

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1** NAME

HISTORIC

AND/OR COMMON

South Side of the 2000 Block of Eye Street, N. W.

**2** LOCATION 832 20th Street, 2004 Eye Street, 2006 Eye Street, 2008 Eye Street,  
2018 Eye Street, 2022 Eye Street, 2024 Eye Street, 2026 Eye Street, 2030 Eye Street  
STREET & NUMBER 2032 Eye Street, 2034 Eye Street, 2040 Eye Street, 825 21st Street  
--- NOT FOR PUBLICATION

CITY, TOWN

Washington

--- VICINITY OF ---

CONGRESSIONAL DISTRICT

Walter E. Fauntroy

STATE

District of Columbia

CODE

11

COUNTY

District of Columbia

CODE

001

**3** CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENC
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**4** OWNER OF PROPERTY

NAME

See Continuation Sheet Form 10-300a

STREET & NUMBER

CITY, TOWN

--- VICINITY OF ---

STATE

**5** LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Recorder of Deeds

STREET & NUMBER

6th & D Streets, N.W.

CITY, TOWN

Washington

STATE

District of Columbia

**6** REPRESENTATION IN EXISTING SURVEYS

TITLE

District of Columbia's Inventory of Historic Sites

DATE

January 21, 1977

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR

SURVEY RECORDS D.C./N.C.P.C. Historic Preservation Office

CITY, TOWN

Washington

STATE

District of Columbia

# DESCRIPTION

Varies from Excellent

CONDITION to Deteriorated  
 \_\_\_EXCELLENT            \_\_\_DETERIORATED  
 \_\_\_GOOD                \_\_\_RUINS  
 \_\_\_FAIR                \_\_\_UNEXPOSED

CHECK ONE  
 \_\_\_UNALTERED  
 \_\_\_ALTERED  
 Varying Degrees  
 of Alteration

CHECK ONE  
 ORIGINAL SITE  
 \_\_\_MOVED    DATE \_\_\_\_\_

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The South Side of the 2000 Block of Eye Street, N.W., includes 13 residential and mixed use residential and commercial buildings constructed between 1831 and 1896. These party-walled brick masonry structures are built directly on the property line, some with 1 or 2 story bays and landscaped front yards extending into the parking. There are three interruptions in the continuity of the row--an alley at its mid-point between 2013 and 2020 and demolition sites at 2010-2014 and 2036-2038. The buildings are 2½ to 3 stories high and 2 to 4 bays wide. Those to the east of the alley are commercial Italianate in design concept with flat roofs; substantial crowning cornices and evenly rhythmic facade articulation. Those to the west of the alley are more residential in appearance with mansard and gable roofs, projecting bays and greater rhythmic and textural complexity of facade articulation. They include three groups of speculative buildings as well as an individually designated Landmark building (2030) representative of early residential vernacular architecture in the federal city.

The following descriptions of individual buildings were prepared by Nancy Schwartz, architectural historian, of Don't Tear It Down.

832 20th Street and 2004 I Street (1868) form the largest structure on the block. It is three stories tall with a flat roof and bracketed metal cornice. The cornice accommodates two set backs in the north wall which appear to reflect various periods of building. The windows of the eastern portion of the building have six-over-six light sash. Those of the western portion have one-over-one light sash. All windows are of the same proportions with simple flat arches. The entrance to the upper floors of 832 20th St. is on the south side of the facade. The original store fronts of both 832 and 2004 have been obliterated by a form stone covering. 2004 originally served as a separate shop under separate ownership, although architecturally it appears to be part of a single building.

2006 I Street (1845). This three-story, flat-roofed building has simple wooden lintels with applied bulls eye corner blocks. The brick facade does not appear to contain any headers. The strongly-projecting galvanized iron cornice with large dentil blocks sits almost on top of the upper story windows. Building permits (#2643) indicate that the cornice and a balustraded parapet (now removed) were added in 1912. The present shop front with hooded roof is a very recent addition.

2008 I Street (1896). A three-story, three-bay brick commercial building with flat roof decorative cornice, and first floor shop front, 2008 I Street is typical of the late 19th century. The present brick facade is extremely plain, punctuated by windows with fine round-headed arches on the second floor and segmental arches on the third floor. The modillioned cornice has terminating consoles at either end and a simple paneled frieze. The shop front is symmetrical: the display window is flanked by the entrance to the upper floors on the west and the entrance to the shop on the east. The simple paneled trim is not original. Floor height in this building is ample, making it half again as tall as its older three-story neighbor to the east.

# SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1831 - 1896

BUILDER/ARCHITECT Refer to Item 7

## STATEMENT OF SIGNIFICANCE

The Joint Committee on Landmarks has designated the South Side of the 2000 Block of Eye Street, N.W., a Category II Landmark of Importance which contributes significantly to the cultural heritage and visual beauty of the District of Columbia. This architectural cohesive residential row, gradually developed between 1831 and 1896, admirably illustrates the evolution of vernacular building in the District of Columbia in the nineteenth century. Its human scale and textural diversity have a major design impact on Pennsylvania Avenue west of the White House, enhancing Reservations 28 and 29, relating nearby residential areas and other historic buildings to the Avenue, and underlining the historic importance of the Avenue as a link between the Federal City and Georgetown.

The South Side of the 2000 Block of Eye Street, N.W., occupies a visually strategic location on offset Eye Street adjacent to Reservations 28 and 29 (shown on the 1792 Plan of the Federal City) along the western Pennsylvania Avenue axis, and is the only remaining block along this axis to retain its historic scale and character without intrusion. It relates positively to nearby individually designated Landmarks and other nineteenth century buildings, providing an essential context of historic and architectural continuity in what was once one of the most populous and fashionable residential areas of the city. It visually links the White House-Lafayette Square area with the Washington Circle-Georgetown area along the western Pennsylvania Avenue axis, emphasizing the historic importance of this route. It is a lively and coherent grouping of 2½ to 3 story brick masonry buildings exemplifying the architectural transitions of vernacular building in the District of Columbia in the nineteenth century. It maintains today its historic character and ambiance as a commercial focal point of nearby residential neighborhoods. Located opposite the Arts Club of Washington, a Category II Landmark of the National Capital, it has been a favored site for studios of prominent Washington artists including S. Burtis Baker and Jack Perlmutter.

The following historical sketch of the neighborhood was prepared by Nancy B. Schwartz, architectural historian, of Don't Tear It Down.

Before the founding of the City of Washington, the land upon which the 2000 block of I Street sits was just north of the platted town of Hamburg or Funkstown, located on the 1664 land grant known as the Widdowe's Mite. When the L'Enfant plan for Washington was implemented, Uriah Forrest and Benjamin Stoddart were the proprietors of that portion of the Widdowe's Mite which became Square 101.

In his "Reminiscences" of early Washington, Christian Hines, a resident of the block, recalls that in 1798, except for the Six Buildings and the Seven Buildings, there was only one frame house on Pennsylvania Avenue between Georgetown and the White House.

# MAJOR BIBLIOGRAPHICAL REFERENCES

See attached

## GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .59+ acre

UTM REFERENCES

A	18	32,25,6,0	4,30,74,7,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

The nominated property occupies lots 824, 839, 843, 45, 827, 57, 37, 38, 21, 832, 833, 834, and 25 in Square 101 and includes all buildings on the south side of Eye Street between 20th and 21st Streets, N.W., excluding 2020 Eye Street. The approximate sizes of these lots are 824, 15' x 66'; 839, 15' x 66'; 843, 18' x 72'; 45, 18' x 105'; 827, 25' x 117'; 57, 19' x 131'; 37, 19' x 95'; 38, 19' x 95'; 21, 35' x 149'; 832, 21' x 86'; 833, 20' x 72'; 834, 20' x 66'; and 25, 44' x 47'.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## FORM PREPARED BY

NAME / TITLE

Tanya Beauchamp, Architectural Historian

ORGANIZATION

D.C./N.C.P.C. Historic Preservation Office

DATE

STREET & NUMBER

National Capital Planning Commission  
1325 G Street, N.W.

TELEPHONE

CITY OR TOWN

Washington

STATE

District of Columbia

## STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Director, Department of Housing & Community Development DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

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SQUARE 101

<u>Lot</u>	<u>Owner. &amp; Address</u>	
824	James G. Baker, et al 825 21st Street, N.W.	20006
839	Theodore J. & G. E. Sheve 2521 34th Street, S. E.	20020
843	Mabel Y. Niles 2034 I Street, N. W.	20006
45	Lee Ngon Win Chin & Ying Hong Chin 2131 Massachusetts Avenue, N. W.	20008
827	Howard P. Foley Company 2020 I Street, N.W.	20006
57	Howard P. Foley Company 2020 I Street, N.W.	20006
37	Elwood Waite c/o T/A The Red Lion 2024 I Street, N.W.	20006
38	Howard P. Foley Company 2020 I Street, N.W.	20006
21	The George Washington University Vice President and Treasurer 2121 I Street, N.W.	20052
832	The George Washington University Vice President and Treasurer 2121 I Street, N.W.	20052
833	The George Washington University Vice President and Treasurer 2121 I Street, N.W.	20052

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<u>Lot</u>	<u>Owner &amp; Address</u>	
834	The George Washington University Vice President and Treasurer 2121 I Street, N.W.	20052
25	The George Washington University Vice President and Treasurer 2121 I Street, N.W.	20052

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1818 I Street (1886). This large three-story, four-bay, flat-roofed structure is commercial in scale, but was built to house an extended family of D.C. merchants. It has a 35' frontage compared to 20' or less for most other buildings on the block. The pressed brick facade has regularly-spaced, segmental-arched fenestration. The windows in the western bay are double with reeded pilasters between and a segmental transom spanning both windows. All other windows and the recessed main entrance door also have segmental transoms. The two eastern windows on the first floor are exceptionally long. The entrance is approached by a run of cast-iron steps of bold late-19th century design. The stone stairs to the slightly raised basement lie beneath the entrance stair. The plainness of the facade is relieved only by the window arches, a belt course above the basement windows, and the brick cornice composed of slightly offset vertical rows of corbeling. There are star-shaped tie rod ends above the first and second story windows. The building is well-kept and the facade appears virtually unaltered.

2022 and 2024 I Street (c. 1875). These buildings were the central two units of a four-part mansarded row. They are mirror images of one another and are identical in detail. A variety of ornamental detail is repeated in a number of forms on the three remaining facades of the group. This ornamental scheme was obviously carefully thought out and applied with somewhat more verve than sophistication.

The central two buildings are united under a patterned, slate, mansard which rises to a peak over the party wall. This motif is echoed in the pointed-arch sash of the two wall dormers. Flanking these are two round-headed dormers with ornamental scrolled surrounds. Oblong louvered windows lie along the center line of the roof. The wooden cornice breaks up to outline the wall dormers and is supported on elaborate brackets with drops. Between the brackets runs a row of applied squares with pierced centers and projections at top and bottom. Three pierced vertical panels with similar projections lie between the wall dormers. There are three windows with metal hood molds at the second-floor level of each building. The central double windows have round arches. The outer windows have flat arches. On the first floors are one-story, semi-hexagonal bays and the main entrances. The entrance doors have a straight transom beneath a hood consisting of a modillioned cornice supported by two large scroll brackets. Smaller versions of these brackets flank each face of the bays. Between the brackets run bands of applied fleur-de-lis motif. The bays have an iron cresting with a graceful s-curve profile. Below the bay windows are panels of applied balusters. The entrances are slightly raised above sidewalk level. 2024 retains its original cast-iron stoop and railing. A remnant of the low cast-iron fence which once ran along most of the block can also be seen in front of 2024. It consists of posts topped by opposing lion heads from whose mouths the single iron rail projects.

Demolition was recently begun on 2022 I Street. At the point that destruction was halted by court injunction, the ornament had been removed and sold to a Washington dealer from whom it can be acquired. The front bay was demolished and a hole was made in the roof at the rear. There is no doubt that these are serious losses. Some of the ornament

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can certainly be retrieved. The rest could be restored. Even if it is not, the basic shape and fenestration remain intact to compliment the remaining half of the composition. Even a stripped down version of the house will maintain the 19th century scale and feel far better than the most carefully designed modern building.

2026 I Street (c. 1875). 2026 is similar to the two other remaining houses of the original four-house group. The front wall is stepped out slightly from that of 2022 and 2024. The upper cornice of the mansard is lined with small brackets. The three-part dormer has a central peak echoing the roof and wall dormers of the other two houses. The brackets with drops which support the lower cornice are separated by applied panels. The three windows of the second floor have hood molds identical to those on 2022-24, but they are evenly spaced with two flat-arched windows flanking a central round-arched window. The bay and entrance are also the same except for the cresting which is much heavier in line and features an inverted heart motif. Cast-iron grilles below the bay windows and a new cast-iron stair have also been added.

2030 I Street (c. 1831). This simple, well-proportioned, late-Federal house is one of the best surviving examples of its type outside of Georgetown. It is brick, two-and-one-half stories on a raised basement, with a standing-seam, gable roof, and three-bay, Flemish bond facade. The two dormers have broken-bed pediments supporting fluted pilasters joined by a segmental arch. The windows are casements. There is a simple saw-tooth brick cornice and a central chimney at the east end. The window lintels are straight with bull's-eye corner blocks. The basement windows are large and have the same ornamentation. They open into an areaway. All windows have workable louvered shutters and six-over-six light sash. A flight of eight concrete steps approaches the door in the west bay. It is flanked by engaged Tuscan columns supporting a simple two-part lintel which rises in a slight pediment. The door has six small rectangular panels over two larger panels and is topped by a straight transom. The house is a later and more modest version of the tradition represented by the Caldwell House across the street. Such well-preserved examples are rare in the city.

2032-34 I Street (1885). These two, large, late-19th century townhouses were built by T. F. Schneider, one of Washington's most prolific architect/speculators. The houses are identical from the exterior. Each is three stories with a raised basement and a two-story, rectangular bay terminated in a wall dormer. Windows in the bay are double. On the first floor they have stained-glass transoms. 2034 is the least altered and retains its original double door, each leaf of which has four panels. It also has a stained-glass transom. Windows on the upper floors of 2034 have their upper sashes outlined by small squares of glass. First and second floor windows have segmental arches of decorative molded brick. Molded brick also occurs in the parapet of the bay and in the cornice. The roof has a red slate-covered mansard front. The wall dormer is punctuated with a fan window. The original cast iron stairs still exist at 2034 and

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The entrance to the basement is beneath them. 2034 remains in nearly original condition. 2032 has had alterations to the stairs and entrance, and a shop window has been added to the basement.

2040 I Street and 825 21st Street (1879). These are two remaining units of a three-house, mansarded row built in 1879. Each of the three stood two-and-a-half stories on a raised basement and had a two-bay facade. All had semi-hexagonal, one-story bays, segmentally-arched windows with prominent keystones, heavy modillion cornices and pedimented dormers in the mansard. The roof was covered with patterned slate in a combination of diamond and fishscale patterns. 2040 has lost its bay, and its basement has been converted into a shop. Other details remain, but are covered with black paint. 825 21st Street has been altered little. It is built of variegated salmon-colored pressed brick with keystones and other trim set off in white. There is a bay on the north side and two on the east, flanking the entrance. The entrance is sheltered by a distinctive hood with a curved roof. The hood rests on large solid brackets. The house is approached by an unusually delicate cast-iron stair. An old cast iron fence encloses the yard. There are interior shutters on all floors and a continuous area-way to provide light to the basement windows.

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Lot 25

Address: 832 20th Street, N.W.  
Date/Source: 1868 (tax records)  
Owner/Builder/Architect: Samuel Stott, owner  
Original Use: store/meeting hall  
Present Use: restaurant  
Apparent Condition: fair

Lot 834

Address:- 2004 I Street, N.W.  
Date/Source: 1868 (tax records)  
Owner/Builder/Architect: Owen Murray, owner  
Original Use: store  
Present Use: storage  
Apparent Condition: fair

Lot 833

Address: 2006 I Street, N.W.  
Date/Source: 1845 (tax records)  
Owner/Builder/Architect: Owen Murray, owner  
Original Use: store  
Present Use: carry-out restaurant  
Apparent Condition: fair

Lot 832

Address: 2008 I Street, N.W.  
Date/Source: 1896 (bldg permit)  
Owner/Builder/Architect: James Bennett, owner and builder, Mr. Horstkamp, architect  
Original Use: store/dwelling  
Present Use: dry cleaners, beauty salon, fortune teller  
Apparent Condition: good

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Lot 21

Address: 2018 I Street, N.W.  
Date/Source: 1886 (bldg permit)  
Owner/Builder/Architect: Eiker & Sons, owner, RL Fowler & Co., Builder  
Original Use: dwelling  
Present Use: offices  
Apparent Condition: excellent

Lot 38

Address: 2022 I Street, N.W.  
Date/Source: c 1875 (title infor)  
Owner/Builder/Architect: Alexander R. Shepherd, developer, Isaac S. Filbert, 1st owner  
Original Use: dwelling  
Present Use: vacant  
Apparent Condition: partially demolished

Lot 37

Address: 2024 I Street, N.W.  
Date/Source: c 1875 (title infor)  
Owner/Builder/Architect: Alexander R. Shepherd, developer and first owner  
Original Use: dwelling  
Present Use: restaurant/dwelling  
Apparent Condition: good

Lot 57

Address: 2026 I Street, N.W.  
Date/Source: c 1875 (title infor)  
Owner/Builder/Architect: Alexander R. Shepherd, developer, Thomas Kirby, first owner  
Original Use: dwelling  
Present Use: book store  
Apparent Condition: good

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Lot 827

Address: 2030 I Street, N.W.  
Date/Source: c 1831 (tax records)  
Owner/Builder/Architect: Josaph Cooper, owner  
Original Use: dwelling  
Present Use: Foley Co., storage  
Apparent Condition: good

Lot 45

Address: 2032 I Street, N.W.  
Date/Source: 1885 (bldg permit)  
Owner/Builder/Architect: JF Sanner, owner; TF Schneider, architect  
Original Use: dwelling  
Present Use: restaurant  
Apparent Condition: good

Lot 44

Address: 2034 I Street, N.W.  
Date/Source: 1885 (bldg permit)  
Owner/Builder/Architect: JF Sanner, owner; TF Schneider, architect  
Original Use: dwelling  
Present Use: dwelling  
Apparent Condition: good

Lot 839

Address: 2040 I Street, N.W.  
Date/Source: 1879 (bldg permit)  
Owner/Builder/Architect: Robert Earl, owner  
Original Use: dwelling  
Present Use: dwelling  
Apparent Condition: good

Lot 824

Address: 825 21st Street, N.W.  
Date/Source: 1879 (bldg permit)  
Owner/Builder/Architect: Robert Earl, owner  
Original Use: dwelling  
Present Use: dwelling  
Apparent Condition: good

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By 1800 the entire West End or "Foggy Bottom" area was still only sparsely settled. According to Hines, most squares contained no more than three houses. They were for the most part modest dwellings occupied by artisans, but there was a scattering of warehouse and commercial buildings and a few large houses such as the Octagon and Robert Peter's Townhouses on K Street where George Washington visited. In 1800 Hines lists one stone house occupied by a Mr. Wilson in Square 101 near 21st and I Streets.

By 1802, John Claggett Proctor writes that "buildings had been erected on all the lots fronting I Street between 20th and 21st save one." This statement we know to be exaggerated, but it reflects the rapid development which took place along Pennsylvania Avenue in the first years of the 19th century. It is not surprising, since this portion of the Avenue was one of the few passable streets in the new city. To travel from Georgetown to the Capitol, one had to take K Street to Pennsylvania Avenue, the Avenue to 15th Street, F Street to 10th Street, and then an old winding road unrelated to the L'Enfant plan (Hines).

In 1803, the Western Market was built on the triangular lot south of Pennsylvania Avenue between 20th and 21st Streets. This had a profound effect on the kinds of buildings which were erected on the south side of I Street and on the kinds of people who inhabited them. The north side of I Street developed a number of fine houses of which the Caldwell House is the only one remaining. Among the early 19th century inhabitants of this side of the block were President Monroe and Vice-President Clinton who boarded in the Franklin Hotel. This hotel, run by William O'Neale, father of Peggy O'Neale, was frequented by President Jackson and was the place where Peggy met and was courted by Senator John H. Eaton. As a widow, Peggy O'Neale Timberlake Eaton lived for many years at 2007 I Street. There were also substantial residences being erected on H, G, and F Streets south of I. This area which came to be known as the "fashionable West End" was particularly popular with military men associated with the War Department, with Naval Officers attached to the Naval Observatory, and with foreign embassies. Smaller houses of artisans, laborers, and merchants were also scattered through the area.

Unlike the north side of the street, the south side housed no ambassadors or vice-presidents. Because of the proximity of the market, most of the people who lived and boarded on the block were merchants and artisans, and a number of them kept shops in their homes. In its mixed commercial and residential character, it closely resembled adjacent blocks of Pennsylvania Avenue. Proctor says that the area around the Western Market was "like a small town." "There was the well-known O'Neale Tavern, a wood yard, several groceries, blacksmith and wheelwright shops and shoe shops within a few hundred yards of 20th and I Streets." The market was the focal point for the West End neighborhood. It was a frame building 20' x 40' which faced on 20th Street (Proctor). In 1822 it was considerably enlarged and a second story was added to serve as a public hall. The firehouse of the Union Engine Company was attached to the west end of the market building. The following description of its post-1822 appearance was given by an old

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Washington resident (Proctor). "It was constructed of wood, two stories high, with a bell tower over the front gable....A flag pole projected at a slight angle from the front of the tower. The lower story was used as a market and the upper story as a hall, which was reached by a flight of outside steps extending from the sidewalk...." It was a popular hall and served as school room and polling place and as a gathering spot for gospel meetings, temperance rallies, balls, parties, fairs, political meetings and such groups as Hiram Lodge of Masons, Friendship Lodge of Odd Fellows (still locate on 20th Street), Marion Division, and Sons of Temperance. The market burned in 1852 and in 1855 what remained of it was torn down. An 1857 map shows a park on the site.

One woman reminiscing about the 2000 Block of I recalls that "on that street were several houses occupied by persons who kept 'shops' where one could purchase any small articles." (Vedder) The Congressional Directory for 1816-17 notes that there were small "establishments for the entertainment of man and beast, mostly in the neighborhood of the market...." The city directory for 1846 lists ten names with addresses on the "south side of I between 20th and 21st." They include three grocers, a plasterer, a tinsmith, a blacksmith, a variety store owner, the chief clerk of the Western Market, and a clerk with the Auditor's Office.

After the market was moved the character of the block became somewhat more residential. Most of the buildings now standing on the street reflect these post-Civil War changes. The eastern end of the block remained a mixture of commercial and residential, with most of the buildings having living quarters above shops. The western end became almost solely residential. Some of the houses were built speculatively while others were occupied by their builders. Owners included well-to-do merchants, contractors, a music teacher, and a government clerk. Physically, the buildings on the block have changed very little. During the mid-20th century a number which had always been residences have become commercial. The three frame houses (two had brick fronts) at 2010-14 I were demolished after 1957. They, like 2030 I, probably represented the earliest development on the block. 2020 I Street, one of a group of mansarded dwellings, was replaced with the two-story stone-faced building which is the corporate headquarters of the Howard P. Foley Company. Two more brick rowhouses were demolished in the 1960s toward the western end of the block.

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Abbreviations for archival sources: CFA - Commission of Fine Arts; CHS - Columbia  
Historical Society; MLK - Martin Luther King Library.