributing
0181 -0822	[rowhouse/16th Street NW/1420]	1420 16th Street NW	1915	Contributing
0181 -0851	First Baptist Church	1326-1330 16th Street NW	1955	Contributing
0181 -0870	National Wildlife Federation	1400-1412 16th Street NW	1987-1988	Non-Contributing
0182 -0053	[apartment building/16th Street/1222]	1222 16th Street NW	1920	Contributing
0182 -0055	Carmody (John R.) House	1220 16th Street NW	1883	Contributing (altered)
0182 -0056	Bliss (Alonzo) House	1218 16th Street NW	1907	Contributing
0182 -0057	Bulkley (Mrs. Virginia) House	1216 16th Street NW	1891	Contributing
0182 -0058	[rowhouse/16th Street NW/1214]	1214 16th Street NW	1915	Contributing
0182-0059	[rowhouse/16 th Street NW/1212]	1212 16 th Street NW	1915	Contributing
0182 -830	Courtyard Marriott	1600 Rhode Island Avenue NW	2004	Non-Contributing
0182 -0819	Jefferson Hotel	1200-1210 16th Street NW	1922	Contributing
0183 -0091	Mitchell (Harrison) House	1128 16th Street NW	1908-1909	Contributing
0183 -0105	Pall Mall Apartments	1112 16th Street NW	1940	Contributing
0183 -0800	SAIL Charter School	1100-1102 16th Street NW	1908	Contributing (altered)

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET: List of Resources**

16th Street Historic District (Boundary Increase)

<u>ID Number</u>	<u>Building Name (Historic)</u>	<u>Address</u>	<u>Date</u>	<u>Status</u>
0183 -0830	[office building/16th Street/1106-1108]	1106-1110 16th Street NW	1920	Contributing (altered)
0183 -0881	International Union of Electricians Trades	1120-1126 16th Street NW	1954	Contributing (altered)
0183 -0882-A	National Geographic Society, Hubbard Memorial Hall	1156 16th Street NW	1902	Contributing
0183 -0882-B	National Geographic Society, Addition	1156 16th Street NW	1912-1913	Contributing
0184-0882-D	National Geographic Society, Annex II	1600 M Street NW	1981	Non-Contributing
0184 -0017	[rowhouse/16th Street NW/1020]	1020 16th Street NW	1916	Contributing (altered)
0184 -0059	[office building/16th Street NW/1010]	1010 16th Street NW	1963	Non-Contributing
0184 -0068	Milburn Apartments	1016 16th Street NW	1921	Contributing (altered)
0184 -0830	Presidential Apartments	1026 16th Street NW	1922	Contributing
0184 -0842	Solar Building	1000-1010 16th Street NW	2002	Non-Contributing
0185 -0041-A	Third Church of Christ, Scientist	900 16th Street NW	1970	Non-Contributing
0185 -0041-B	Christian Science Monitor Building	910 16th Street NW	1970	Non-Contributing
0185 -0812	World Center Building	918-930 16th Street NW	1949	Contributing
0186-0039	Motion Picture Association of America	1600 I Street NW	1968	Non-Contributing
0186 -0809	Hay-Adams Hotel	800 16th Street NW	1927	Contributing
0188 -0802	Roosevelt Hotel	2101 16th Street NW	1919	Contributing
0188S-0004	Brittany (The)	2001 16th Street NW	1916	Contributing
0189 -0801	Congressional Club	2001 New Hampshire Ave. NW	1914	Contributing
0190 -0119	[apartment building/16th Street NW/1929]	1929 16th Street NW	1921	Contributing
0190 -0120	Boker (E.W.) House	1931 16th Street NW	1887	Contributing
0190 -0123	Brewer (Eugene M.) House	1923 16th Street NW	1902	Contributing
0190 -0126	Tiffany (The)	1925 16th Street NW	1922	Contributing
0190 -0801	Baker (Marcus) House	1905 16th Street NW	1889	Contributing
0190 -0805	Merriam (C. Harts) House	1919 16th Street NW	1887	Contributing
0190 -0809	[apartment building/16th Street NW/1915]	1915 16th Street NW	1922	Contributing
0190 -0810	[U Street NW/1536]	1536 U Street NW	1915	Contributing
0190 -0811	Virginia (The)	1901 16th Street NW	1935	Contributing
0191 -0093	[rowhouse/16th Street NW/1837]	1837 16th Street NW	1890	Contributing

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET: List of Resources

16th Street Historic District (Boundary Increase)

ID Number	Building Name (Historic)	Address	Date	Status
0191-0094	[rowhouse/16th Street NW/1839]	1839 16th Street NW	1890	Contributing
0191-0095	[rowhouse/16th Street NW/1841]	1841 16th Street NW	1890	Contributing
0191-0100	King (Augusta J.) House	1825 16th Street NW	1900	Contributing
0191-0101	[apartment building/16th Street NW/1827]	1827 16th Street NW	1928	Contributing
0191-0103	Somerset House	1801-1809 16th Street NW	1916	Contributing
0191-0802	Leupp (Francis P.) Houses	1813 16th Street NW	1887	Contributing
0191-0803	Leupp (Francis P.) Houses	1815 16th Street NW	1887	Contributing
0191-0804	[rowhouse/16th Street NW/1817]	1817 16th Street NW	1880	Contributing
0191-0805	Saxton (General Rufus) House	1821 16th Street NW	1890	Contributing
0191-0806	[rowhouse/16th Street NW/1823]	1823 16th Street NW	1897	Contributing
0191-0807	[rowhouse flats/16th Street NW/1829]	1829 16th Street NW	1922	Contributing
0191-0808	[apartment building/16th Street NW/1835]	1835 16th Street NW	1921	Contributing
0192-0800	Scottish Rite Temple	1733 16th Street NW	1911	Contributing
0192-0815	Chastleton (The)	1701 16th Street NW	1919	Contributing
0193-0014	Huntley (Charles) House	1601 16th Street NW	1878	Contributing
0193-0142	[rowhouse/16th Street NW/1603]	1603 16th Street NW	1880	Contributing
0193-0143	[rowhouse/16th Street NW/1605]	1605 16th Street NW	1880	Contributing
0193-0144	[rowhouse/16th Street NW/1607]	1607 16th Street NW	1880	Contributing
0193-0145	Denman-Werlich House	1623 16th Street NW	1886	Contributing
0193-0146	Wilson (H. Cornell) House	1609 16th Street NW	1908	Contributing
0193-0148	Embassy Inn	1627 16th Street NW	1912	Contributing
0193-0149	[rowhouse/16th Street NW/1631]	1631 16th Street NW	1883	Contributing
0193-0800	Church of the Holy City Swedenborgian	1611 16th Street NW	1894	Contributing
0193-0802	[apartment building/16th Street NW/1625]	1625 16th Street NW	1919	Contributing
0193-0804	Manning (Antoinette) House	1629 16th Street NW	1887	Contributing
0193-0807	[rowhouse/16th Street NW/1633]	1633 16th Street NW	1885	Contributing
0194-0012	[rowhouse/16th Street NW/1511]	1511 16th Street NW	1878	Contributing
0194-0013	Woodward (Robert Simpson) House	1513 16th Street NW	1885	Contributing
0194-0018	[rowhouse/16th Street NW/1523]	1523 16th Street NW	1905	Contributing

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET: List of Resources**

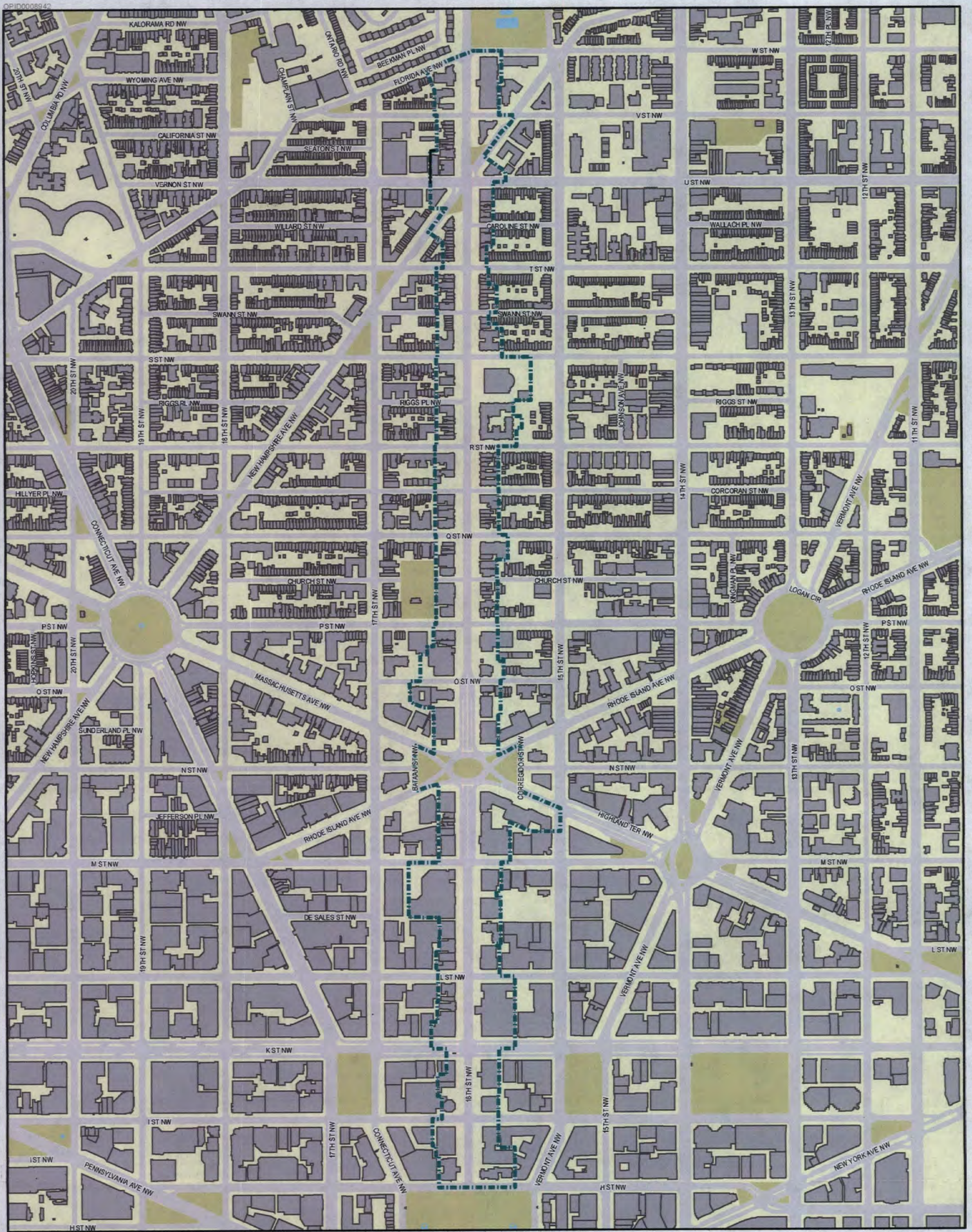
16th Street Historic District (Boundary Increase)

ID Number	Building Name (Historic)	Address	Date	Status
0194-0019	[rowhouse/16th Street NW/1525]	1525 16th Street NW	1891	Contributing
0194-0079	[rowhouse/P Street NW/1531]	1531 P Street NW	1878-1879	Contributing
0194-0083	[rowhouse/16th Street NW/1501]	1501 16th Street NW	1875	Contributing
0194-0097	Marlatt (Charles L.) House	1521 16th Street NW	1908	Contributing
0194-0098	Alturas (The)	1509 16th Street NW	1909	Contributing
0194-0800	Harper (Col. Robert N.) House	1515 16th Street NW	1904	Contributing
0194-0805	[16th Street NW/1527]	1527 16th Street NW	1900	Contributing
0194-0812	Jewish Community Center	1533 16th Street NW (1540 Q Street)	1924	Contributing
0195-0010	Shields-Scully House	1401 16th Street NW	1888	Contributing
0195-0806	<i>General Scott (The)</i>	<i>1 Scott Circle NW</i>	1941	Contributing
0195-0829	[16th Street NW/1333]	1333 16th Street NW	1881	Contributing
0195-0839	Carnegie Endowment of Washington	1530 P Street NW	1910	Contributing
0195-0846	Melbourne House Apartments	1315 16th Street NW	1964	Non-Contributing
0196-0035	National Education Association Annex (rebuilt)	1201 16th Street NW	1991	Non-Contributing
0196-0820	[apartment/Massachusetts Ave/1500]	1500 Massachusetts Ave. NW	1950	Contributing
0197-0080	[office building/16th Street NW/1101]	1101 16th Street NW	1970	Non-Contributing
0197-0084	[office building/16th Street NW/1111]	1111 16th Street NW	1974	Non-Contributing
0197-0820	[rowhouse/16th Street NW/1115]	1115 16th Street NW	1893	Contributing
0197-0840	University Club	1135 16th Street NW	1920-1921	Contributing
0197-0841	Pullman (Mrs. George M.) House	1119-1125 16th Street NW	1909	Contributing
0197-0853	American Chemical Society (renovated)	1155 16th Street NW	1994	Non-Contributing
0198-0838	Statler Hotel (Capitol Hilton Hotel)	1001 16th Street NW	1941	Contributing
0199-0058	Carlton Hotel	923 16th Street NW	1925	Contributing
0199-0824	Moreschi Building (International Hod Carriers Union)	905 16th Street NW	1958-1959	Contributing

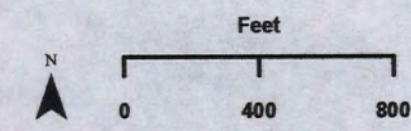
**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET: List of Resources**

16th Street Historic District (Boundary Increase)

<u>ID Number</u>	<u>Building Name (Historic)</u>	<u>Address</u>	<u>Date</u>	<u>Status</u>
0200 -0026	American Federation of Labor	815 16th Street NW	1955-1956	Contributing
0200 -0810	Saint John's Church	801 16th Street NW	1815-1816	Contributing





**Sixteenth Street
Historic District
(2007)**



*** Government of the District of Columbia
 Anthony A. Williams, Mayor

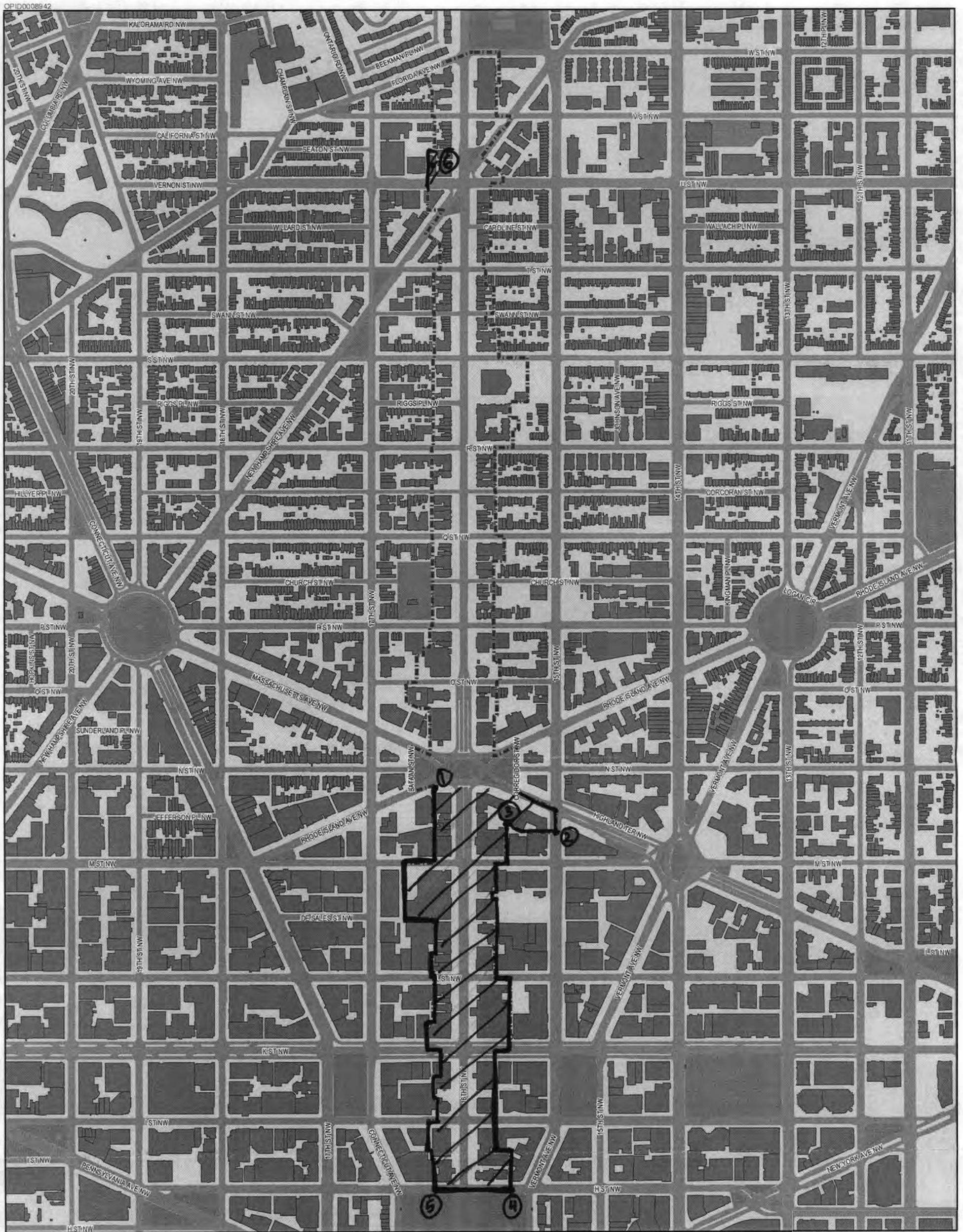
Office of Planning ~ March 29, 2007

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

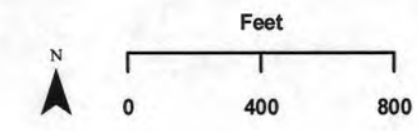
-  Historic District
-  Buildings



16th Street Historic District (Boundary Increase) UTM References



Sixteenth Street Historic District (Boundary Increase)



*** Government of the District of Columbia
 Anthony A. Williams, Mayor

Office of Planning ~ March 29, 2007

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

UTM References:

1) 18 323 368E 4308408N

2) 18 323576E 4308327N

3) 18 323505E 430833M

4) 18 323475E 4307666

5) 18 323353E 4307666N

6) 18 323409 4309561N

Historic District (1978)

Buildings

Boundary Increase (2007)



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Sixteenth Street Historic District (Boundary Increase)

MULTIPLE NAME:

STATE & COUNTY: DISTRICT OF COLUMBIA, District of Columbia

DATE RECEIVED: 6/01/07 DATE OF PENDING LIST: 6/19/07
DATE OF 16TH DAY: 7/04/07 DATE OF 45TH DAY: 7/15/07
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07000671

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 7-11-07 DATE

ABSTRACT/SUMMARY COMMENTS:

Division of Land Management
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



SIXTEENTH STREET HISTORIC DISTRICT (EXPANDED)

WASHINGTON, DC

TRACERIES

SEPTEMBER 1999

DC SHPO

LAFAYETTE SQUARE, LOOKING NORTH

1 OF 11



SIXTEENTH STREET HISTORIC DISTRICT (EXPANDED)

WASHINGTON, DC

TRACERIES

SEPTEMBER 1999

DC SHPO

800 BLOCK (ODD) LOOKING NORTHEAST

2 OF 11



FEDERAL OFFICE OF GENERAL INVESTIGATION

AMS



SIXTEENTH STREET HISTORIC DISTRICT (EXPANDED)

WASHINGTON, DC

TRACERIES

SEPTEMBER 1999

DC SHPO

900 BLOCK (EVEN) LOOKING NORTHWEST

3 OF 11



SIXTEENTH STREET HISTORIC DISTRICT (EXPANDED)

WASHINGTON, DC

TRACERIES

SEPTEMBER 1999

DC SHPO

923 16TH STREET, NW, LOOKING SOUTHWEST

4 OF 11



SIXTEENTH STREET HISTORIC DISTRICT (EXPANDED)

WASHINGTON, DC

TRACERIES

SEPTEMBER 1999

DC SHPO

1100 BLOCK (ODD), LOOKING SOUTHEAST

5 OF 11



SIXTEENTH STREET HISTORIC DISTRICT (EXPANDED)

WASHINGTON, DC

TRACERIES

SEPTEMBER 1999

DC SHPO

1100 BLOCK (EVEN) LOOKING NORTHWEST

6 OF 11



SIXTEENTH STREET HISTORIC DISTRICT (EXPANDED)

WASHINGTON, DC

TRACERIES

SEPTEMBER 1999

DC SHPO

1200 BLOCK (ODD), LOOKING, SOUTHEAST

7 OF 11



SIXTEENTH STREET HISTORIC DISTRICT (EXPANDED)

WASHINGTON, DC

TRACERIES

SEPTEMBER 1999

DC SHPO

1201-1227 BLOCK, LOOKING NORTHEAST

8 OF 11



SIXTEENTH STREET HISTORIC DISTRICT (EXPANDED)

WASHINGTON, DC

TRACERIES

SEPTEMBER 1999

DC SHPO

1200-1210 16th STREET, NW, LOOKING NORTHWEST

9 OF 11



SIXTEENTH STREET HISTORIC DISTRICT (EXPANDED)
WASHINGTON, DC
TRACERIES
SEPTEMBER 1999
DC SHPO
1216 - 1220 BLOCK, LOOKING NORTHWEST
10 OF 11



SIXTEENTH STREET HISTORIC DISTRICT (EXPANDED)

WASHINGTON, DC

TRACERIES

SEPTEMBER 1999

DC SHPO

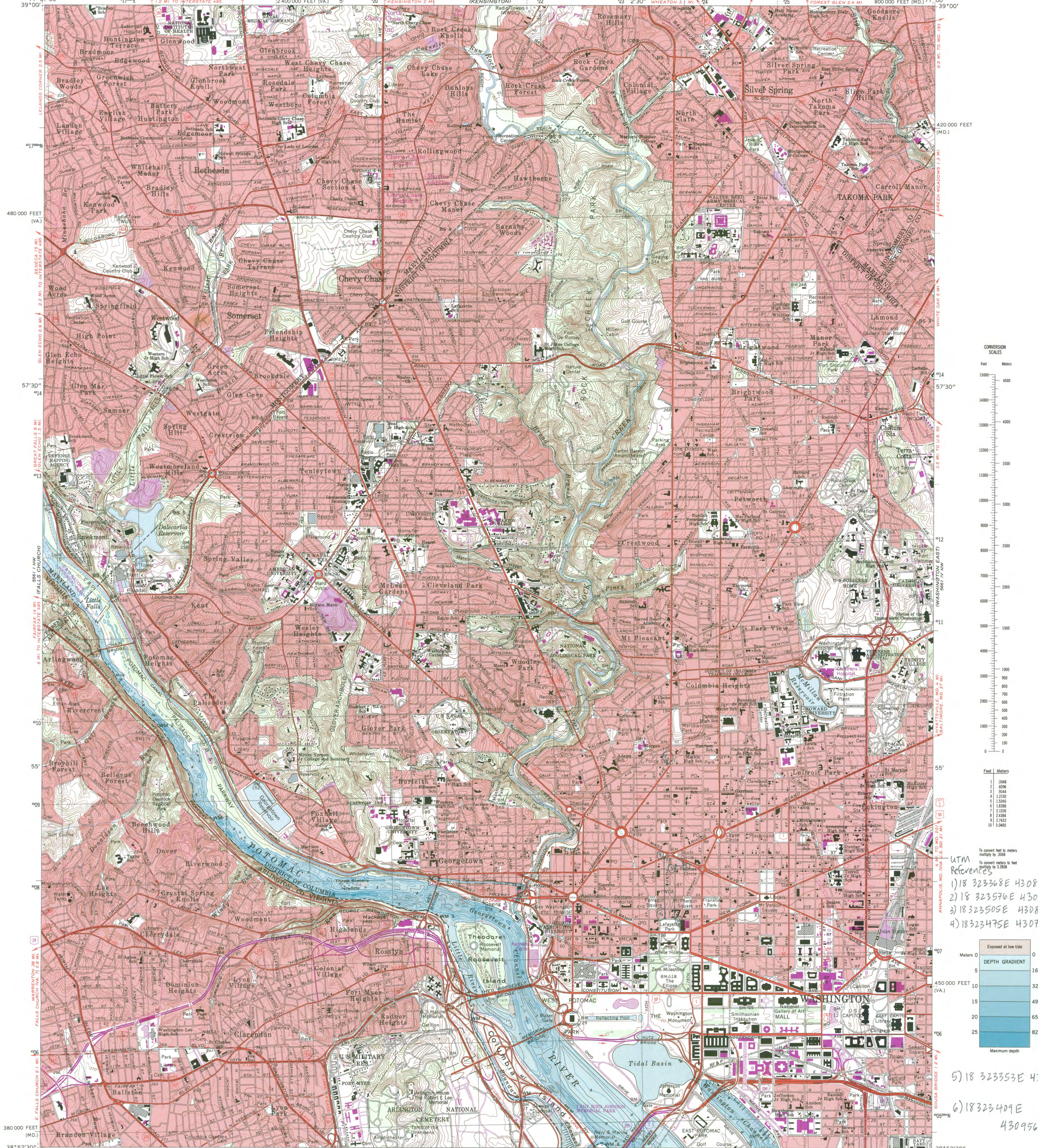
LOOKING FROM SCOTT CIRCLE, SOUTH

11 OF 11

SIXTEENTH STREET HISTORIC DISTRICT
(Boundary Increase)
Washington, D.C.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

WASHINGTON WEST QUADRANGLE
DISTRICT OF COLUMBIA-MARYLAND-VIRGINIA
7.5 MINUTE SERIES
(TOPOGRAPHIC-BATHYMETRIC)

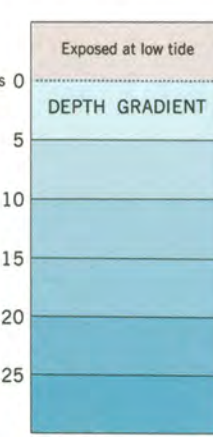


CONVERSION SCALES



Feet Meters
1 3048
2 6096
3 9144
4 12192
5 15240
6 18288
7 21336
8 24384
9 27432
10 30480

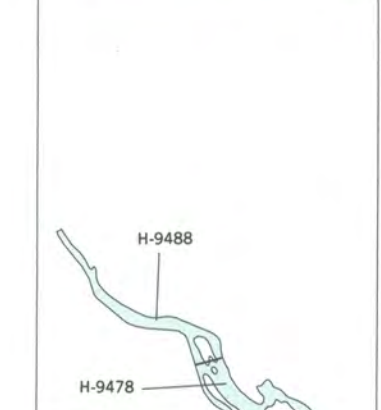
UTM References
1) 18 323368E 4308408N
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4) 18 323475E 4307666



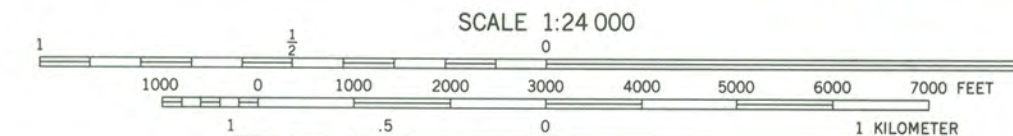
5) 18 323353E 4307666 N
6) 18 323409E 4309561N

Mapped, edited, and published by the Geological Survey and the National Ocean Service
Control by USGS, NOS/NOAA, NCPS, and WSSC
Compiled by photogrammetric methods from aerial photographs taken 1955. Field checked 1956. Revised 1965.
Bathymetry compiled by the National Ocean Service from tide-coordinated hydrographic surveys. This information is not intended for navigational purposes.
Mean low water (dotted line) and mean high water (heavy solid line) compiled by NOS from tide-coordinated aerial photographs. Apparent shoreline (outer edge of vegetation) shown by light solid line.
Polyconic projection. 10,000-foot grid ticks based on Maryland coordinate system, and Virginia coordinate system, north zone.
100-meter Universal Transverse Mercator grid, zone 18.
1927 North American Datum.
To place on the predicted North American Datum 1983 move the projection lines 8 meters south and 26 meters west as shown by dashed corner ticks.
Red tint indicates areas in which only landmark buildings are shown. There may be private inholdings within the boundaries of the National or State reservations shown on this map.
Revisions shown in purple and woodland compiled in cooperation with Commonwealth of Virginia agencies from aerial photographs taken 1981 and other sources. This information not field checked.
Map edited 1983.
Purple tint indicates extension of urban areas.

NATIONAL OCEAN SERVICE
HYDROGRAPHIC SURVEY INDEX



Survey Number	Survey Date	Survey Scale	Survey Line Spacing (Naut. Miles)
H-9478	1977	1:5,000	0.1-0.8
H-9488	1976	1:5,000	0.1-0.5



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
BATHYMETRIC CONTOUR INTERVAL 1 METER WITH SUPPLEMENTARY 0.5 METER CONTOURS-DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
THE MEAN RANGE OF TIDE IS APPROXIMATELY 0.4 METER

BASE MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
BATHYMETRIC SURVEY DATA COMPLIES WITH INTERNATIONAL HYDROGRAPHIC ORGANIZATION (IHO) SPECIAL PUBLICATION 44 ACCURACY STANDARDS AND/OR STANDARDS USED AT THE DATE OF THE SURVEY
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 20192
NATIONAL OCEAN SERVICE, ROCKVILLE, MARYLAND 20852
AND VIRGINIA DIVISION OF MINERAL RESOURCES, CHARLOTTEVILLE, VIRGINIA 22903
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty _____ Light-duty _____
Medium-duty _____ Unimproved dirt _____
○ Interstate Route ○ U.S. Route ○ State Route

WASHINGTON WEST, D.C.-MD.-VA.
38077-H1-T8-024
1965
PHOTOREVISED 1983
BATHYMETRY ADDED 1982
DMA 5561-1 NE-SERIES Y833

