

Exhibit B

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED JUL 14 1978

DATE ENTERED NOV 15 1978

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

AND/OR COMMON

~~North side of the 1800 Block of Park Road, N.W.~~**2 LOCATION**STREET & NUMBER 1801, 1809, 1827, 1833, 1835, 1841, 1843, 1857,
1867, 1869, Park Road, N.W.

-- NOT FOR PUBLICATION

CITY, TOWN

Washington

VICINITY OF

Walter E. Fauntroy, Congressman

CONGRESSIONAL DISTRICT

STATE

District of Columbia

CODE

11

COUNTY

District of Columbia

CODE

001

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☒ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER**4 OWNER OF PROPERTY**

NAME

Multiple private ownership - see attached list

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

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

December 14, 1977

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR

SURVEY RECORDS DC/NCPC Historic Preservation Office

CITY, TOWN

Washington

STATE

District of Columbia

*1841 Park Road, N.W., has also been recorded by the Historic American
Buildings Survey.

7 DESCRIPTION

CONDITION

☒ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The North Side of the 1800 Block of Park Road, N.W., in the Mount Pleasant area of Washington, consists of ten houses and their related outbuildings, including five original carriage houses. These houses are an excellent collection of representative turn-of-the-century suburban architecture for the rising middle class. The stylistic treatments of the houses vary, reflecting the eclectic nature of American architecture at the time. The architectural quality and integrity of these houses and the dramatic setting they share high above Park Road make this block a cohesive unit, unique to the area. These houses are large, single-family, detached dwellings in a neighborhood characterized by rowhouse development. More than half of the houses are frame construction in a neighborhood where brick predominates. Individually commissioned architects custom-designed these houses in an area developed primarily by speculators. These features make this unique group of houses the most impressive and visually important block in Mount Pleasant. Indeed, these houses are among the finest suburban detached houses from this period found anywhere in Washington.

Of the eleven houses originally built on the North Side of the 1800 Block of Park Road, N.W., ten are still standing. The house at 1865 Park Road was destroyed by a fire in the late 1950's and the resulting vacant lot was attached to the property on which 1867 Park Road stands. Nine of the remaining houses were built between 1903 and 1911. The tenth, the Queen Anne house at 1809 Park Road, was built c. 1892-3. The fact that only ten of the original fourteen lots have houses on them does not detract from the continuity or appearance of the streetscape because of the landscaping, the large, irregularly-shaped lots, and the fact that four of the houses stand on double lots (three have always done so). The variety of styles on the block reflects the eclectic character of Washington architecture at the turn of the century. Although excellent examples of the Colonial Revival dominate the block, the houses work together to create one of the most outstanding streetscapes of detached houses still standing in the city. Most of the houses retain their original appearance and those that have been modified have suffered only minor alterations. Some of the houses have been maintained as single-family dwellings over the years, others have served as rooming houses and even a nursing home. Today all of the houses, with the exception of 1801 Park Road, which is vacant, have been returned to their original use.

Although the houses on this block were designed by a number of architects in a variety of styles, they share more than just their common dramatic setting. The inspiration and thinking behind the designs for these houses was common to the period. Almost every house in Mount Pleasant has a porch and the Park Road houses are no exception. The porches vary in size but each is a prominent architectural feature of the house. Many of the houses have decks on the top of their porches, providing access to the spectacular vistas out over Rock Creek Park and, from some houses, the National Cathedral beyond. The porches, particularly on the Colonial Revival houses, add an element of informality to the facade and are an attempt to integrate the interiors of the houses with the outside world. Consistent with the idea of relating the inside and the outside is the Edwardian concern for light. All the houses in the block have a large number of

8 SIGNIFICANCE

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

SPECIFIC DATES see attached list

BUILDER/ARCHITECT see attached list

STATEMENT OF SIGNIFICANCE

The Joint Committee on Landmarks of the National Capital has designated the North Side of the 1800 Block of Park Road, N.W., as a Category II Landmark which contributes significantly to the cultural heritage and visual beauty and interest of the District of Columbia. These ten houses and their outbuildings were built between 1892 and 1911. Largely unaltered, the block includes excellent examples of turn-of-the-century eclectic architecture; the four Colonial Revival houses are particularly exceptional. The houses, most of them designed by prominent Washington architects, are local and personal interpretations of national stylistic trends. The men who commissioned these houses were part of the new permanent class of upwardly-mobile middle-class Washingtonians. Dramatically sited high above the curving section of Park Road, the houses together create the most distinctive and visually impressive block of houses in Mount Pleasant, a cohesive late-nineteenth-early-twentieth century streetcar suburb generally characterized by rowhouse development.

The decades around the turn of the century were decades of growth in the District of Columbia. Both the downtown section and the more suburban areas of the city, like Mount Pleasant, were being developed. The architectural character of the new development was eclectic, reflecting national architectural trends. The North Side of the 1800 Block of Park Road, N.W., reflects this eclectic character.

The area known as Mount Pleasant is a clearly defined neighborhood bounded by 16th Street, Harvard Street, Piney Branch Parkway, and Rock Creek Park. Park Road, now a major cross-town traffic artery, runs through Mount Pleasant, sloping steeply from 16th Street down to Rock Creek Park. Before the Civil War, this road was a rural track that ran from 16th Street down to Rock Creek, forded the stream at Pierce's Mill just above the confluence of Piney Branch and Rock Creek, continued west, and intersected Old Rockville Pike and Loughboro Road south of the community of Tenallytown and Reno. The original track was called Pierce's Mill Road. It was also known as Linnean Hill Road and Lowell Street before it was renamed Park Road.

The first large-scale development in Mount Pleasant occurred in 1865, when construction of houses began in the new subdivision north of Park Road between 14th and 17th Streets, N.W. During the 1870's and 1880's the pace of new development increased as paved streets replaced dirt roads. The extension of 16th Street in 1873 and again in 1898 cut Mount Pleasant in half and the area west of 16th Street became known as Mt. Pleasant Village--the area now known as Mount Pleasant--began after 1890 with the improvement

(Continued on Form 10-300a)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See attached list

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approximately 1.8 acres

UTM REFERENCES

A 18 3122910 4311060
ZONE EASTING NORTHING
C

B
ZONE EASTING NORTHING
D

VERBAL BOUNDARY DESCRIPTION

The North Side of the 1800 Block of Park Road, N.W., occupies lots 824, 800, 801, 823, 825, 42, 806, 807, 33, and 819 of Square 2614.

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

STATE N.A. CODE COUNTY CODE

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE

Anne H. Helwig, Architectural Historian

April 3, 1978

ORGANIZATION

Joint DC/NCPC Historic Preservation Office

DATE

STREET & NUMBER

1325 G Street, N.W.

TELEPHONE

724-1791

CITY OR TOWN

Washington,

STATE

D.C.

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

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.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE Director, Department of Housing and Community Development

DATE

FOR NPS USE ONLY

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

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE

ATTEST

KEEPER OF THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

DATE

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Owners and Owners Addresses

<u>Address</u>	<u>Square</u>	<u>Lot</u>	<u>Owner</u>
1801 Park Road, NW	2614	824	Semih & Betty Ustun 5123 Westbard Avenue Bethesda, MD 20014
1809 Park Road, NW	2614	800	Thomas H. & Mary H. Becker 1809 Park Road, NW Washington, DC 20010
1827 Park Road, NW	2614	801	Robert J. & Linda J. Low 1827 Park Road, NW Washington, DC 20010
1833 Park Road, NW	2614	823	Thomas & Sharon Conway 1833 Park Road, NW Washington, DC 20010
1835 Park Road, NW	2614	825	Estate of Erna C. White c/o Henry H. Brylawski, Esq. 224 East Capitol Street Washington, DC 20003
1841 Park Road, NW	2614	42	Robert A. Deane 3105 Georgia Avenue, NW Washington, DC 20010
1843 Park Road, NW	2614	806	T. Wilins & Alice Davis 1843 Park Road, NW Washington, DC 20010
1857 Park Road, NW	2614	807	T. Wilins & Alice Davis 1843 Park Road, NW Washington, DC 20010
1867 Park Road, NW	2614	33	James P. Farrell Sara L. Menne 1867 Park Road, NW Washington, DC 20010
1869 Park Road, NW	2614	819	Larry A. Miller Raymon McHensey 1869 Park Road, NW Washington, DC 20010

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windows, many bays, and an abundance of dormers. The ample fenestration creates a light interior in keeping with the priorities of the day.

The dominant style among the ten houses on the block is the Colonial Revival style. Four excellent examples of local Colonial Revival Style architecture stand on this block, along with another, smaller house that has Colonial Revival elements in its facade. The designs of the four large houses were based on the classical motifs of both the American Georgian period of the late 18th century and the Federal period of the early 19th century. The early years of the twentieth century experienced a renewed interest in the symmetry and order so prevalent in American's early architecture. What distinguishes the Park Road houses from their prototypes is their scale and the scale of the elements of their designs, the bold juxtapositions of the individual elements, and the bay windows and porches reflecting the less formal, late-nineteenth century attitude toward architecture.

The house at the east end of the block, 1801 Park Road, N.W., (photograph 1) is a formally conceived Colonial Revival house designed by Frederic Bennett Pyle in 1903. Standing on a large, landscaped corner lot, the house is a focal point in the neighborhood and a local landmark. The house also serves to elegantly anchor the block. The two-story white clapboard house has a steep roof with a balustraded deck at the top. The three-bay facade is symmetrical, with the major design emphasis on the center bay. At this bay giant-order paired Ionic columns support the prominent portico above the entrance to the house. A small oval window adds decorative interest to the pediment of the portico. The porch under the portico extends out to a balustraded terrace that runs across the width of the house. Small, one-story porches echoing the Ionic motif of the portico occur on the sides of the house, which are less formally treated than the front facade. The porch on the west side of the house has been enclosed.

The center bay of the facade has been divided into horizontal bands by a heavy, shallow balcony with turned balusters, supported by scroll brackets, that runs across the bay above the front door. At the first floor a large panelled door flanked by sidelights serves as the entrance into the house. At the second floor, behind the balcony, a four-part window repeats the rhythm of the first-floor door. The fenestration on 1801 Park Road includes bay windows, paired windows, and two dormers in each slope of the roof. All the windows are simply treated. The lot is contained within a brick retaining wall that is periodically interrupted by piers with ball finials. The elaborate, if overgrown landscaping includes boxwood hedges, azaleas, and a number of mature trees, all of which enhance the property.

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Another frame Colonial Revival house stands at 1841 Park Road, N.W. (photograph 2). C. A. Didden and Son designed this house in 1906. Their interpretation of this style was very different from Pyle's interpretation as reflected in the design of 1801 Park Road. This house, reminiscent of a New England Georgian house, is similar to the Longfellow House in Cambridge. The facade of this three-bay yellow clapboard house is symmetrical. Four giant-order Ionic pilasters divide the facade into three vertically-oriented bays. Many of the refined details on this house are concentrated in the center bay of the facade. A semicircular portico supported by Doric columns projects from the center bay, focusing attention on the entrance. The railing on the porch and the deck above is simple. In the deck railing, above the porch columns, wooden piers hold decorative urns. This porch is the smallest in the block and, therefore, perhaps the most architecturally correct. Seating space is not sacrificed however; a balustraded terrace runs across the front of the house.

A graceful elliptical fanlight and sidelights reminiscent of the Federal period surround the door. At the second floor a window framed by sidelights and a heavy scrolled segmental pediment serves as an entrance to the deck. A prominent gable, treated as a pediment, caps the slightly projecting center bay. The cornice is repeated within the gable. A small circular window adds visual interest to the pediment. (Two dormer windows adds visual interest to the pediment.) Two dormer windows, placed over the windows on the lower floors, flank the gable. The sides of the house are as finely articulated as the front. One-story round bays, capped with railings similar to that found on the deck, appear on both sides of the house. The large two-story carriage house at the rear of the property (photograph 3) is elaborately detailed and one of the finest out-buildings on the block.

Immediately to the west of this lot stands 1843 Park Road, N.W., (photograph 4) another Colonial Revival house. This two-and-a-half-story white stucco house with a slate hipped roof was designed by A. M. Schneider in 1907. Here is yet another version of the Colonial Revival, this one very southern in feeling. The wide veranda-like porch gives this house a strong horizontal feeling. The horizontality is reinforced by the deck railing and the railing of the deck at the top of the roof. The railing on the deck above the porch is relatively simple. Vertical slats fill the space between piers topped by ball finials, which occur immediately over the paired Ionic columns that support the porch roof. The railing on the roof deck has similar piers and finials. However, diagonal lattice work was used instead of slats between the piers.

The porch roof bows out gracefully at the center bay of this symmetrical, five-bay facade, thus placing the design emphasis on the entrance area. The entrance pavillion is supported by Ionic columns similar to those supporting the rest of

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the porch roof. An elliptical fanlight and sidelights reminiscent of the Federal period frame the door. In the center bay of the second story a domed bay, typically Edwardian in flavor, provides access to the deck. Directly above the domed bay is a large dormer set with a Palladian window. Another Palladian window is set in the second story rear wall, echoing the dormer. These windows, like the domed entrance to the deck, are unlikely to have occurred in any prototype for this house. A two-story stucco carriage house stands at the rear of this property (photograph 5).

In 1907 the firm of Harding and Upman designed yet another version of the Colonial Revival style at 1827 Park Road, N.W. (photograph 6). The classical elegance and detailing of this house are clearly reflective of early nineteenth century Federal designs. The two-story, three-bay brick house has a symmetrical front facade and a slate gable roof. The large wooden porch that extends the width of the house creates a strong horizontal feeling. The porch roof is supported by four Ionic columns. The railing consists of turned spindles. Originally a similar railing enclosed the deck at the second floor. Posts in the deck railing, placed at intervals which corresponded to the placement of the porch columns, were originally accented by carved wooden urns. A reproduction of the railing is currently being milled for placement on the deck. A similar railing connected the three dormers on the roof when the house was first built.

The most prominent decorative elements of this facade occur in the center bay. Recessed sidelights flank the door, which is capped by an elliptical fanlight. Attenuated engaged Corinthian columns lie flush with facade, framing the entranceway. Above the door, at the second story, a large window imitates the form of a Palladian window. The glass center section, framed by narrow engaged Corinthian columns and sidelights, forms an entrance to the deck. The finest decorative detail on the house is the elliptical wooden fan above this door. The carved panel spans the door and the sidelights below. A brick arch of single headers, with a stone keystone, and decorative cast stone blocks at the impost block level frame the entire composition. The windows flanking this door are capped by jack arches. A heavy modillioned cornice defines the roofline and forms a strong horizontal above the second floor. The three dormers are placed above the windows on the lower floors. The gable ends are treated as pediments and the single windows are framed by pilasters. The two-story brick carriage house at the rear of the lot retains its original double barn doors.

The smallest house on the block, 1967 Park Road, N.W., (photograph 7) was designed in 1904 by Frederick M. Ashley. The design of this house incorporates elements of the Colonial Revival style into a basically Edwardian frame structure. The two-story hipped-roofed house is three bays wide and typical of the sort of rectangular house with porch that was being built in Washington and elsewhere

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at this time. The Colonial Revival elements include the Federal-style leaded-glass fanlight and sidelights at the entrance, the Palladian window in the dormer, and the modillioned cornice. A porch, supported by Doric columns, extends across the width of the facade.

Two houses on the block, 1835 and 1857 Park Road, N.W., are larger versions of the Edwardian rectangular house seen at 1867 Park Road, N.W. T. M. Haislip designed 1835 Park Road (photograph 8) in 1902. This two-story frame house (which is covered with imitation brick) has a slate hipped roof and a large porch. The porch, its columns, and the chimneys are all constructed of the same random ashlar gray stone as the steps that lead up to the house and the retaining wall that runs along the front of the property. This unifying aspect of the house's design is unique on the block. A transom covers the double doors in the center bay of the house. The windows are simply treated. Projecting bays occur at different floors on all sides of the house. Each plane of the roof, which contains a semi-hexagonal dormer with a peaked roof, has a pronounced kick at the end and forms wide overhanging eaves.

The large carriage house at the rear of the property (photograph 9) suggests the lively original appearance of the house. Here clapboard at the first floor and fishscale shingles at the second create an interesting variety of textures, which, on the house, has been covered by imitation brick.

The second large Edwardian house stands at 1857 Park Road, N.W. (photograph 10). This frame house, designed in 1904 by the Sunderland Brothers, has a brick basement and a hipped roof with broad overhanging eaves. The rafters under the eaves have been turned into decorative brackets, a motif that is repeated under the roof of the semi-hexagonal dormers and along the porch eaves.

The porch runs across the width of the three-bay house and wraps around the southwest corner, taking advantage of the view of Rock Creek Park. Unadorned columns support the roof and a railing of plain slats encloses the area. Large angular bays in the east and west bays of the house flank the doorway at the center of the facade. A projection in the porch roof emphasizes the entrance area. Plain molding surrounds the alternating double and single windows. Similar fenestration occurs in the frame carriage house at the rear of the lot (photograph 11).

The oldest house on the block, 1809 Park Road, N.W. (photograph 12), was built c. 1892-3 by an unknown architect and/or builder. This picturesque Queen Anne house testifies to the late-nineteenth century tendency toward informality in architecture. The turret, the asymmetricality and multiple rooflines, the wrap-around porch, and the decorative fish-scale shingles are all typical of the Queen Anne style. The large two-story turret with its conical roof is the most prominent feature of the house. The porch, supported by unadorned columns, provides a

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horizontal foil to the turret. A railing with turned spindles encloses the porch. The facades are all divided into horizontal bands by strips of wooden trim. Fish-scale shingles cover bands at different levels on each side of the house. The angular bays on the east and west sides of the house and the turret are completely covered with this decorative material. Along the cornice a diamond and a circle outline motif add further visual interest to the house.

Appleton Prentiss Clark, Jr., designed the house at 1833 Park Road, N.W. (photograph 13), in 1911. The design of this house, the last to be built on this block, is essentially eclectic. However, the steep slope of the roof and the broad overhanging eaves are reminiscent of the Gothic Revival. The roof on the two-story brick house is slate. The deep overhanging eaves, large intersecting cross gables, asymmetricality, and alternating burnished and glazed headers in the Flemish bond all combine to evoke a picturesque quality. The brackets under the eaves, the deck railing, and the brick porch wall add to the decorative charm of the house.

The high-pitched roof of the cross gable creates deep eaves that sweep down over the second-story bay window. A line of visual interest is created by the wooden brackets that follow the roofline under the eaves. A small dormer directly above the eastern bay of the three-bay facade protrudes from the steep roof and echoes the gable at the western side of the house. Gables in the rear of the house continue the asymmetrical plan of the structure.

The two-story, three-bay brick house at 1869 Park Road, N.W. (photograph 14), was designed in 1910 by Harding and Upman. This is the only house on the block that relates in any way to the rowhouse architecture so prevalent in Mount Pleasant. Although the windows on both sides of the house indicate it was obviously designed as a detached structure, the parapet walls containing the roof are suggestive of a rowhouse. The tile roof is unique on the block and has a pronounced overhang and kick to it. The facade of the house is broken into horizontal bands by the roof edge and the porch. Simple columns support the porch roof and a wooden wall encloses it. At the second floor level a bay window projects out under the overhanging eave. A dormer with a tile roof projects from the slope of the roof above the bay window.

The highly articulated west side of the house faces on a public park given to the city by the original residents of the block. The glazed headers of the Flemish bond are clearly apparent. A two-story bay projects from the side of the house and is topped by a low, pierced brick wall. A round window at the third floor level also enlivens the side of the house.

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Access to these ten houses is provided by flights of stairs that periodically interrupt the retaining walls along the sidewalks. The approaches vary, ranging from straight flights of stairs, to steps that zig-zag their way up the hill, to double sets of stairs that join half-way up to the house. The number of steps necessary changes with the grade in the street; 1857 Park Road, at the curve in the street stands highest above the pavement and requires the most steps. Access to 1801 Park Road, through a gate in the brick retaining wall on the 18th Street side of the lot, requires only a few steps.

These ten houses of varied architectural treatment share a commanding site on Park Road, N.W., in much the same manner they did when they were first built (photograph 15). The houses remain essentially unaltered and have been returned to their original single-family use (with the exception of 1801 Park Road). Many of the houses are being rehabilitated and restored to their original appearance. The quality of their designs and the manner in which they work together to create a cohesive collection of turn-of-the-century suburban housing make the North Side of the 1800 Block of Park Road one of the most outstanding groups of detached houses still standing in the District of Columbia.

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of streets and transportation facilities in the area. In 1891 property owners began subdividing their holdings from Harvard Street north to the natural wooded boundaries of the park. In 1900 Congress authorized a streetcar line along Columbia Road and Mount Pleasant Street to Park Road, thus giving impetus to the development of Mount Pleasant. The area attracted middle and upper-middle class Washingtonians who worked in the city and wanted the amenities of living in a convenient, suburban community.

Mount Pleasant developed almost exclusively as a community of rowhouses. The exception to the rowhouse development was the group of large, single-family detached houses built on the north side of the 1800 block of Park Road, N.W. When the land on either side of Park Road was subdivided, the higher north side was divided into only 14 lots, as compared to the 28 lots designed for rowhouses on the south side of the street. The houses that were built were sited high above the street, an aspect of the topography that was accentuated by the grading of the street. Brick, stucco, and stone retaining walls were built along the north side of the street. Periodically, long flights of steps leading to the houses on the north side of the street break the continuity of the wall. The high elevation, the resulting view, and the proximity of Park Road to Rock Creek Park made this block particularly desirable in an already desirable neighborhood.

The men who commissioned the designs for these houses were all successful men who worked their way up to hold prominent positions in their chosen professions. Byron Adams (1801 Park Road, N.W.) opened a printing shop at 8th and E Streets, N.W., in 1882 and for 57 years directed the fortunes of the Byron S. Adams Printing Company, which is still in business today. He was also a member of the Washington Board of Trade and a director of the Federal National Bank. Thaddeus C. Dulin (1827 Park Road, N.W.) established a china, silver, and glass business in Washington in 1876. In 1899 he and W.H. Martin incorporated the firm of Dulin and Martin, which became a leading hotel and restaurant supplier. Dulin was a director of the American National Bank and the Federal American Bank and was on the boards of the Real Estate Guaranty and Mortgage Company and the Title and Investment Company of Maryland. He was also a member of the Chamber of Commerce, the Board of Trade, and the City Club. David Moore (1835 Park Road, N.W.), originally a printer, founded the successful real estate and insurance firm of Moore and Hill. He was a vice-president and director of Citizens' National Bank, the Potomac Insurance Company, and the Real Estate, Title, and Insurance Company. Charles Kraemer (1841 Park Road, N.W.) was a successful importer and wholesaler of wines and spirits. He was also a vice-president of Merchants and Mechanics Savings Bank. Llewellyn Farnum Davis (1843 Park Road, N.W.) was a dentist and professor of dentistry at Georgetown University. He was also a director of the Liberty National Bank. John P. Sheehan (1869 Park Road, N.W.) began his career as a bartender and

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ended up the owner of a profitable saloon at 304 Q Street, N.W. Other original Park Road residents included a clerk/examiner at the Pension Office, a partner in a real estate firm, and an architect.

While none of these men was an outstanding personality or a famous person they were representative of the growing ranks of middle-class Washingtonians who chose to establish permanent homes in the city. These men hired the leading architectural talent in the city to design their houses. These architects were members of that group of professionals responsible for a large part of the building going on in the city at the time and, therefore, they had a profound impact on the city's appearance. Among the architects who designed houses on the North Side of the 1800 Block of Park Road, N.W., were Frederic Bennett Pyle, Appleton Prentiss Clark, Jr., Harding and Upman, and Frederick Ashley. Their combined talents created one of the outstanding blocks of detached houses dating from the turn-of-the-century still standing in Washington.

Frederic Bennett Pyle designed the Colonial Revival house at 1801 Park Road, N.W., in 1903. Pyle settled in Washington in 1891, after serving an apprenticeship with Philadelphia architect T. P. Chandler. By 1903 he had firmly established himself as a residential architect and had been elected a Fellow of the American Institute of Architects. Pyle's designs reflected the eclecticism of turn-of-the-century architecture; the Colonial Revival was but one stylistic facet of Pyle's production. He also designed Shingle Style, Flemish Revival, Spanish Renaissance/Baroque, and Mission Style buildings. Pyle's designs include those for the Evans Building on New York Avenue, the Jordanian Embassy on Wyoming Street, N.W., the original Hecht Company store on 7th Street, and many houses in Mount Pleasant and Cleveland Park.

The firm of Harding and Upman designed two houses on the north side of the 1800 block of Park Road, N.W. The house at 1827 was built in 1908 and the house at 1869 was built in 1910. The firm was one of the best-known local firms in the early years of the twentieth century. Frank Upman came to Washington in 1897 to open a branch office for Chicago architect Henry Ives Cobb. Clarence Harding, a native Washingtonian, joined Upman, establishing a firm that lasted until the early years of the 1920's. Harding and Upman were responsible for the designs of the YMCA Building, the Congress Hotel, the Woodward Apartments on Connecticut Avenue, and houses in Mount Pleasant and throughout the city.

Appleton Prentiss Clark, Jr., designed 1833 Park Road, N.W., the last house to be built on the block, in 1911. After serving an apprenticeship with Alfred B. Mullett, supervising architect of the Treasury and architect of the State, War, and Navy Building (1871-1888), Clark established a private practice in Washington. He designed numerous houses and many of Washington's large buildings, including the

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National Capital Bank at 316 Pennsylvania Avenue, S.E., and the Foundry Methodist Episcopal Church and the Roosevelt Hotel, both on 16th Street. One of Clark's major contributions to local construction was his revision and upgrading of the city's building regulations, done at the request of the City Commissioners.

Frederick M. Ashley designed his own house at 1867 Park Road, N.W., in 1904. After graduating from M.I.T. in 1896, Ashley returned to his home city of Rochester, New York, where, for several years, he worked as a draftsman. He came to Washington in 1902 to work in the office of the United States Supervising Architect. Four years later Ashley moved to Los Angeles. Although he did not establish himself as a prominent local architect, Ashley, as a partner in the firm Austin and Ashley, was one of the leading architects in Los Angeles in the early decades of the twentieth century. The firm designed a number of buildings currently listed on the California State Inventory of Historic Places, including the Shrine Civic Auditorium, the Griffith Observatory and Planetarium, and the California State Building, all in Los Angeles. In 1931 Austin and Ashley collaborated with Koerner and Gage to design the Beverly Hills City Hall, one of the best known Spanish Colonial Revival structures in southern California.

C. A. Didden designed the house at 1841 Park Road, N.W., in 1906. Among Didden's other works are the Georgetown University Hospital, the John Ross School on Harvard Street, and the parsonage for the German Lutheran Evangelical Trinity Church at 504 4th Street, N.W. Many houses designed by Didden now stand in the Capitol Hill Historic District. A.M. Schneider designed the house at 1843 Park Road, N.W., in 1907. Schneider designed houses throughout the city, including several in what is now the Sixteenth Street Historic District. T. M. Haislip drew the plans for 1835 Park Road, N.W., in 1902 and the Sunderland Brothers designed the house at 1857 Park Road, N.W., in 1904. Unfortunately, no information has been uncovered about Haislip or the or the Sunderland Brothers.

The combined talents and efforts of these architects and firms, each designing large, single-family, detached dwellings, resulted in an outstanding collection of turn-of-the-century suburban residential architecture for the upwardly-mobile middle class. The ten houses share a magnificent view of the park and the Washington Cathedral beyond as a result of the site they share high above Park Road. The stylistic treatments of the houses vary, reflecting the eclectic character of late-nineteenth and early-twentieth century architecture. The Colonial Revival houses on the block are particularly exceptional examples of the many variations of this nationally popular style. A Queen Anne farmhouse, a house with Gothic-inspired details, three Edwardian houses, and an eclectic house complete the block. Each distinctive in its own right, these detached houses form the most impressive and visually distinctive block of houses in the Mount Pleasant area, a neighborhood characterized by rowhouses.

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THE NORTH SIDE OF THE 1800 BLOCK OF PARK ROAD, N.W.

<u>Address</u>	<u>Date</u>	<u>Date of Major Alterations</u>	<u>Architect</u>	<u>Builder</u>
1801 Park Road, N.W.	1902		Frederic B. Pyle	Frank L. Harvey
1809 Park Road, N.W.	1892-1893	1894	Unknown	Unknown
1827 Park Road, N.W.	1907		Harding & Upman	W. C. Morrison
1833 Park Road, N.W.	1911		Appleton P. Clark	Randolph Jennings
1835 Park Road, N.W.	1902		T. M. Haislip	George W. Dove
1841 Park Road, N.W.	1906		C.A. Didden & Son	Boryer & Smith
1843 Park Road, N.W.	1907		A. M. Schneider	S. L. Spritzer
1857 Park Road, N.W.	1904		Sunderland Bros.	Abby Improvements
1867 Park Road, N.W.	1904		Frederick M. Ashley	B. F. Seaton
1869 Park Road, N.W.	1910		Harding & Upman	R. J. Humphrey

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