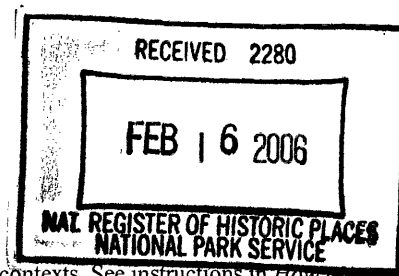


**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Multiple Property Documentation Form**



This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

 X New Submission Amended Submission

A. Name of Multiple Property Listing

Mount Vernon Triangle, Architectural and Historic Resources, Washington, D.C., 1791-1946

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Mount Vernon Triangle and the Federal City (1791-1860)
Mount Vernon Triangle, the Civil War and Reconstruction (1860-1880)
Victorian Growth in Mount Vernon Triangle (1880-1910)
The Automobile and the Commercial Transformation of Mount Vernon Triangle (1910-1960)

C. Form Prepared by

name/title Kim Prothro Williams, Architectural Historian
street & number 801 North Capitol Street, N.W. telephone 202 442-8840
city or town Washington, D.C. state zip code 20002

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

David Maloney DAVID MALONEY DEPUTY SHPO
Signature and title of certifying official

Feb. 9, 2006
Date

State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Natrick W. Andrews 5/26/2006
Signature of the Keeper Date of Action

Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

	Page Numbers
E. Statement of Historic Contexts (If more than one historic context is documented, present them in sequential order.)	E-1 through E-16
F. Associated Property Types (Provide description, significance, and registration requirements.)	F-1 through F-11
G. Geographical Data	G-1 through G-2
H. Summary of Identification and Evaluation Methods (Discuss the methods used in developing the multiple property listing.)	H-1
I. Major Bibliographical References (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	I-1 through I-2

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 120 hours per response including the 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 Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**Historic and Architectural Resources of Mount Vernon Triangle in Washington, D.C.,
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PROJECT OUTLINE

A. MULTIPLE PROPERTY LISTING NAME

Historic and Architectural Resources of Mount Vernon Triangle in Washington, D.C.
1791-1946

B. ASSOCIATED HISTORIC CONTEXTS

Mount Vernon Triangle and the Federal City (1790-1860)
Mount Vernon Triangle, the Civil War and Reconstruction (1860-1880)
Victorian Growth in Mount Vernon Triangle (1880-1910)
The Automobile and the Commercial Transformation of Mount Vernon Triangle (1910-1946)

C. ASSOCIATED PROPERTY TYPES

- A. Historic District
- B. Single-family Dwellings
- C. Multi-family Dwellings
- D. Automobile-related Buildings
- E. Commercial/Industrial-related Buildings

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**HISTORIC AND ARCHITECTURAL RESOURCES OF MOUNT VERNON TRIANGLE
IN WASHINGTON, D.C., 1791-1946**

This Multiple Property Document: Historic and Architectural Resources of Mount Vernon Triangle in Washington, D.C., 1791-1946, identifies four historic contexts related to the history and development of Mount Vernon Triangle in Washington, D.C. Mount Vernon Triangle is a modern designation for that triangular area of Washington, D.C. located to the east of Mount Vernon Square and bounded on the north and south by New York and Massachusetts Avenues, and on the east and west by New Jersey Avenue and 7th Street, N.W. This area is part of a larger area commonly referred to as the Eastend. Historically, the area was part of the larger Mount Vernon Square neighborhood, though only the 7th Street corridor was directed towards the actual square.

The four contexts are arranged chronologically. The first, "Mount Vernon Triangle and the Federal City (1791-1860)" addresses the early roots of the area and its emergence in the early to mid-19th century as a residential neighborhood that was dependent upon the commercial 7th Street corridor to its west. The second context, "Mount Vernon Triangle, the Civil War and Reconstruction (1860-1880)" highlights the area's evolution from a residential area to a more self-sufficient, mixed residential, commercial and light-industrial neighborhood that was home to a sizeable immigrant population. The third context, "Victorian Growth in Mount Vernon Triangle (1880-1910)" recognizes the influence that the city's massive, city-wide improvement program had on the built environment of Mount Vernon Triangle. The final context, "The Automobile and the Commercial Transformation of Mount Vernon Triangle (1910-1960)" addresses the neighborhood's 20th-century transformation into a commercial and light industrial area prompted in large part by the automobile and the changing development patterns that it engendered.

The chronological period for the multiple property listing extends from 1791 (establishment of the federal city) to 1946. In that year, all but the first story of the Northern Liberties Market—the neighborhood's economic mainstay and principal reason for its rise in the last quarter of the 19th century as the working-class mercantile community—was destroyed by a fire, contributing significantly to the economic demise of the neighborhood.

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Mount Vernon Triangle and the Federal City (1791-1860):

Prior to the establishment of the federal city in 1791, the area that is currently referred to as Mount Vernon Triangle was part of a 500-acre tract of land known as Port Royal, and patented in 1687 by John Peerce. In 1791, a Joseph Coombs, Jr. owned the eastern third of Port Royal that included Mount Vernon Square area. Although Coombs never signed either the proprietor's agreement or a deed of trust conveying his land to the public for the federal city, the land was included within the city limits, as laid out by Peter (Pierre) L'Enfant.¹ In 1796, land speculators Dominick Lynch and Comfort Sands of New York City had purchased much of the land forming present-day Mount Vernon Triangle.²

The area east of Mount Vernon Square--Mount Vernon Triangle--was featured prominently on the L'Enfant Plan, being formed by the large radiating avenues of present-day New York and Massachusetts Avenues. On the L'Enfant Plan, these avenues emanate east from the eastern edge of the rectangular-shaped open area labeled No. 2 (Reservation 8, later Mount Vernon Square) and are enclosed on the east by a diagonal artery (present-day New Jersey Avenue). The square was one of 15 proposed to be "divided among the several States in the Union, for each of them to improve..." L'Enfant proposed that the center of each square "will admit the Statues, Columns, obelisks, or any other ornaments, such as the different States may choose to erect..."³

As one of four avenues radiating from the site chosen for the President's House, New York Avenue was strategically aligned. A dotted line extending the axis of the avenue beyond the city boundary indicates that L'Enfant envisioned New York Avenue as an eastern artery leading to and from Maryland. It was intended that travelers along the avenue from the eastern gateway into the city would have a direct view of the President's House.

¹ Priscilla W. McNeil, "Rock Creek Hundred: Land Conveyed for the Federal City," *Washington History Magazine*, Volume 3, Number 1, Spring/Summer 1991, p. 50.

² McNeil, p. 50.

³ Laura Trieschmann, "Mount Vernon West Historic District," *National Register of Historic Places Registration form*, DCHPO, September 1999, p. 8-5

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The earliest settlement in the new federal city clustered around the existing town of Georgetown, the Capitol building and Navy Yard on Capitol Hill, and the White House. The Mount Vernon Triangle Area was essentially located at and even slightly beyond the northern edge of the populated city. Known as the "Northern Liberties," a label commonly given to regions beyond the limits of the city,⁴ this area bounded approximately between 3rd, 15th, G and O Streets, N.W., experienced little early development, save for a few scattered wood frame buildings within the vast open land.

Growth in the Northern Liberties area was spurred by the 1810 creation of the 7th Street Turnpike. Chartered by Congress, the turnpike ran as an extension of 7th Street from Center Market on Pennsylvania Avenue to the District line, where it traveled northwest to Rockville, Maryland. Seventh Street, laid between 1818 and 1822, became the primary transportation artery leading to the center of the city, and, eventually, an important commercial corridor. Still, in the first decades of the Turnpike's existence, growth was limited to the corridor itself. The real impetus for change came in 1843, when residents of the area petitioned city government for permission to establish a public market on the unimproved open space of today's Mount Vernon Square. Beginning in 1845, the first of several one-story market buildings, known as the Northern Liberties Market, were erected on the 7th Street side of Mount Vernon Square. As the market prospered, additions were built that extended the building to its west and south, filling up the square.⁵

Mount Vernon Triangle, the Civil War and Reconstruction (1860-1880):

During and after the Civil War, as the city population expanded, the commercial 7th Street corridor and the Northern Liberties market continued to grow. Both the 1851 Lloyd VanDerveer Map of the City of Washington, and the 1853 Meigs report for the Water Department⁶ confirm that development in this area of the city was concentrated along 7th Street, in the squares immediately surrounding Mount Vernon Square. The 1861 Boschke Map illustrates a greater

⁴ Goode, James M. *Capital Losses: A Cultural History of Washington's Destroyed Buildings*, Second Edition, Washington, D.C.: Smithsonian Press, 2004, p. 304-305.

⁵ Mount Vernon Square National Register Registration form, p.8-7.

⁶ The 1853 Meigs Report can be found in the Report of the Commissioners of the District of Columbia, 1875 on the chart entitled, "Exhibit of the whole number of houses on each square in the city of Washington to the present time."

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density of building around Mount Vernon Square and in the areas west and south of the square. The squares further north and east, including the Mount Vernon Triangle area, were less heavily developed. Still, although these squares were not filled to capacity, the Boschke Map indicates significant clusters of buildings all along Massachusetts Avenue to New Jersey Avenue and along I Street.

City directories from the 1850s indicate that many of the early occupants of this area were tradespersons, including skilled craftsmen involved in the building trade. Among these were a carpenter, bricklayers, painters, shoemakers, a bookbinder and a grocer. John T. Clements, a carpenter who lived on the north side of I Street between 4th and 5th Streets, N.W. ran for public office in 1856 on the Know Nothing ticket, but the slate was defeated.⁷ Like other emerging areas within the city, it appears that the developing Mount Vernon Triangle was initially occupied by a relatively small, but prosperous group of entrepreneurs, independent tradesmen, and artisans.⁸

Generally speaking, the pre-Civil War era development of Mount Vernon Triangle consisted of two and three-story brick and frame gable-roofed structures that followed common building forms of the period. For the most part, the buildings were the product of a builder, as opposed to an architect, and were designed in vernacular interpretations of the prevailing Federal and Greek Revival styles.⁹ Although no Civil War-era buildings survive in Mount Vernon Triangle,¹⁰ an 1863 Birds' Eye drawing of the area between 2nd and 3rd Streets, and H and K Streets, illustrates the nature of building in the area.¹¹ The one-block stretch of K Street appears the most urbanized, with a collection of attached two- and three-story buildings occupying the north side

⁷ Louis Berger Group, "Historical and Archaeological Assessment of a Tract at Fifth and I Streets, N.W., Square 516, Washington, D.C.," 1987, p. 9-10.

⁸ Ibid, p. 10.

⁹ Design Forum Architects, "East End Historic Resources Survey: Historic Context Statement," prepared for the DC Historic Preservation Division, 1994, p. 14.

¹⁰ A few surviving pre-Civil War era buildings were surveyed as part of the 1993-94 Eastend Survey, including 1001 7th Street, and 918 and 926 3rd Street, N.W., but all of these have since been demolished. The example at 1001 7th Street was a three-story, gable-roofed brick commercial structure, built sometime between 1854 and 1859. The two dwellings at 918 and 926 3rd Street were once part of a row of seven.

¹¹ The 1863 Birds' Eye view of this area is found in James Goode, *Capital Losses*, p. 178-179.

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of the street, while the remainder of the area includes both large and urban town houses on otherwise unbuilt city blocks, next to small farmsteads with a dwelling located on the center of the square surrounded by land.

Douglas Row, a row of three Greek Revival-style dwellings built in 1856, stood out as the most notable pre-Civil War development in the area prior to its final demolition in 1965. Built in 1856 in the eastern edge of Mount Vernon Triangle, the row was constructed by Senator Stephen Douglas¹² upon his marriage to the daughter of James Madison Cutts. The three handsome houses were designed by architect William Baldwin and, throughout their histories, were occupied by prominent persons. To begin with, Senator Douglas and his wife occupied the corner house and sold the other two to colleagues Senator Henry Rice of Minnesota and Vice President John C. Breckinridge of Kentucky. Over time, Douglas Row remained the residence of a long list of distinguished citizens, including General Ulysses S. Grant; General William T. Sherman; Gustave Lansburgh, the founder of Lansburgh Department store; and Mayor Matthew G. Emery.¹³ The row of brick dwellings was demolished in several phases in 1934, 1950 and 1965. During the 1960s, dozens of other antebellum houses in the area were leveled for the construction of U.S. 95 (I-395).

In 1856, the same year that Senator Douglas began construction of his elaborate row of three residences, the city's second African American Baptist church congregation, founded in 1848, built its first church building just one block southwest from Douglas Row, on 3rd Street, between H and I Streets, N.W. Construction of this African-American church in close proximity to Douglas Row attests to the emergence of a racially diverse neighborhood. Second Baptist Church, which sprang from the Nineteenth Street Baptist Church (the mother church for many other area congregations), reputedly served as a stop on the Underground Railroad.¹⁴ For many years, its large and distinguished Sunday School Lyceum was a forum for illustrious guests including Frederick Douglass and the Rev. Adam Clayton Powell, Sr. Second Baptist Church

¹² Douglas is probably best known for his series of debates with Abraham Lincoln.

¹³ James Goode, *Capital Losses: A Cultural History of Washington's Destroyed Buildings*, p. 177.

¹⁴ Kim Williams, "Second Baptist Church," National Register Registration Form, 2004.

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remains on the site today, housed in the present 1894 church building, designed by prominent local architect, Appleton P. Clark.¹⁵

The Civil War brought to Washington a large influx of military and civilian workers. Despite a reduction in public works projects and the decreased funds for government construction, certain improvements and major construction projects continued during the War years. In 1862, temporary wooden Army hospital wards were constructed on the lots immediately west of Douglas Row, and on the block south of the row, filling the square in its entirety.¹⁶ That same year, the Washington and Georgetown Railway Company installed three horse-drawn streetcar lines, including one along 7th Street between the Potomac River and today's Florida Avenue. Two years later, this line was extended north past Florida Avenue.

The greatest improvement and a boost to development in the squares east of Mount Vernon Square and 7th Street came after the War with construction of the new Northern Liberties market (completed in 1875). In 1872, despite the protests of many of its vendors, the pre-Civil War Northern Liberties Market at Mount Vernon Square was demolished as part of the city-wide improvement efforts implemented by Superintendent of the Board of Public Works, Boss Shepherd. (A new market was being planned for 7th and O Streets further north.) Many of the vendors who opposed demolition of the market formed the Northern Liberty Market Company and purchased part of a square further east, then known as Savage Square, bounded by 4th and 5th and K and L Streets, N.W.

In 1874, the vendors began construction of the Northern Liberty Market Building at the northeast corner of 5th and K Streets on Savage Square. The resulting new market building with its iron and steel interior housing 284 vending stalls, designed by James H. McGill, was considered an architectural marvel and greatly anticipated as a competitor to Central Market on Pennsylvania Avenue. As predicted, construction of the new market encouraged the development on streets immediately around it, most notably along 5th and K Streets.¹⁷ However, while much of the new

¹⁵ Second Baptist Church is listed in the D.C. Inventory (12/02) and the National Register of Historic Places (6/30/04).

¹⁶ These temporary structures are illustrated in the 1863 Birds' Eye View of the area, as illustrated in James Goode, *Capital Losses*, p. 178-179.

¹⁷ The 1873-1874 Faehz and Pratt Assessment Records indicate that development along K Street was already responding to the promise of the market prior to the building's completion. The assessment records for Square 516

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construction along these blocks of 5th and K Street included commercial buildings, much of the new construction in the surrounding squares remained residential.¹⁸

The 7th Street corridor and the Mount Vernon Square area attracted a significant number of immigrant German merchants who tended to work as dry goods merchants and craftsmen, thus forming the nucleus of a substantial German community. Evidence of the German presence is borne in the names of the owners and builders of the stores along the 1000 block of 7th Street; Dunkhorst, Widmeyer, Ochsenreiter, Burkhart, Meyer, Freiss, Stecher, Schaffert, and Stern, to name a few.¹⁹ The nearby St. Mary's Catholic Church at 725 5th Street (between G and H Streets)—originally organized in 1845 to serve the influx of German Catholic immigrants to the city—remains as a physical reminder of this German community.²⁰

Later, in the 1860s, German-speaking Jews, mainly from New York, settled in the vicinity because of the proximity to other German-speaking people. In 1876, the congregation of Adas Israel erected a synagogue at the southeast corner of 6th and G Streets, N.W. (moved in 1969 to 3rd and G Streets, N.W.) By the end of the third quarter of the 19th century, Mount Vernon Triangle appears to have been an ethnically and racially diverse community, marked by a variety of nearby religious institutions that include an African-American Baptist Church, a German-speaking Catholic Church, and a Jewish synagogue.

directly across from the market site show that the lots fronting K Street were improved with brick buildings, ranging in value from \$600 to \$4000. Conversely, almost all of the lots facing 4th, 5th, and I Streets were still improved with frame structures of much lesser value.

¹⁸ The 1875 Water Department Survey (included in the 1875 Commissioners Report of the District of Columbia) includes a list of the numbers of residences and commercial buildings per square within the city. This listing confirms that despite a concentration of buildings identified as "stores" on those squares immediately adjacent to the new market at 5th and K Streets, the rest of the squares beyond the market comprised an overwhelming percentage of buildings noted as "houses." In *Capital Losses*, Goode notes that although the market contributed to growth in the area, its location east of the important 7th Street artery, prevented it from ever achieving great commercial success. Goode, *Capital Losses*, p. 305.

¹⁹ Eastend Historic Resources Survey, p. 18

²⁰ St. Mary's Catholic Church was first organized in the basement of St. Matthew's Church, as German Catholics felt isolated from the entrenched Irish Catholics. The Germans wanted to build their own church where they could hear mass in the own language. The first church on the site was constructed in 1846; the present church building, the second on the site, was built in 1891 and was designed by architect E.F. Baldwin. (St. Mary's Catholic Church, Joint Committee on Landmarks Nomination Form, D.C. Historic Preservation Office Files.)

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Based upon the 1873-74 Faeltz and Pratt Assessment records, a large majority of the buildings in the squares making up Mount Vernon Triangle were of frame construction, valued at between \$400 and \$1,200. Several more substantial and more highly valued brick structures were clustered around the market and on large and strategic corner sites. Although none of the first-generation and less permanent frame structures survives, several isolated examples of post-Civil War brick buildings do remain, representing the area's second phase of development. The gracious Italianate house at 902 3rd Street was constructed circa 1869 in proximity to Douglas Row, while several others—921 and 924 5th Street, and 444-446 and 472 K Street—were all built in the 1870s immediately adjacent to the new Northern Liberties Market at 5th and K Streets. The high quality construction of these buildings—all designed in a fashionable Italianate style that stood out over their vernacular pre-Civil War neighbors—illustrates the high expectations that local builders had for the relocation of the new market. Two other Italianate examples survive just south at 433 and 611 Massachusetts Avenue, N.W. The pair of Second Empire-style buildings at 453-455 I Street was actually built in two separate phases. The house at 453 I Street was built between 1873 and 1880, while the attached house at 455 I Street was constructed in 1883. In 1880, Charles Herman, a German immigrant employed as a government clerk (but later listed as an architect in city directories), his German wife and their children lived at 453 I Street, N.W.²¹ By 1883, Charles Herman had earned enough money to purchase the lot next door and build a dwelling to abut the one he occupied. He then moved into the twin house at 455 I Street where he lived until he died around 1900.

A more exceptional survivor is the handsome, three-story brick Italianate-style residence at the corner of 3rd and I Streets, N.W. (902 3rd Street, N.W.). Originally located at the end of a long row of dwellings extending along 3rd Street, this circa 1870 house includes a rear carriage house. In 1880, A.E.H. Johnson, a "patent agent" who had been an army major and minor figure in Lincoln's cabinet during the Civil War, lived in the house with his extended family.

Victorian Growth (1880-1910):

The vastly improved city infrastructure, installed during the 1870s, as part of the massive city-wide improvements implemented by Boss Shepherd and his Board of Public Works, proved to be

²¹ U.S. Census Records, 1880.

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the impetus for city-wide development on an unprecedented scale. Between 1871 and 1874, New York Avenue was paved with stone from Mount Vernon Square to North Capitol Street and by 1884 horse-drawn streetcar lines ran east-west along Massachusetts Avenue and north-south along 4th Street, N.W. In 1888, New York Avenue was the chosen route of the city's first electric streetcar line, the Eckington and Soldiers' Home Railway Company line. The electric trolley line ran from the east side of Mount Vernon Square, along New York Avenue to Eckington at Boundary Street (Florida Avenue), where it then headed north to Takoma Park.

During the 1880s and 1890s, as commercial development continued along 7th Street, the Mount Vernon Triangle area became the focus of heavy residential development. Speculators began the construction of small groups, as well as long rows, of buildings, at the same time that owner/builders constructed individual, single-family dwellings. During the 1880s and 1890s masonry structures, as required by the city's first building regulations (1872 and 1877, as amended), replaced or supplemented earlier frame buildings in the area. Unlike other residential neighborhoods of the city whereby entire blocks of row houses were constructed, speculative building in Mount Vernon Triangle tended to be more small-scale, with single houses or pairs of dwellings being more of the norm.²²

By the early 1880s, according to the Sachse Bird's Eye View, "The National Capital, Washington, D.C. Sketched from nature" (1883-84) and historic maps, such as the 1887 G.M. Hopkins Map, Mount Vernon Triangle appears to have been almost fully built upon, including along the area's alleyways. In particular, at the interior of Square 516, bounded by 4th and 5th and I and K Streets, NW, Prather's Alley saw significant development beginning in the early 1880s. In 1882, Thomas Waggaman built a row of five, two-story brick alley dwellings, while the 1888 Sanborn Map shows three times that number. At the same time, other owner/builders were began taking advantage of the alley space for more service-related reasons, constructing private stables and commercial enterprises. In 1888, Charles Schneider built a two-story bakery that would, over the years, expand beyond the alley to the public street. Somewhat later, in 1906, John J. Bowles opened a dairy bottling plant in Prather's Alley further industrializing the alley. By then, the extremely poor African Americans who lived in the alley, were vying for space with these expanding Mount Vernon Triangle businesses.

²² Most of the buildings were designed, and often financed, by local businessmen and entrepreneurs and small-scale speculative builders.

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Only a small percentage of buildings representing this densely built neighborhood exist today and are scattered around the neighborhood. A number of these are single brick dwellings, once part of longer rows, and several of which exhibit high quality craftsmanship, including intricate brick and ironwork that is indicative of the middle-class residential building forms of the period. Of particular note is the turreted corner building (King's Row, or the House of Ruth) and its attached neighbor at **457-459 Massachusetts Avenue, N.W.** (1887); **618 New York Avenue, N.W.** (1888-1892), **617 K Street, N.W.**, and the three surviving buildings facing 6th Street at **917** (1895), **919** (1886) and **921 6th Street, N.W.** (1886). Originally a one-story gable-roofed frame structure, the brick house at 919 6th Street was the product of an extensive 1886 remodeling. The building at **933-935 5th Street**, at the corner of 5th and K Streets (1885), is the oldest surviving store in the area. The three-story brick building was erected in 1885 with two show windows. In 1904, following a fire, the building (used prior to the fire as a feed store), was entirely rebuilt.

U.S. Census records from the period indicate that the residents of Mount Vernon Triangle fell into a mixed-race, working-class demographic. Along the streets closer to Mount Vernon Square and along K Street and the Northern Liberties Market, residents tended to represent a myriad of skilled trades, such as carpenter, butcher, tailor, tinner, watchmaker, plasterer, jeweler, grocer, restaurateur, dressmaker, cabinetmaker and the like. Government clerks are found throughout the area, but in particular along the more middle-class Massachusetts Avenue, while the neighborhood's poorest residents not surprisingly resided in the alleys, well hidden from public view.

Unlike the working-class residents who lived and worked in the neighborhood and depended upon the very local economy of the 7th Street commercial corridor and the market at 5th and K Streets, it appears that the middle-class residents depended upon more outside, city-wide influences. Clearly, Mount Vernon Triangle appealed to the government workers for its proximity and convenience to work and to the center city. In 1899, the federal government began construction of its massive Government Printing Office headquarters building on North Capitol Street. Although a government printer had been located on the site since its organization in 1861, construction of the building and expansion of the printing services had a profound effect on the residential growth of neighboring areas, both in northwest and northeast. Based upon the 1900 census records, a large number of the residents in Mount Vernon Triangle worked for the

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Government Printing Office as printers and clerks, at the new facility. Again, according to the census records, these government printers, like the government clerks of the 1880s, are found throughout the neighborhood, often next door to merchants and tradespersons, though a preponderance of printers appear to have occupied the houses of Massachusetts Avenue. Notably, the residences of Massachusetts Avenue also appear to be less crowded and house servants, as opposed to the boarders often found in the houses elsewhere in the neighborhood.

A growing number of religious buildings, public institutions and other support facilities arose in the last decades of the 19th century to service the neighborhood. In particular, several churches (Second Baptist Church, Mt. Carmel Baptist church, Central Presbyterian Church), two schools (Seaton School and Banneker Colored School), and a firehouse (Engine House No. 6) all of which appear on the 1887 G.M. Hopkins Map, accommodated the needs of the local residents. And, just after the turn of the century, the Carnegie-funded Central Library of the District of Columbia was completed on Mount Vernon Square, bringing new prestige to the larger Mount Vernon Square neighborhood.

In 1891, during this period of extensive growth in Mount Vernon Triangle, the Northern Liberty Market changed hands. The new owners added a second floor auditorium, able to seat 5,000 people, and changed the building's name to Convention Hall.²³ The new auditorium space enhanced the opportunities for the market building and, although the building was never a viable competitor to Central Market prior to this change, it ultimately did become an important destination. According to James Goode's *Capital Losses* some of the city's largest gatherings were held there, including revival meetings, civic and business conventions, and academic graduation ceremonies.²⁴

Early 20th-century construction efforts consisted primarily of alterations to older structures to convert to new uses, or the replacement of existing building stock to introduce new, purpose-built building types.

During this period, several new businesses emerged in the neighborhood, including, most notably the dairy bottling plant of John J. Bowles and Beuchert's blacksmith shop. Bowles' dairy bottling plant (1904) manufactured milk bottles and filled them with milk, produced from

²³ Goode, *Capital Losses*, p. 304.

²⁴ Goode, *Capital Losses*, p. 305.

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Bowles' dairy farm in Montgomery County, Maryland. From Mount Vernon Triangle, Bowles directed a team of drivers to make deliveries.

In terms of residential development, the **Jefferson Apartment building at 315 H Street, N.W.**, designed and constructed in 1899 on the site of an earlier structure, is the among the earliest extant multi-family dwellings in the city.²⁵ Though not as precocious as the Jefferson, the three-story, brick building at **462 K Street, N.W.**, built in 1906 on the site of two row houses, emerged as a relatively early example of "flats" and was a speculative venture of local dairyman John J. Bowles.²⁶ Both of these buildings, constructed on the site of older buildings, represent new building forms designed to meet the practical needs and aesthetic requirements of the city's middle-class residents.

One major public building campaign to the neighborhood came in the form of a library. Funded by Andrew Carnegie, the Central Library of the District of Columbia was erected between 1900 and 1903, and was one of the most ornate and lavish of the Carnegie-funded libraries. Like the market that preceded it, the library became the focal point of the surrounding community, and the beautification of the square, an asset to the residents.

The Automobile and the Commercial Transformation of Mount Vernon Triangle (1910-1960):

While World War I briefly curtailed private construction unnecessary to the war effort, the post-War economic boom witnessed the rapid growth of Washington. Just as the streetcars in the late 19th century had opened up new suburbs along its routes, the introduction and eventual affordability of the automobile altered our patterns of development. The automobile offered greater individual freedom and allowed for the rise of suburbs beyond the walking radius of streetcar stops. As automobile suburbs emerged to the north and east of the city center, New York Avenue evolved into a major automobile commuter route.²⁷ As such, the broad avenue

²⁵ The Jefferson Apartment Building is listed in the D.C. Inventory. See the D.C. Historic Preservation Landmark Nomination form.

²⁶ John J. Bowles, lived next door at 460 K Street above his store, and in front of his dairy bottling facility located in a building behind his store/dwelling.

²⁷ Eastend Survey, p.33.

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proved to be an attractive location for commuters, and entrepreneurs responded by building automobile-related resources, including garages and gas stations, as well as other light-industrial businesses.

During the first decades of the 20th century and later, several automobile-related businesses opened in Mount Vernon Triangle. L.P. Steuart Motor Company, one of the largest Ford dealers in the city, had its main sales rooms in the heart of Mount Vernon Triangle at 6th and K Streets, N.W., with at least one branch dealership located in northeast.²⁸ Several garages, including the two, two-story brick structures at **627 K Street, N.W.** (1917) and at **443-451 I Street, N.W.**²⁹ (1918) were also constructed. Both of these buildings, which offered service bays on the first story and shops and offices above, reflect an early 20th-century industrial design aesthetic characterized by large banks of steel sash windows. In 1926, the Lord Baltimore Filling Stations Company built the small, one-story corner service station at **601 K Street** (1000 6th Street) at the corner of 6th and K Streets, N.W., reflecting the gasoline needs for automobile users. The open gas drive-through porch of this building that housed the gas tanks has been filled in. Eventually, other commercial buildings, such as the several found along the 900 block of 5th Street, followed suit. Typically, these circa 1930 and later commercial buildings were small, one-story structures with front show windows and parapet roofs.

As New York Avenue emerged as an important automobile commuter route, and as new commercial buildings were constructed, the Mount Vernon Triangle area began to be transformed from a predominantly residential neighborhood to a more commercial/industrial one. Although the introduction and wide acceptance of the automobile appears to have initiated this transformation, other events contributed to the commercial/industrial development of the Mount Vernon Triangle area. In particular, the Depression had a great impact on the residential quality of the neighborhood. Single-family dwellings that had earlier been occupied by single families were divided up into boarding houses, while the increasing numbers of vagrants became attracted to the space of Mount Vernon Square. The head librarian at the Carnegie Library at the

²⁸ Capitol Hill North/Near Northeast Cultural and Social History Study, 2002, p. 43. (D.C. Historic Preservation Office files.)

²⁹ The 29-foot-wide western-most section of this building was constructed in 1918 as a two-story garage. In 1930 it was enlarged to its present configuration.

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Square noted in a 1936 letter to the National Park Service,: "It is pretty discouraging for one who has been head librarian for thirty-one years to see a neighborhood go down as this has."³⁰

One bright spot for the neighborhood occurred in 1931, when Center Market on Pennsylvania Avenue was demolished to make way for the Federal Triangle, prompting several of the evicted vendors to move north into the Northern Liberties Market/Convention Hall building. Once again, it was anticipated that the market building, then re-dubbed Center Market, would attract consumers and spark renewed commercial development. New commercial development did indeed ensue as several speculative builders responded. Morris Wittlin and Sam Deckelbaum invested in the construction of the buff brick commercial building at the corner of 5th and K Street (**502-506 K Street and 926-930 5th Street**), across from the market building. The speculative commercial building was designed as a "modern food center" housing several stores along 5th and K Street, with the prime store located in the truncated corner space facing the market building. The building is illustrative of the 20th-century commercial trend to cluster diverse businesses under a common roof to provide more convenient shopping. Other commercial buildings, such as the several one-story stores along the 900 block of 5th Street and at 616 New York Avenue, represent the more typical, modest commercial development of the period.

As the Mount Vernon Triangle area became increasingly commercial, and the bucolic nature of the emerging suburbs more enticing, the demographics of the neighborhood also began to shift. The more solidly middle-class residents abandoned their center city houses, leaving them as multi-family boarding houses that attracted a less stable, and poorer resident. However, it was not until after World War II, with the explosion of housing construction and home-ownership loan programs that the area's demographics were completely transformed. During this post-War building boom, both white and black middle-class families in the Mount Vernon Triangle area left their rental apartments and houses in mass numbers for the affordable and subsidized suburban homes on the fringes of the District, and in Maryland and Virginia, leaving only the poorer residents behind.

Then in 1946, all but the first story of the Convention Hall/Center Market building was consumed by fire and was not rebuilt. The loss of retail space had a ripple effect on surrounding

³⁰ As quoted in HABS No. DC716, p. 4.

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area merchants who depended upon the market as a magnet for consumers. Many businesses left, marking the beginning of the commercial demise of the area. In 1949, the streetcar ceased to operate and the tracks on New York Avenue were paved over for buses. By 1950, a number of residential buildings along New York Avenue had been razed and were replaced by vacant lots.

That same year, Congress enacted the Redevelopment Land Agency with the goal of eliminating and improving blighted areas and with power to reconstruct entire neighborhoods, targeting those areas with a high percentage of alley dwellings. While the main focus of the RLA was the southwest quadrant of the city because of its high density of alley dwellings, the RLA also eliminated the alleys of the Eastend, namely in those squares east of New Jersey Avenue, just outside the Mount Vernon Triangle area. The alley dwellings and surrounding row houses, once strongly bonded communities, were razed en masse and replaced with government funded housing projects.

Civil disturbance in response to the assassination of Martin Luther King, Jr. in April 1968 brought further devastation to New York Avenue, as numerous buildings in the blocks east of Mount Vernon Square were burned during the riots. In the same decade, Interstate 395 was constructed through Mount Vernon Triangle, towards the east end. Essentially, the highway bisects the area, heading south from 4th Street and New York Avenue, through six city blocks to the intersection of Massachusetts Avenue and 2nd Street. Construction of the highway eliminated what was left of Douglas Row—the area's finest pre-Civil War era architecture and historically the home of several prominent Washingtonians.

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F. ASSOCIATED PROPERTY TYPES

Name of Property Type: **Single-family Dwellings**

Description:

In Mount Vernon Triangle, single-family dwellings of the 19th century were designed and built for single-family residential occupancy and were of frame (before 1872) or brick construction. Residential construction in Mount Vernon Triangle occurred in three distinct phases: 1) pre-Civil War era; 2) Civil War and Reconstruction era; and 3) Victorian period, as defined in the sub-types below. In order to qualify for registration, all of the single-family dwelling property types, regardless of the sub-type, should retain integrity of design and workmanship, and in particular, should retain original massing and character-defining details that evoke the period of construction and the urban character of the dwelling forms. The properties must also retain integrity of location, setting, feeling and association. Integrity of setting and feeling is strengthened by the individual buildings' physical relationships to other buildings associated with the area's history. Property types that are simply representative of their particular sub-type, but located in isolated and/or compromised settings due to out-of-period and out-of-character new construction may not qualify for listing.

A. Name of Property Sub-type: **Pre-Civil War Era Dwellings**

Description:

Between 1820 and 1860, as the Mount Vernon Triangle area emerged as a residential neighborhood east of the growing 7th Street commercial corridor, individuals began the construction of dwellings primarily for their own use, although there was also some speculative development. For the most part, these residential buildings were constructed as both freestanding and attached dwelling forms, and were predominantly of frame construction reflecting the vernacular building traditions and styles of the period. The earliest dwellings from this period were two- and three-story, two- and three-bay buildings covered with gable roofs and designed in vernacular interpretations of the Federal style. The 1856 Douglas Row—a row of three, brick Greek Revival-style dwellings at 2nd and I Streets, NW—represented the most substantial and the most high-style residential building forms up to that point in the Mount Vernon Triangle area.

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Although maps, census records, directories and other documents indicate that the Mount Vernon Triangle area was a densely developed pre-Civil War neighborhood, no known pre-Civil War buildings survive within the Mount Vernon Triangle boundaries. Many of these early buildings were significantly altered and encased in later buildings, or demolished altogether. However, archaeological evidence of these first generation buildings and architectural remnants under later construction may still exist.

Significance:

Until the demolition of the last intact pre-Civil War dwellings in Mount Vernon Triangle within the past decade, the pre-Civil War dwelling stood as a significant property type in Mount Vernon Triangle. Historically, these pre-Civil War dwellings provided evidence of the early existence of residency in this area of the city, and architecturally, provided an illustration of pre-Civil War residential building forms in the city.

Registration Requirements:

Because no pre-Civil war dwellings are known to survive in the area, any remnants, or archaeological evidence of such a property type would only qualify under Criterion D. In order to be eligible under Criterion D, architectural remnants must yield valuable insight into the technology of pre-Civil War construction techniques. Other archaeological evidence must be able to yield important information on the historic use of the site that could help us to understand everyday lifeways of the people who occupied the site before the Civil War (this includes the consumer choices they made; their access to goods; dietary information; socio-economic status, etc.).

B. Name of Subtype: Civil War and Reconstruction-era Dwellings (1860-1880)

Description:

The greatest post-Civil War boost to development in the squares east of Mount Vernon Square and 7th Street came with the construction of the new Northern Liberties market (completed in 1875), and with improvements in city infrastructure, namely paved streets, water, gas and sewer

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mains and new streetcar routes. During this period, from 1860-1880, residential dwellings followed a fairly standard urban building form. They tended to be constructed individually, or in pairs, were predominantly of brick construction, and featured Italianate- and Second Empire-style detailing, including bracketed wood cornices and window hoods. The dwellings were covered with either sloped or mansard roofs and often had small yards enclosed by iron fences. Compared to their pre-Civil War counterparts, these dwellings tended to be more "high-style" with ornamentation applied to the facades facing the public right-of-ways.

Many of these early dwellings also served a commercial function. Often, a store or shop opened at street level, while the residential component occupied the upper floor(s) of the dwelling.

Significance:

The Civil War and Reconstruction-era dwelling in Mount Vernon Triangle is a significant property type for its illustration of the residential development of the neighborhood during this period. Most of the buildings of this era were built next to earlier, pre-Civil War buildings in the growing neighborhood. As none of the antebellum buildings are extant, these Civil War and Reconstruction-era dwellings survive as the area's oldest building stock, illustrating the early history of the neighborhood. Of the approximately 100 surviving buildings in Mount Vernon Triangle that are 50 years or older, eight buildings are known to date from this 1860-1880 period.

Registration Requirements:

For the period between 1860 and 1880, single-family dwellings are eligible for listing in the National Register under Criteria A, B and/or Criterion C. Archeological home sites may also be eligible under Criterion D. Buildings are eligible under Criterion A as illustrations of the residential growth of Mount Vernon Triangle, and under Criterion B if they are associated with the lives of persons that contributed to the growth of the neighborhood or the city. Buildings nominated under A or B do not have to retain as high a degree of integrity as those nominated under Criterion C, however, the buildings must retain their original mass and scale.

Under Criterion C, the eligible property must retain integrity; however, the removal of original details, such as original windows, doors, or ornamentation would not disqualify a property for consideration. Similarly, because the ground floors often served a variety of commercial uses

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and thus changed configuration over the course of the history of the building(s), the original condition of the first floor storefront is not a requirement for registration.

Remnants of residential occupancy of sites are important for the information that they may yield and are thus considered potentially eligible under Criterion D. The archaeological resources associated with the Civil War house sites would give us information on the changes that the Civil War brought to the residents of Mount Vernon Triangle. The Civil War and post-Civil War resources can be compared with the pre-Civil war collection to understand the availability and access to goods after the War and the changes that the War brought to residents in the District. Eight Civil War and Reconstruction-era dwellings in Mount Vernon Triangle have been identified, namely along the 400 block of K Street, the 400 block of I Street, and the 900 blocks of 3rd and 5th Streets, N.W. In particular, 442-444 K Street, 472 K Street, 453-455 I Street, 902 3rd Street, 924 5th Street, and 921 5th Street, N.W. all fall within this property sub-type.

C. Name of Property Subtype: Victorian Era Dwellings (1880-1910)

Description:

The vastly improved city infrastructure, installed during the 1870s, as part of the massive city-wide improvements implemented by Boss Shepherd and his Board of Public Works, proved to be the impetus for city-wide development on an unprecedented scale. During the 1880s and 1890s, as commercial development continued along 7th Street, the Mount Vernon Triangle area became the focus of heavy residential development. At the same time that owner/builders constructed individual, single-family dwellings, speculators began the construction of small groups of dwellings. During this period, masonry (primarily brick) structures, as required by the city's first building regulations (1872), replaced or supplemented earlier frame buildings in the area. New and replacement buildings followed a common pattern throughout the city, whereby attached dwellings were joined by party walls, with architectural emphasis placed only on the street-fronting facades. Unlike other areas of the city where rows of dwellings were designed and constructed at the same time, typically with identical massing, the speculative houses of Mount Vernon Triangle tended to be constructed individually or in pairs. Generally, the dwellings of this period are modest-scaled structures, rising two and three-stories in height and spanning two and three bays wide. They are exclusively brick (with some stone used as secondary materials)

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and are generally designed in vernacular interpretations of the Queen Anne style of architecture. Other than the dwelling at 457-459 Massachusetts Avenue, N.W., which is highly decorative, the Mount Vernon Triangle dwellings of this period are less exuberant, featuring flat facades (or a single projecting bay), corbelled rooflines and limited other ornamentation.

After the turn of the 20th century, and in keeping with the stylistic trends of the era, the dwellings of this period tended to be even more regularized and have less decorative ornamentation. Several examples of this dwelling sub-type have been identified in Mount Vernon Triangle, including 460 K Street, 468 K Street, 470 K Street, 611 K Street, 617 K Street, 917-919-921 K Street, 917 5th Street and 457-459 Massachusetts Avenue, N.W.

Significance:

The dwellings of this period represent a significant property type in the history of Mount Vernon Triangle's residential evolution. These dwellings often replaced first-generation frame structures, lending an air of permanence to the growing neighborhood. The dwellings followed common building forms and styles of the period, and found elsewhere in the city. However, unlike other residential neighborhoods that supported long rows of residential construction, the dwellings of Mount Vernon Triangle from this period tended to be built singly, or as pairs, or small groups of three. This trend is attributable to the fact that the neighborhood was already densely developed by this late 19th century period, leaving only infill lots for development and also to the fact that many of the dwellings were built by local entrepreneurs and businessmen investing at a small scale. This contrasts with other neighborhoods of the city that saw their principal development in the late 19th century, and where large, un-subdivided squares could be developed with long, speculative rows of dwellings.

Registration Requirements:

Victorian-era dwellings in Mount Vernon Triangle are eligible for the National Register under Criteria A, B and C. Buildings nominated under A or B do not have to retain as high a degree of integrity as those nominated under Criterion C, however, the buildings must retain their original mass and scale. Because continuous rows of dwellings never characterized the Mount Vernon Triangle neighborhood, single, Victorian-era dwellings that were once a part of a row can be evaluated as independent resources without their original counterparts.

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Name of Property Type: **Multi-family dwellings**

Description:

During the early 20th-century, at the same time that single-family dwellings were still being constructed in the neighborhood, a limited number of new, multi-family building types, namely flats and apartment buildings, were also being constructed. The **Jefferson Apartments**, listed in the D.C. Inventory of Historic Sites, provides an excellent representation of the apartment building type in Mount Vernon Triangle, while the three-story, brick building at **462 K Street, N.W.**, provides a relatively early example of "flats." Both of these residential buildings were constructed on the site of older buildings and represent new building forms designed to meet the practical needs and aesthetic requirements of the neighborhood's growing population.

Unlike the much grander, multi-storied apartment buildings that can be found in other parts of the city, namely along Connecticut Avenue, the apartment buildings and flats of Mount Vernon Triangle are more modestly scaled. The multi-family buildings are generally three stories in height and fit in compatibly with the one-two-and three-story residential, commercial and industrial buildings of Mount Vernon Triangle.

Significance:

Multi-family dwelling forms provide a significant visual representation of the growing, city-wide acceptance of the apartment building living in 20th century Washington, D.C. The apartment buildings in Mount Vernon Triangle, found most notably along Massachusetts Avenue, tended to attract a more middle-class resident who was employed outside of the mercantile community of Mount Vernon Triangle. The apartment dwellers were more likely government and other white collar professionals who sought the convenience to downtown or Capitol Hill. Conversely, the flats at 460 K Street housed workers employed by the dairy bottling plant in Prather's Alley. As a building type, the multi-family dwelling units of Mount Vernon Triangle provide important information on the socio-economic make-up of the neighborhood.

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Registration Requirements:

The multi-family dwelling in Mount Vernon Triangle may be eligible for listing in the National Register under this Multiple Property documentation, or under the Multiple Property documentation: *Apartment Buildings in Washington, D.C., 1880-1945*. As noted above, the buildings in Mount Vernon Triangle have undergone changes in use, particularly on the first floors. Therefore, reversible alterations, such as the removal of original doors and storefronts, do not necessarily diminish the buildings' contribution and may thus not be used to disqualify a property.

Name of Property Type: **Automobile-related resources**

Description:

During the post World War-I economic boom as suburbs emerged outside of the city, New York Avenue proved to be an attractive location for commuters. Entrepreneurs responded by building automobile-related resources, including garages and gas stations. During the first decades of the 20th century and later, several automobile-related businesses opened in Mount Vernon Triangle, including the **L.P. Steuart Motor Company** showroom; several garages/repair facilities, including **627 K Street, N.W.** and **443-451 I Street**; and filling and service stations, such as **601 K Street**. In order to qualify for listing in the National Register, automobile-related resources, regardless of the sub-type, must retain integrity. They should retain integrity of design and workmanship, and in particular, should retain original massing and character-defining details that characterize the buildings as light-industrial structures that evolved to service the automobile. The properties generally emerged along the heavily traveled New York Avenue and, in the case of service garages, in the alleyways behind the principal corridors of Mount Vernon Triangle.

Name of Property Sub-type: **Garage/Repair facilities**

Description:

The automobile-related businesses, namely the garages, are one- and two-story brick structures with flat facades and large, garage door openings and banks of steel sash windows on the

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facades. These utilitarian buildings lack elaborate ornamentation, but often feature decorative brickwork on the façade, and architectural articulation at the roofline, such as cornices and parapet roofs. The side walls are generally constructed of common brick, while the facades may be of buff, or some other higher quality brick.

Name of Property Sub-type:

Filling Stations

Description:

Filling stations distinguish themselves from repair facilities as places that dispense motor fuel, “stove gasoline” and lubrication services rather than performing repairs. Generally, early 20th century service stations were one-story structures with an enclosed office covered with a wide roof that projected beyond the enclosed space to form a porte-cochere or covered canopy over a protected fueling bay. The canopy is generally supported on its open sides by masonry piers that also shielded the pumps from being sideswiped, apparently a major hazard of earlier station designs with curbside pumps. Often, large signs atop tall sign posts advertised the station.

Significance/Registration Requirements:

Automobile-related resources represent a significant building type for Mount Vernon Triangle. As the automobile replaced the streetcar as the main mode of transportation, the nature of development in Mount Vernon Triangle was altered. New York Avenue, historically a residential street, became a principal commuter route. New buildings, constructed to meet the needs of automobile users, arose in place of the 19th –century buildings along New York Avenue, adjacent side streets, and alleyways.

Automobile-related resources are eligible for listing in the National Register under Criterion A and C. To be eligible under either criterion, the building must retain its original form and massing. Character-defining features of the building, such as steel sash windows, parapet roofs, and canopies must either be intact, or be able to be returned to original condition.

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Name of Property Type: Commercial/Industrial-related resources

Description:

Beginning in the early to mid-19th century, the Mount Vernon Triangle neighborhood emerged as a predominantly residential neighborhood. However, in 1874, when the Northern Liberties Market moved east from Mount Vernon Square to the corner of 5th and K Streets, the area became attractive to merchants and entrepreneurs, and a small business community developed along the streets in immediate proximity to the market. In general, these businesses tended to be housed in the first floors of residential buildings. Eventually, however, purpose-built commercial buildings arose in their own right, beginning in the 1880s with the corner feed store and continuing into the 20th century. Several industrial-related buildings arose in the area's alleyways, including buildings associated with the substantial bakery and bottling plant in Prather Alley.

During the early 20th century, the neighborhood progressively moved away from its residential past and evolved into more of a commercial/industrial area with automobile-related resources dominating the New York Avenue corridor. In 1931, when Center Market on Pennsylvania Avenue was demolished to make way for the Federal Triangle, several of the evicted vendors moved north into the Northern Liberties Market/Convention Hall building. This move attracted new consumers to the area and sparked renewed commercial development in Mount Vernon Triangle. In addition to the buff brick commercial building at **502-506 K Street and 926-930 5th Street**, several other purpose-built commercial buildings arose. Typically, these early to mid-20th century commercial buildings were small, one-story brick structures with plate glass show windows and parapet roofs. The store building at 502-506 K Street provides an exceptional architectural example of commercial development in the Triangle, and is illustrative of the 20th-century commercial trend to cluster diverse businesses under a common roof to provide more convenient shopping.

Significance/Registration Requirements:

Commercial and light industrial building forms, ranging from small, alley-oriented blacksmith shops to food stores and automobile-related buildings are an essential component of the mixed-use, working class nature of Mount Vernon Triangle. Commercial and light industrial buildings

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are eligible under Criteria A and C. The integrity of commercial buildings in Mount Vernon Triangle is strengthened by their relationship to the streets and alleyways, and to other buildings around them. For instance, the existence of an alleyway strengthens the integrity of an alley-facing commercial building, just as the integrity of a mid-20th-century commercial building is strengthened by its juxtaposition to predecessor residential/commercial building.

Name of Property Type: **Historic District**

Description

In Mount Vernon Triangle, notable groupings of buildings that are associated with one or more historic contexts as developed in this multiple property document could qualify for listing as historic districts. As noted in the architectural description statement, the buildings of Mount Vernon Triangle represent a layering of the various periods of growth in the neighborhood. In several instances, the earliest buildings are next to some of the later buildings, providing a visual understanding of the changes that the area underwent. Similarly, buildings representing a variety of types and uses are in close proximity, illustrating the mixed-use residential-commercial-industrial nature of buildings in the area.

Although these collections of buildings found within the boundaries of Mount Vernon Triangle as defined in this Multiple Property Listing may share similar associations with the historic contexts, they are often separated by vacant lots and new construction, and are thus visually disparate and should be grouped accordingly.

Significance:

The potential historic districts in Mount Vernon Triangle represent the multi-layered and complex history of Mount Vernon Triangle. The grouping together of a concentration of individual buildings into districts provides a better illustration of the physical and historical evolution of Mount Vernon Triangle than can be provided by single buildings. Certain groupings are historically and architecturally significant as physical remnants of the unique working-class character of the neighborhood that depended upon the commercial activity of the 7th Street corridor and the Northern Liberties Market. Other groupings relate more directly to

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the 20th-century influence of the automobile on the neighborhood, and the demise of the residential aspect of the area.

The creation of historic districts under this Multiple Property document allows for the inclusion of resources that are united historically, but that individually may lack distinguishing characteristics of building type, style or method of construction. The inter-relationship of the residential-commercial-industrial resources of the 19th and 20th centuries more readily conveys a visual sense of the area's development than does a single resource. In addition, an historic district allows for the inclusion of vacant lots with potential archaeological significance.

Registration Requirements:

Historic districts nominated for listing under this Multiple Property document should possess a concentration of relatively well preserved resources that are associated with one or more of the developed historic contexts. Historic districts are eligible under Criteria A, B, C and D.

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G. Geographical Data

Mount Vernon Triangle is an area of Washington, D.C. located east of Mount Vernon Square. The area is bounded on the south by Massachusetts Avenue, on the north by New York Avenue and on the east by New Jersey Avenue. The eastern boundary is the eastern side of 7th Street at Mount Vernon Square.

The following is a list of resources within Mount Vernon Triangle that have been evaluated and are considered to meet the registration requirements of this Multiple Property Document. The list is organized by associated property type and context.

Single-family Dwellings: Civil War and Reconstruction Era

453-455 I Street, N.W.(built ca. 1877; 1883)
442-444 K Street, N.W. (pre-1873-74)
472 K Street, N.W. (post 1873-74)
921 5th Street, N.W. (1878)
924 5th Street, N.W. (ca. 1877)
902 3rd Street, N.W. (1874-1880)

Dwellings (single and multi-family): Victorian Era

460 K Street, N.W. (1904)
462 K Street, N.W. (1906)
468 K Street, N.W. (1898)
470 K Street, N.W. (1902)
611 K Street, N.W. (1904)
613 K Street, N.W. (1930)
617 K Street, N.W. (1891)
457-459 Massachusetts Avenue (1892)
611 Massachusetts Avenue (ca. 1878)
618 New York Avenue, N.W. (ca. 1890)
915 5th Street, N.W. (circa 1890)

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Commercial/Industrial-related Resources

McDermott Feed Store, 933-935 5th Street, NW (1885, rebuilt 1905)
Wittlin-Deckelbaum Building, 502-506 K Street
Beuchert's Blacksmith Shop (rear 443 I Street)
Beuchert's Warehouse (rear 443 I Street)
1918 Warehouse (rear 443 I Street)
917-919 5th Street, NW
923 5th Street, NW
925-929 5th Street, NW

Automobile-related Resources

441-443 I Street, N.W.
601 K Street, N.W.
607 K Street, N.W.
627 K Street, N.W.

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H. Summary of Identification and Evaluation Methods

The multiple property listing of historic resources in Mount Vernon Triangle is the result of a 2004-2005 study of the area, conducted by the D.C. Historic Preservation Office in conjunction with preservation efforts conducted by the D.C. Preservation League. The study was prompted by intensive new construction and the demolition of historic buildings in the area. The area was part of a larger survey, known as the Eastend, conducted in 1993 and sponsored by the D.C. Historic Preservation Office.

The study began with general research into the area, including a review of the Eastend Survey findings, published books and articles, maps, building permits, census records, city directories, and other primary source materials. Boundaries of the study area were clearly identified and all of the buildings within those boundaries were then surveyed.

All buildings determined to be 50 years or older and located within the boundaries were surveyed at a reconnaissance level and evaluated for further research/study. Based upon the findings, approximately 30 buildings were identified for further research. On each of these 30 properties, intensive research was conducted that provided information on the building's history, owner and architect. This research involved the examination of building permits, maps, census records, city directories, newspaper articles, biographical source materials and more.

The Multiple Property document was prepared based upon the general research and the more specific building research. Several National Register nomination forms, including the Mount Vernon Historic District, were prepared in association with this multiple property document.

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Map of the Mount Vernon Triangle area
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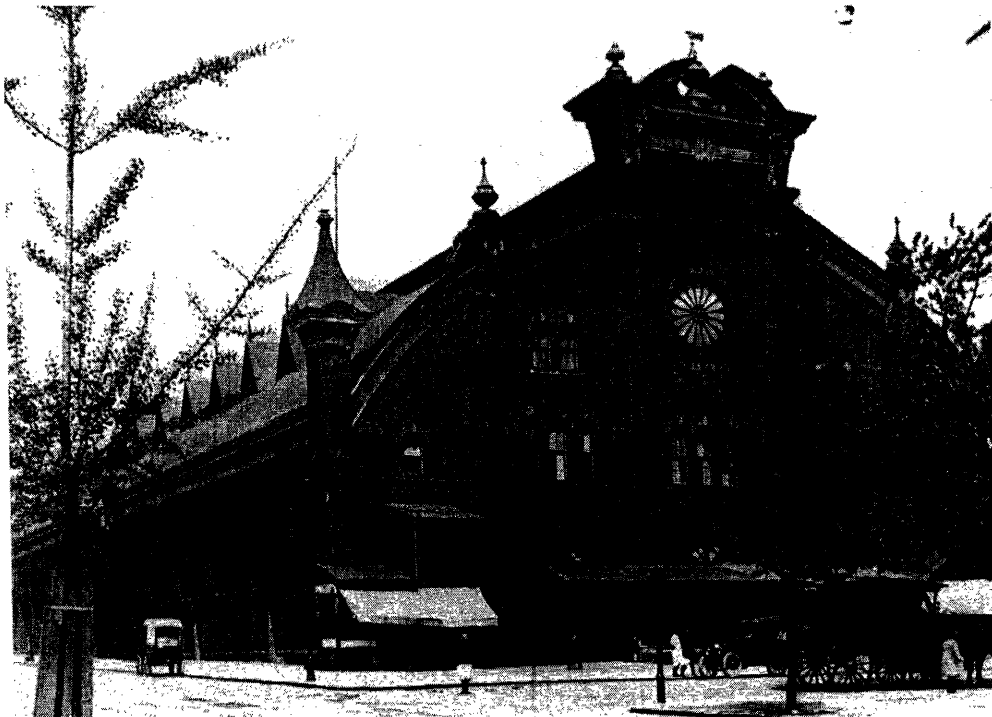
View showing the Mount Vernon Triangle Area, taken from Adolph Sachse, "The national capital, Washington, D.C., 1883-1884." The Northern Liberties Market is the high Victorian market building at 5th and K Streets, in the center of the image.

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The Northern Liberty Market at 5th and K Streets (built 1874), from James Goode, *Capital Losses*, p. 304.