

Square 369

1100 Block Ninth Street, N.W., Washington DC

Building Preservation Plan

Final Report

November 2014



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I. INTRODUCTION

Purpose

The following *Preservation Plan* responds to the proposed redevelopment of a large portion of Square 369 with a twelve-story hotel and residential building that results in the removal of historic buildings on L Street and incorporates seven contributing buildings in the Shaw Historic District (also known as the Mount Vernon West Historic District) into the development. The project site is located at Ninth and L Streets at the southeast corner of the Shaw Historic District.

The Building Preservation Plan focuses on eight buildings within Square 369: 1104 Ninth Street, 1106 Ninth Street, N.W., 1108 Ninth Street, N.W., 1110 Ninth Street, N.W., 1112 Ninth Street, N.W., 1114 Ninth Street, N.W., 911 L Street, N.W., and 919 L Street, N.W. The report focuses primarily on the facades of each historic structure, and provides information and documentation to support the decision making process and to guide the rehabilitation efforts for each historic building.

Documentation for each building includes information on the history and significance of each building; documentation of existing conditions of the building components; and recommendations for rehabilitation work with goals to follow the *Secretary of the Interior's Standards*. The study is designed to ease and expedite the decision-making process, providing the documentation and analysis necessary for a proper evaluation of direct and indirect effects of possible design solutions.

Methodology

Previous research materials from 2008 were reviewed and new research undertaken to complete the Construction History and Significance section. For the architectural evaluation, on-site study and photographic documentation of the building interior and exterior was conducted. Areas of damage were noted on current building drawings. All architectural features were identified, overall conditions were assessed and preservation priorities were identified in the recommendations.

Emily Eig and Laura Hughes, Principals, serve as the lead consultants on this project. Kim Daileader (Historic Preservation Specialist) serves as Project Manager.

II. HISTORIC CONTEXT

SUMMARY

The initial development of Square 369 began in the mid-nineteenth century. As late as 1844, most of the square was held, essentially unimproved, by several investors. Within the next decade many of the lots, particularly in the southern half of the square, were subdivided and improved. The development was stimulated by the northward expansion of the city, the opening of markets, and the improvement of the arterial roads, particularly Seventh Street, N.W., through the neighborhood. In the post-Civil War period, the development of streetcars and improvements in the city's infrastructure further stimulated development of the area. At the turn of the twentieth century, Ninth Street, N.W., began to develop as a commercial corridor and residential density increased with the construction of apartment buildings in the area. However, as the automobile provided access to suburban areas, and the neighborhood's housing stock aged, its desirability declined. The decline of the neighborhood in the post-World War II period saw the conversion of many single family dwellings into flats and the demolition of others to make way for parking lots. This decline of the area was exacerbated by the civil disturbances following the assassination of Martin Luther King, Jr., in April 1968, and resulted in extensive property damage to neighboring squares. Twenty years later, in 1988, the construction of the Mount Vernon Plaza apartments at Tenth and L Streets, N.W., heralded the beginning of reinvestment in the square.

The history of the development and subsequent decline of Square 369 generally parallels that of Square 370 to the south. However, differences in the size and location of the two squares, in addition to differences in ownership, created some distinctions. Square 370, because of its location along Massachusetts Avenue, N.W., tended to have more imposing buildings along the avenue side than were typical of other squares in the Mount Vernon neighborhood. Also, Square 370, because of its small size and triangular shape, did not have the interior alleys that characterized many of the larger squares in the Mount Vernon neighborhood, including Square 369. The interiors of large squares such as Square 369 were accessed by public alleys and were generally used for stables, inexpensive housing, and commercial purposes.

This historic context focuses primarily on the southeast quadrant of Square 369 that is part of the Marriott Courtyard development and in particular on the historic buildings on the corner of Ninth and L Streets, N.W. The 1100 block of Ninth Street, N.W., was initially developed in the 1850s as a largely residential street with a middle class population of tradesmen and government workers. By the early twentieth century a number of businesses had been established on the block. Some of the original residential buildings were modified for commercial use and others were replaced with one- to three-story commercial buildings, with residential use on the top floors.

EARLY NINETEENTH CENTURY HISTORY

Square 369 lies within part of the northwest quadrant of Washington, D.C., once known as Northern Liberties and later as Mount Vernon; it is now often referred to as Shaw. The dominant feature of the neighborhood is Mount Vernon Square, laid out on the L'Enfant Plan for the city of Washington in 1791.

Pierre L'Enfant's 1791 plan for the new Federal City included the Mount Vernon neighborhood. Its large reservation, with intersecting diagonal avenues and broad vistas, was the focal point. The reservation, subsequently known as Reservation 8, was bounded by Seventh Street on the east and Ninth Street on the west at the intersection of Massachusetts and New York Avenues. The two-block rectangular square was eventually bisected by Eighth Street, creating two smaller squares.

Although platted as part of the L'Enfant city in 1791, the Mount Vernon area saw minimal development in the city's first two decades. There was little turnover of property, and most of the real estate holdings were large and generally unimproved. Factors that discouraged early development in the Mount Vernon neighborhood included the lack of reliable roads and the area's distance from the central residential core, then located to the south of Massachusetts Avenue.

In the early nineteenth century, Massachusetts Avenue was informally regarded as the northern limit of the city. This perception was reinforced when Congress enacted legislation in 1809 that designated Massachusetts Avenue as the line demarcating the area where swine could roam free (north) and where they could not (south).¹ By the 1830s, the area was known as the "Northern Liberties," a label commonly given to regions beyond the limits of a city.² Bounded approximately by Third, Fifteenth, and O Streets, the Northern Liberties area of Washington, D.C., experienced virtually no development initially, save a few scattered wood frame dwellings surrounded by open land.

Growth in the Northern Liberties was spurred by the creation of the Seventh Street Turnpike. Chartered by Congress in 1810, the turnpike ran northward from Center Market on Pennsylvania Avenue to the District line, where it traveled west to Rockville, Maryland. Seventh Street, laid between 1818 and 1822, became the spine of Northern Liberties, as well as a primary transportation artery into the center of the city. Development, primarily of a commercial nature, commenced at the southern end of Seventh Street, and gradually spread northward toward Massachusetts Avenue.

¹ Sue Kohler, "Massachusetts Avenue," in *The Grand American Avenue 1850-1920*, eds. Jan Cigliano and Sarah Bradford Landau (San Francisco: Pomegranate Artbooks, 1994), p. 178.

² The term "Northern Liberties" was used in similar communities in Philadelphia and Savannah, to name just a couple. James M. Goode, *Capital Losses* (Washington, D.C.: The Smithsonian Institute, 1979), pp. 264-265; and Donald E. Jackson, "L'Enfant's Washington: An Architect's View," *Records of the Columbia Historical Society*, Volume 50 (Washington, D.C.: Columbia Historical Society, 1980), p. 410.

SUBDIVISION AND RESIDENTIAL IMPROVEMENTS: 1840-1870

With the growing population of the city south of the Northern Liberties, migration northward was inevitable. By 1840, the population of Northern Liberties was growing fast and to meet its needs the Northern Liberties Fire Company was established. Its engine house was constructed on the south side of Mount Vernon Square. Residents petitioned the city for a market house, which was built in 1846 on the eastern half of the square. The market became a focal point as development moved north of Massachusetts Avenue, assisting in the establishment of a commercial community and residential neighborhood.

The 1100 block of Ninth Street was primarily residential in the first decades of its development. Its residents were middle class and included businessmen and government employees. Some properties were owner-occupied and others were rented. Census records show that even prosperous residents, such as Zephaniah Jones, shared their houses with another family or several boarders or roomers, in addition to one or more servants. Generally, the boarders were government employees.

In the nineteenth century, Washington real estate attracted investors ranging from large scale speculators and developers to relatively modest middle class residents who would buy two lots, improve one for their own use and one for rental income. That range of investors is evident in the history of Square 369, and showcases the first significant development of the square that took place in the decade between 1844 and 1854.

Tax assessments for 1844 show the first subdivisions of the square. John Ferguson, a U.S. Post Office clerk, was listed as the owner of the southern part of Lot 19 and northern part of Lot 20, now known as 1112 Ninth Street. Although this was one of the first two lots to be subdivided, it was one of the last to be improved. James M. Ramsay, a clerk in the office of the first Auditor of the Treasury Department, owned the part of Lot 20, now known as 1110 Ninth Street. The assessment book does not indicate whether Ramsey had improved the lot, but city directories indicate that he lived elsewhere. Two other lots, Lots 1 and 3, in the southeast corner of the square, were owned by James Gillis.³ James Caden owned almost the entire rest square: sixteen full lots and parts of two others (the remaining parts of Lots 19 and 20), out of the square's total twenty lots.

In 1850, Caden subdivided his holdings into nine whole or partial lots consisting of Lots 21 to 43. His subdivision included the lots with alley frontage only. Caden, who was born in Ireland circa 1788, was an investor who also owned a school, the English, Merchantile and Mathematical Academy, at the southeast corner of Eighth and F Streets, N.W., in the 1830s. By 1846, he was working in the office of the Auditor of the Post Office Department.⁴ Despite his owning a majority of the square, Caden was a relatively short term investor. By 1854, he had sold most of the lots, unimproved, and often parts of lots, each with about twenty-five foot frontage on a street, were sold to different purchasers.

The General Assessment for 1854 reiterates that point, indicating that each of the original lots owned by Caden and Gillis in 1844 had been subdivided into several lots and that most of them had been sold,

³ General Assessment, 1844. Records of the Government of the District of Columbia, RG 351, Entry 46, National Archives, Washington, D.C.

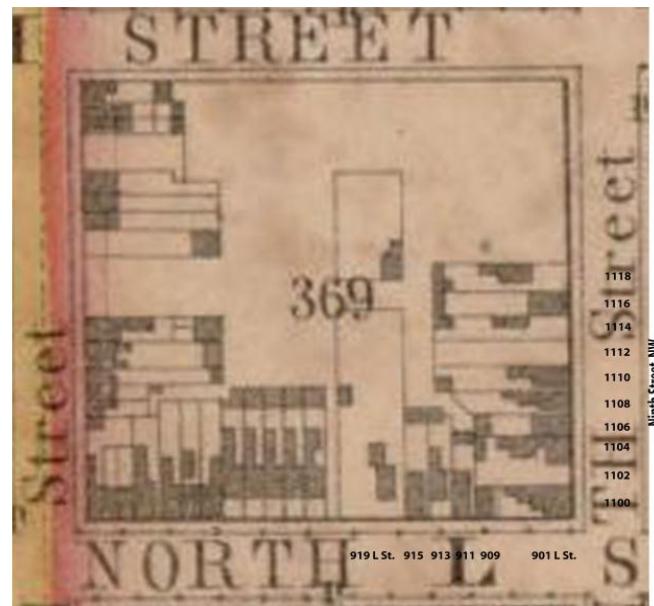
⁴ E.A. Cohen & Co., *Full Directory for Washington City, Georgetown and Alexandria* (Washington: W.M. Greer, 1834); Gaither & Addison, *Washington Directory and National Register for 1846*, (Washington, D.C.: John T. Towers, 1846).

with some purchasers buying several lots. By 1853, there were thirty-one houses but no commercial spaces on Square 369.⁵

The 1857 A. Boschke map of Washington City, seen below, shows that the south half of the square had been largely improved by that time. Typically in this period, improvements would have been of wood frame construction. Many of the dwellings had sheds or stables in the rear. The varied foot-prints of the buildings constructed on the south-east quadrant suggest that they were constructed by individual owners while the groupings of identical buildings to the west were presumably built by speculators.

One of the early residents of Square 369 was Zephaniah Jones, a bricklayer who became a prominent contractor in Washington, D.C. In later years he was foreman of masonry for the construction of the Senate wing of the U.S. Capitol and superintendent of construction of the Pension Building. He was one of the three parishioners who built the McKendree Methodist Episcopal Church located in Square 370 between 1844 and 1845. Tax records indicate that Jones invested in real estate in both Squares 369 and 370, as well as throughout the city. City directories show him as living on the east side of Ninth Street between L and M Streets in 1846, but by 1850 he had moved across the street to Square 369.⁶ In 1854 he owned three quarters of Lot 1 at the southeast corner of the square, corresponding to the modern street addresses of 1102, 1104 and 1106 Ninth Streets, and the east part of Lot 2, subsequently known as 911 L Street.⁷

It is probable that Zephaniah Jones built 1104 Ninth Street and that, as a bricklayer, he constructed his residence in brick rather than using the wood frame construction that was more typical of the area in 1850. The 1850 city directory, which did not use street numbers, listed Jones as living on the west side of Ninth Street between L and M Streets.⁸ The 1855 directory listed Jones at 333 Ninth Street, the original street address of 1104 Ninth Street.⁹ Thus, it is possible that 1104 Ninth Street was constructed by 1850 and certainly it had been built by 1855. Jones may have also constructed the adjacent dwelling at 1106 Ninth Street as well as 911 L Street; tax records show that he owned the lot (the east portion of historic Lot 2) in 1854.



Square 369 in 1857.

Modern street numbers have been added to identify locations.

A. Boschke, Map of Washington City, 1857.

⁵ Commissioners of the District of Columbia, Report of the Commissioners of the District of Columbia, 1875, 287.

⁶ Gaither & Addison, *Washington Directory and National Register for 1846*, (Washington, D.C.: John T. Towers, 1846); Edward Waite, *Washington Directory and Congressional and Executive Register for 1850* (Washington, D.C.: Columbus Alexander, 1850).

⁷ General Assessment, 1854. Records of the Government of the District of Columbia, RG 351, Entry 46, National Archives, Washington, D.C.

⁸ Waite.

⁹ I. Ten Eyck, *Ten Eyck's Washington and Georgetown Directory* (Washington, D.C.: Henry Polkinhorn, 1855).

Jones did not retain these properties for long. The dwelling at 911 L Street was listed in the 1858 city directory under owner Andrew Small and Jones sold 1104 Ninth Street and the vacant lot south of it (1102 Ninth Street) to Horatio N. Easby, a lumber dealer.¹⁰ Easby was listed in the 1858 and 1860 city directories at 1104 Ninth Street but, by 1867, Jones was again in residence at 1104 Ninth Street although he does not appear to own it.¹¹ Jones resided at that address for over thirty years and his family continued to live in the house after his death in 1897. While Jones sold all of his property in Square 369 by the late 1850s, he continued to invest his property throughout the city; his real estate holdings totaled \$80,000 at the time of the 1870 census.¹²

James W. Garner, who lived at 1116 Ninth Street and owned a rental property at 1108 Ninth Street, is an example of a government employee who supplemented his salary by investing in real estate, some of which was very close to where he lived. In the 1858 city directory he is listed as employed in the first Auditor's Office of the Treasury Department. By 1870, he had amassed \$25,000 in real estate. Later in the nineteenth century Garner's son-in-law, A.J. Bentley, a law clerk at the Department of Justice, expanded the family holdings in the square, acquiring the row of brick houses at the northeast corner in addition to Garner's Ninth Street properties. Bentley lived at 1116 Ninth Street in the house formerly occupied by Garner and by 1883 had bought the lot next door at 1114 Ninth Street which he used for secondary buildings such as a stable and summer kitchen.¹³

The original frame building at 1100 Ninth Street, which was a corner grocery store, was one of the earliest commercial properties on Square 369. It was also an example of a long-term investment property owned by a local tradesman. William P. Howell, who was a partner in a paint business downtown and lived two blocks away on I Street, acquired the property before 1854 and almost fifty years later it was still being managed as part of his estate.¹⁴

Square 369 attracted at least one out-of-town investor in the initial years of its development. Dr. Richard S.T. Cissell of New York bought the lots at 1102 and 1104 Ninth Street from Horatio N. Easby about 1864 and his name appears on the tax records for those lots for the remainder of the nineteenth century. Cissell also had extensive holdings west of Rock Creek. The extension of Massachusetts Avenue west of Rock Creek cut across his property which included the area now known as Normanstone.¹⁵

A locally prominent investor in Square 369 was Alexander R. Shepherd, who, as head of the District of Columbia's Board of Public Works in the 1870s, was responsible for the dramatic improvements and expansion of water and sewer lines, street openings and paving and other amenities that facilitated and promoted the post-Civil War development of the city, particularly in the northwest section. In the

¹⁰ General Assessment, 1854. The property was assessed to Jones in 1854 but a penciled note in the tax record indicates that Jones sold the center two parts of Lot 1 to H.N. Easby.

¹¹ *Boyd's Directory*, 1858, 1860, 1867.

¹² U.S. Bureau of the Census. Population Census, 1870. Washington, D.C., p. 240.

¹³ Building permits # 384, 9-5-1883; #1850, 4-24-1888; # 125, 7-29-1897.

¹⁴ General Assessment, 1854; General Assessment, District of Columbia, 1899-1900 (Washington D.C. Historical Documents Preservation Project, Real Estate Assessments and related plats, maps and directories for Washington, D.C. to 1934, microfilm, D.C. Public Library.

¹⁵ "The Sale of Kalorama," *Washington Post*, 14 November 1886, 2.

1860s, Shepherd owned 10,000 square feet in the interior of Square 369 and its alleys bear his name.¹⁶ He also owned and subdivided lots fronting on Tenth Street.¹⁷

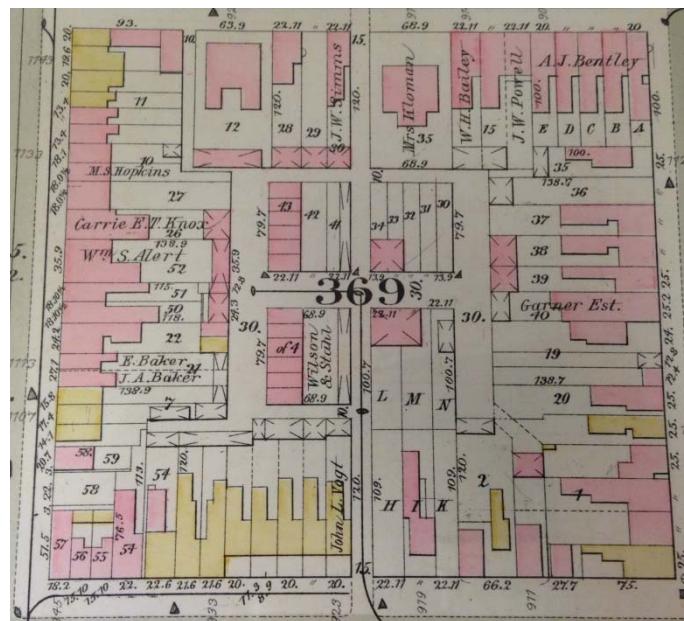
SUMMARY OF SURVIVING EARLY BUILDINGS

Most of the Ninth Street buildings shown on the 1857 map were subsequently replaced by new construction early in the twentieth century. However, 1110 Ninth Street survives as an example of the original mid-nineteenth century development of Square 369 and its gable roof is typical of the period. The building at 1104 Ninth Street almost certainly also dates from the mid-nineteenth century it was altered to accommodate commercial space in 1914; a study of historic maps from 1857 to the present shows the same distinctive footprint throughout. The dwelling at 911 L Street also appears on the 1857 A. Boschke map, however, its rear additions are of a later date.

¹⁶ General Assessment, 1864, 1869. Records of the Government of the District of Columbia, RG 351, Entry 46, National Archives, Washington, D.C.

¹⁷ Faehtz, E.F.M. and Pratt, F.W., *Real Estate Directory of the City of Washington, D.C.* (Washington, D.C.: Faehtz and Pratt, 1874).

LATE NINETEENTH CENTURY DEVELOPMENT: 1870-1900



Square 369 in 1887.

Brick buildings are shown in pink and wood frame in yellow. Two rows of alley dwellings had been constructed in the interior of the square and two at the rear of Lot 22 by this time. The buildings marked with an x are stables or sheds. Hopkins, 1887, Pl.11

The character of the square and surrounding Mount Vernon neighborhood changed significantly in the post-Civil War era, stimulated by improvements in the city's infrastructure. During the Civil War many public works projects, such as street paving which had begun in the 1840s and 1850s, came to a halt, as did most development of the city. At the same time, Washington's population exploded with military personnel, government workers, and vast numbers of displaced African Americans. The capital city experienced its greatest single population jump during the 1860s – almost seventy-five percent – which created severe housing shortages.

Despite a reduction in public works projects and funding for government construction, some improvements and major construction projects had continued during the war years. Privately owned companies installed streetcar rail lines along principal roads, thus improving accessibility from the downtown core to the city's newly developed northern areas. In 1862, three horse-drawn streetcar lines were launched within the official boundaries of the District along Seventh and Fourteenth Streets and Pennsylvania Avenue. In Mount Vernon, as in many of Washington's newest neighborhoods, improvements in the city infrastructure followed the streetcar lines, with real estate values directly tied to a lot's proximity to the streetcar route. This spurred construction east and west of Seventh Street, particularly along the developing transportation arteries of New York Avenue, Fourth and M Streets. More buildings were initially constructed on the squares west of Seventh Street, while those to the east remained sparsely improved, and development remained south of O Street.¹⁸

The District of Columbia's government was reorganized by Congress in 1871, giving the local government more authority. The newly formed Territorial Government began a massive program to modernize the city and improve its notoriously bad roadways in order to encourage development. Its Board of Public Works, under Commissioner Alexander R. "Boss" Shepherd, let contracts for laying

¹⁸ Lloyd Van Derveer, *Map of the City of Washington, D.C.*, 1851.

public sewers and water mains, planting thousands of trees, and grading and paving streets, ultimately expending \$20,000,000 on public works.

The “center city,” an area defined by the National Mall to the south, P Street to the north, New Jersey Avenue to the east, and New Hampshire Avenue to the west, was targeted for immediate and rapid improvements. Special consideration was paid to the improvement of certain thoroughfares in order to facilitate the transport of produce to the markets. Seventh Street in particular was graded and macadamized. Ninth and Eleventh Streets were graded and streetcar lines were installed in 1872 and extended just one year later. By 1874, sewer lines, gas mains, and water pipes were laid along Ninth Street.

One of the first projects undertaken by the Board of Public Works was the enactment of new building codes including additional fire protection. Although existing wooden buildings were not demolished, the building regulations essentially required that after 1877 all new dwellings south of what is now Florida Avenue would be of brick and/or stone. This regulation had a dramatic influence on the architectural development of Washington, D.C., specifically in such residential neighborhoods as Mount Vernon where rows of modest wood-frame dwellings housed the middle class. In 1875, seventeen of the sixty-one dwellings on Square 369 were wood frame.¹⁹ During the late 1870s and 1880s, rows of attached brick houses were built along the main public streets. These new brick row houses were built adjacent to and often replaced their wood-frame predecessors, creating a second phase of architectural development in Mount Vernon. Larger and containing more architectural embellishment than the wood-frame houses, the brick buildings reflected contemporary architectural trends in residential design and featured elaborate cornices, metal, stone or molded brick window surrounds, and other applied ornamental elements. After 1871, builders were allowed to erect projecting bays up to four feet deep over the building line at the front of the building. The projecting bay soon became almost universally used in Washington row house construction.

Another major initiative of the Board of Public Works affecting Mount Vernon was its improvements to Washington, D.C.’s, dilapidated older markets. The market that Northern Liberties residents had petitioned for in the 1840s was considered a blight on the neighborhood by the 1860s. As described in 1867, “The refuse vegetable matter thrown from the wagons of the hucksters, and the offal from the stall of the butcher, mingle with the filth created by the many animals which are brought and allowed to stand around the place, causing a most disagreeable stench, especially in the summer.”²⁰ In 1872, Shepherd notified vendors that the Northern Liberty Market was to be closed. When they refused to move, he had a large demolition crew raze the building at night with a resulting loss of life and property. Shepherd’s actions were highly controversial, and litigation went on for years.²¹ New markets were constructed at Fifth and New York Avenue and at Seventh and O Streets to serve the neighborhood.

After the removal of the Northern Liberty Market both Massachusetts and New York Avenues were extended through Mount Vernon Square dividing the square into several small triangles. In 1877, the Board of Public Works constructed concrete roadways and an ornamental iron fountain at the center of the square. Despite these improvements, the conditions in the square were unpleasant and often dangerous. Area property owners requested the removal of the roadways and improvement of the park

¹⁹ Commissioners of the District of Columbia, Report of the Commissioners of the District of Columbia, 1875, 287.

²⁰ George J. Olszewski, *Mount Vernon Square, Washington, D.C.* (National Park Service, Office of Historic Architecture Eastern Service Center, 1970), 7.

²¹ Olszewski, 8.

area. In 1882, the carriage roadways were closed and replaced with gently curving gravel footpaths. Drinking fountains and lampposts were installed and flowerbeds were planted.²² Park visitation increased and the new park setting of Mount Vernon Square provided the area with a nucleus from which to take its identity, thus the neighborhood to the north of K Street along New York and Massachusetts Avenues became known as Mount Vernon.

By 1877, the first year for which building permits exist, almost all the exterior lots on Square 369 had been improved. In the final decades of the Victorian era, a period of booming construction in Washington, D.C., only four dwellings were constructed on the square's exterior lots. Two were constructed on M Street and have since been demolished. One of two constructed on L Street survives. The dwelling at 913 L Street designed by noted Washington architect Appleton P. Clark, Jr., in 1892, replaced a frame dwelling on the site. A three-story brick dwelling at 909 L Street, which replaced an earlier brick dwelling, has since been demolished.

Much of the new construction on Square 369 in the last quarter of the nineteenth century took place in the interior of the square. The development of alley dwellings in Square 369 was typical of their development elsewhere in the Mount Vernon neighborhood. Prior to the Civil War relatively few alleys were inhabited. With the city's boom in population, and particularly the influx of impoverished African Americans, there was great demand for inexpensive housing. Before the Civil War there had been approximately fifty inhabited alleys; by 1873 there were five hundred.²³ On Square 369 a dozen alley dwellings had been built by 1877. The square's alley population was between one and two hundred in 1880 and at least two-thirds were African-American.²⁴ In 1887, a row of eight, two-story brick alley dwellings, twelve feet by twenty-four feet, were constructed at 1120-1134 Shepherd's Alley.²⁵ Two more somewhat larger alley dwellings were built in 1892.²⁶

Other interior lots were developed for commercial uses and, over time, commercial uses edged out some of the alley dwellings. The Woodward & Lothrop department store built a seventy-by-eighty-foot brick warehouse and stable in 1892. Eight years later, in 1900, the department store built a second warehouse of the same size on the site of six of the remaining alley dwellings. Several private stables were also built in the interior of the square in this period.

The exterior of Square 369 was almost entirely residential through the nineteenth century. The 1888 Sanborn Map shows just three small stores on the block, one on each corner except for the corner at Ninth and M Streets.²⁷ There was also a small one-story office at 1112 Ninth Street for a wood and coal yard, the only lot on Ninth Street that had not been developed for residential use.

²² Olszewski, 9-10.

²³ James Borchert, *Alley Life in Washington: Family, Community, Religion, and Folklife in the City, 1850-1970* (Urbana, Illinois: University of Illinois Press, 1980), 19-23.

²⁴ Borchert, 43.

²⁵ Building Permit 2211, 28 April 1887, constructed on Lots L-M.

²⁶ Building Permit 1556, 25 February 1892, constructed on Lot 21.

²⁷ Sanborn Map Company, *Insurance Maps, Washington, D.C., 1888* (New York: Sanborn Map Company, 1888) V.1, Sheet 21a.

TWENTIETH CENTURY DEVELOPMENT: 1900-1940

At the opening of the twentieth century, Mount Vernon Square was enhanced by the construction of the first public library to be built in Washington. When philanthropist and steel magnate Andrew Carnegie offered, in January 1899, to pay for the construction of a public library for the city, a site was selected within a week so that Congress could enable legislation before the end of its session. Senator James McMillan, powerful chairman of the Senate's District Committee, was the leading proponent of the Mount Vernon Square site over the proposed alternative near located the present location of the National Archives. His committee's report on the library legislation stated that, "Situated in the center of Mount Vernon Square, the view of the building would be obtained from Massachusetts avenue, K street and New York Avenue and would add dignity and beauty to a portion of the city where ornamentation is somewhat lacking."²⁸

Carnegie Library, completed in 1902, was designed by New York firm Ackerman and Ross, headed by architects William S. Ackerman and Albert Randolph Ross. The design drew upon the Beaux-Arts traditions for the siting and styling of the building. The building, which became a model for numerous Carnegie libraries across the country, served the city for nearly seventy years as a public library, and it became the focal point of the surrounding Mount Vernon community.

Because the residential building stock of the neighborhood had been almost fully developed by the end of the nineteenth century with single-family dwellings, early twentieth century developers and builders focused their attention on the construction of commercial structures and apartment buildings. This trend can be seen in Square 369.

When automobiles became the dominant mode of transportation in the second and third decades of the twentieth century, Massachusetts Avenue and Seventh and Ninth Streets became principal commuter routes. The corridors of commerce cutting through the Mount Vernon area were lined with gasoline stations, automobile garages, stores, laundries, and warehouses. Although L and M Streets remained primarily residential, Ninth Street became more commercial. This brought a new wave of investment to Square 369.

As the downtown area expanded and electrified streetcar lines were inaugurated in the Mount Vernon neighborhood late in the nineteenth century, Ninth Street north of Massachusetts Avenue became a desirable commercial location. In the early twentieth century most of the buildings along Ninth Street were converted to commercial uses on the ground floor or demolished to make way for new commercial structures, some with apartments above the commercial space. Simultaneously, the residential density of the square was increased with the construction of three apartment buildings.

²⁸ Alison K. Hoagland, "The Carnegie Library: The City Beautiful Comes to Mount Vernon Square," *Washington History* 2, no. 2 (Fall/Winter 1990-1991): 79-81.

COMMERCIAL BUILDINGS

The first of the mid-nineteenth century buildings on Ninth Street to be replaced was 1106 Ninth Street, part of historic Lot 1 (the north twenty-five feet), which had once belonged to Zephaniah Jones. In 1908, Edwin E. Ellett, a leading dealer in marble mantels and tiles, moved his business from southwest D.C. to Ninth Street. The façade of his three-story brick building, trimmed with limestone, was more elaborate than the adjacent residential buildings. The upper floors housed two flats. In 1924, Ellett built a warehouse for his tile and marble business at the rear of his property.

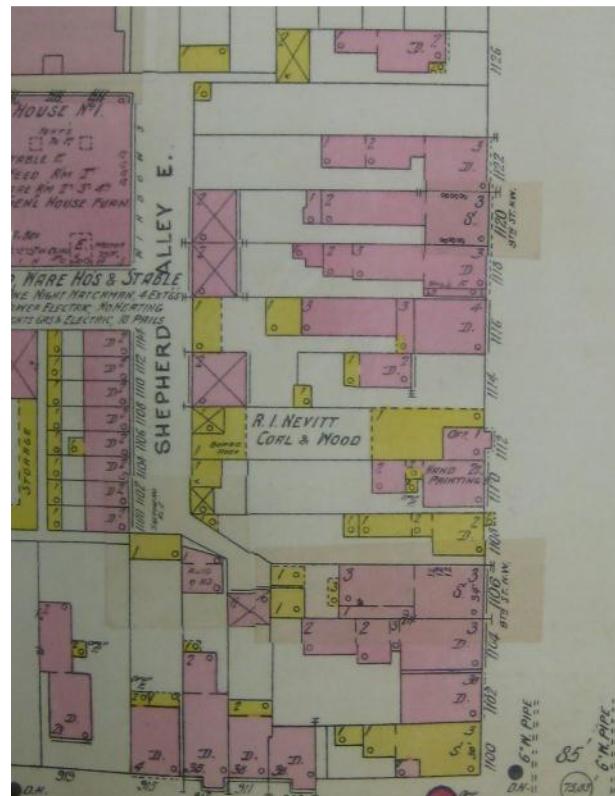
The next commercial structure to be built was at 1112 Ninth Street. A two-story, twenty-five-by-forty-foot brick office building was constructed for a coal and wood company in 1912. It replaced a much smaller one-story office structure on a largely unimproved lot. A stable for the business was built at the rear of the lot.

In 1914, Louis V. and Louise B. Mazza remodeled Zephaniah Jones's former residence at 1104 Ninth Street as an investment property. They installed a storefront on the ground floor and converted the upper stories into three separate apartments.

In 1919 the small brick dwelling at 1114 Ninth Street that had been home to merchant tailor Daniel McRae in the 1860s and 1870s was replaced with a two-story office building. In 1928, the frame dwelling at 1108 Ninth Street, which had been converted to a furniture store, was replaced with a two-story building with ground floor commercial space and two apartments above.

At the north end of the block, one-story stores were constructed at 1128 Ninth Street and 1124 Ninth Street in 1917 and 1920, respectively, and a two-story office was constructed at 1126 Ninth Street in 1925.

The 1928 Sanborn map shows that, by that time, only three buildings on Ninth Street in Square 369 were solely residential. The others were shops, offices, and warehouses, although some had residential space on the upper floors.²⁹ The rest of the square, however, was almost entirely residential with numerous single family dwellings and two apartment buildings.



Southeast quadrant of Square 369 in 1912.

By 1912, E.E. Ellett had built his mantel and tile shop at 1106 Ninth Street and 1110 Ninth Street had become a print shop. The lot at 1112 Ninth Street had never been improved with a dwelling, but the coal and wood yard built a larger facility on the site later that year. This map shows the 1887 alley dwellings and the 1892 Woodward & Lothrop warehouse and stable on Shepherd's Alley.

Sanborn Map Company, Insurance Maps, Washington, D.C., 1903, corrected to 1912, MLK D.C. Public Library.

²⁹ Sanborn Map Company, *Insurance Maps, Washington, D.C., 1928* (New York: Sanborn Map Company, 1928) V.1, Sheet 54.

APARTMENT BUILDINGS

The first apartment building constructed on Square 369 was built at 918 M Street in 1903. It was designed by Appleton P. Clark, Jr., to house twenty-six families. It replaced a large private residence. The Lurgan apartment building, with twenty units and also designed by Clark, was built in 1913 at 919 L Street. It, too, replaced a large single-family dwelling. The third and largest apartment built on Square 369 in the twentieth century was designed, built, and owned by architect and developer David Stern in 1929. Located at 933 L Street, it replaced a group of wood frame dwellings built prior to 1857. Numerous other apartment buildings, including some on Square 370 were constructed in the Mount Vernon area in the same period.

HUMANITARIAN REFORM AND THE ALLEY DWELLING AUTHORITY

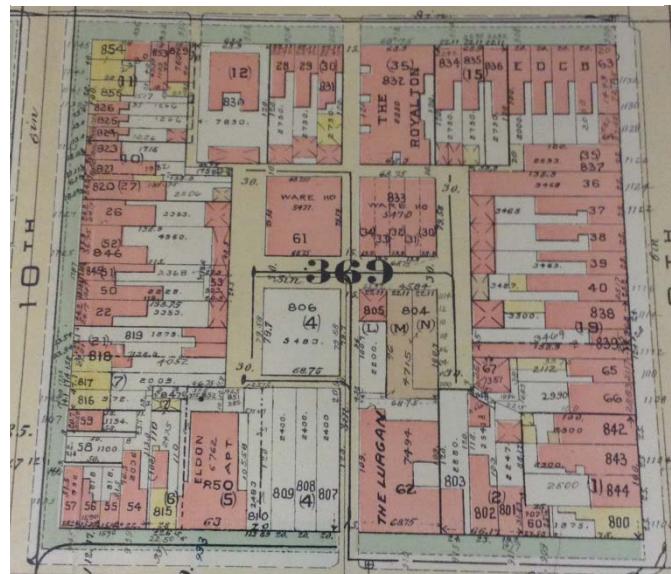
While apartment construction increased residential density on the perimeter of the square in the twentieth century, the alley population declined, due largely to the on-going humanitarian reform movement that regarded alleys, with their overcrowded and substandard housing, as being unfit for human habitation. In 1892, the efforts of the reform movement culminated in Congress's enactment of a ban on new construction of dwellings in alleys; the ban, however, did not abolish the alley housing that already existed.

Reformers continued the campaign to abolish alley dwellings and, in 1904, they brought the noted humanitarian Jacob Riis to report his findings on the alley conditions in the city to Congress. By 1914, the reform movement reached its peak, having enlisted the support of Washington society, including President Woodrow Wilson's wife, Ellen Wilson. Her death-bed request to abolish the alley dwellings was in great part responsible for legislation to complete the eradication of alleys by 1918. The advent of World War I, however, stopped implementation of the legislation. In Square 369, the 1920 census listed twelve alley households, ten African-American homes and two white, totaling in thirty people living in Shepherd's Alley (also commonly referred to as Shepherd's Court).

The number of alley dwellings declined over time due to changing economic pressures as well as the reform movement. In general, business demand for alley locations increased and dilapidated housing was razed in order to construct commercial structures. This was evident in Square 369. By 1932, there were two large warehouses and fewer than a dozen alley dwellings, eight of which were the 1887 row constructed north of the Lurgan apartment building.

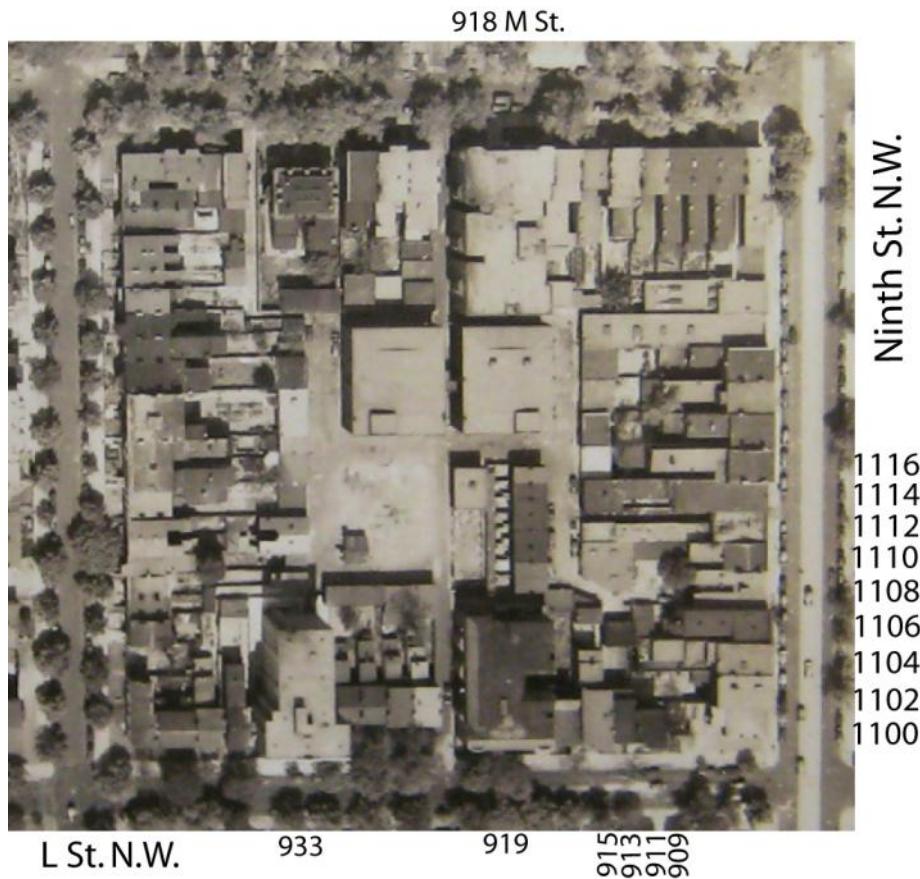
With the Great Depression and resulting New Deal era, reformers again sought the removal of alley housing. In 1934, Congress created the Alley Dwelling Authority "to

Square 369 in 1957.
By 1957, there are no more surviving alley dwelling within Shepherd's Alley, although the heavy commercial use retained the alley's H configuration. Baist Map, 1957, MLK D.C. Public Library.



provide for the discontinuance of the use as dwellings of the buildings situated in alleys in the District of Columbia." No alley houses were to be inhabited after July 1, 1944. Although the Alley Dwelling Authority made considerable progress, the advent of World War II and the resulting housing shortage postponed the enforcement of the abolition of alley dwellings until 1955. However, in Square 369, alley dwellings dating back to 1887 had been replaced by a commercial building by 1948. This is not reflected in the 1948 Baist map, but is reflected in the following 1957 Baist map.

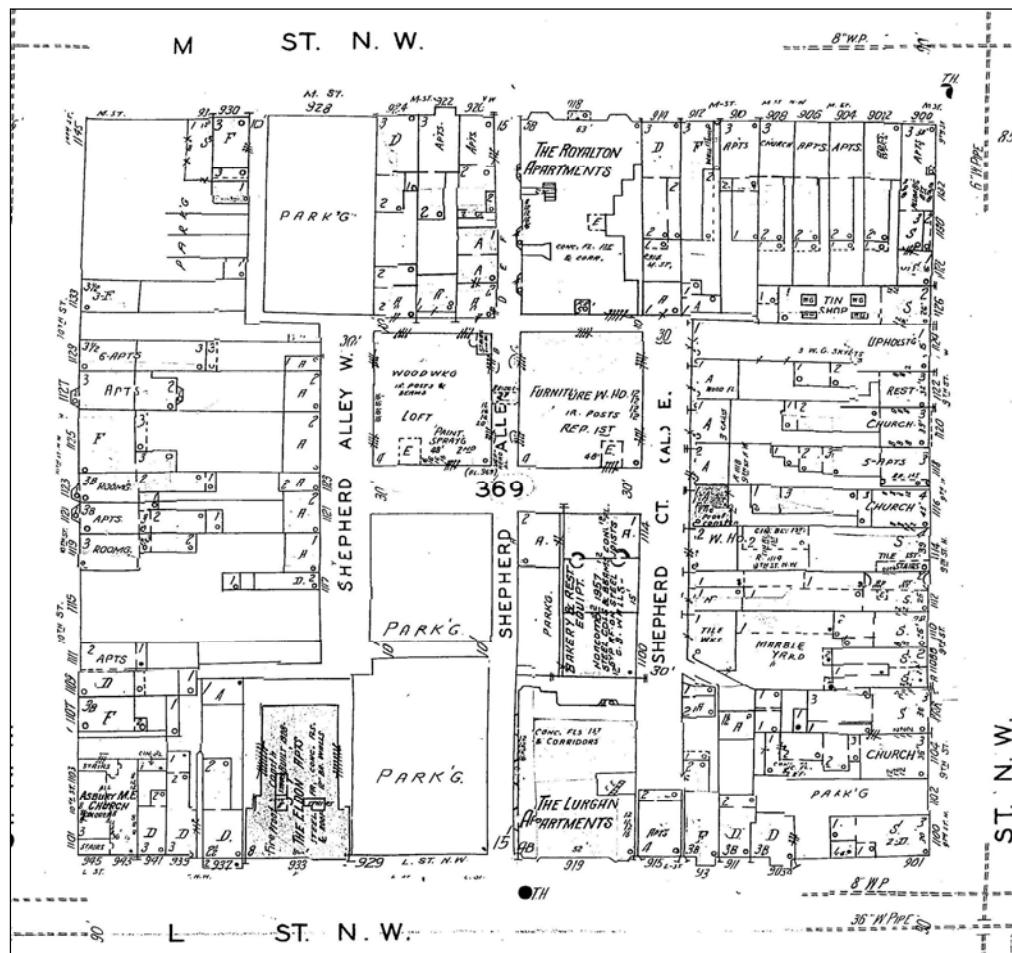
A 1930 photograph shows Square 369 fully developed with three apartment buildings and the second generation of commercial buildings along Ninth Street along with the original buildings at 1100, 1102, and 1116 Ninth Street which had not yet been demolished. The only evident demolition is a row of alley dwellings on the interior. One row of alley dwellings remains behind the Lurgan apartment building at 919 L Street and two more behind some Tenth Street dwellings.



Square 369 in 1930.
Parked Car Survey, 1930, National Capital Planning Com., RG 328, Entry 25, Cartographic Div., National Archives, College Park, MD.

POST-WORLD WAR II DECLINE

The neighborhood declined post World War II as both white and African-American middle class residents moved to the suburbs, however, specifically in Square 369 residential density increased. A 1959 Sanborn map shows that almost all the dwellings originally built as single family residences had been converted to apartments, flats and rooming houses. Four residential buildings, including 1104 and 1120 Ninth Street had become storefront churches. A number of buildings, including 1102 Ninth Street, had been demolished and replaced by parking lots.



Square 369 in 1959
Sanborn Map Company, Insurance Maps, Washington, D.C., 1928-1959

The building at 1100 Ninth Street, which was operated as a corner grocery store from the nineteenth century into the 1930s, had become a liquor store by 1940 and was still a liquor store in 1980. The only business that did not change was the E.E. Ellett mantel and tile store. Most of the businesses on Ninth Street during and after World War II were service companies such as an elevator repair company which had offices in various buildings along Ninth Street over the years. In 1954, for example, businesses included a warehouse, spraying equipment, automobile equipment, a stereotype service, and a restaurant supply house. There was a restaurant located at 1116 Ninth Street.

The decline of Square 369 was symptomatic of the decline that was taking its toll on the entire neighborhood and on older urban neighborhoods throughout the nation and which the federal government sought to address through urban renewal. By the 1950s, the Mount Vernon area had also become home to a number of illicit businesses in the residential buildings. Newspaper crime reports include numerous accounts of arrests for narcotics, prostitution, and illegal gambling.

In 1966, the Mount Vernon community was targeted as part of the larger Shaw urban renewal zone, and federal funds for the area's redevelopment were made available. The Shaw area, never before thought of as a single cohesive neighborhood, was bounded by Massachusetts Avenue to K Street, Fourteenth Street, Florida Avenue, and the railroad tracks leading north from Union Station.³⁰ The planned incentives were interrupted, however, when destructive riots followed the assassination of Dr. Martin Luther King, Jr., in April 1968. The resulting devastation affected much of the social and economic infrastructure of Shaw, with Seventh Street to Ninth Street at the center of the looting and burning of buildings. In Square 369, the decline that was already evident in the early 1960s became more precipitous in the late 1960s, accelerated by the civil disturbances of April 1968.

Plans for revitalizing the Mount Vernon area in the wake of the 1968 riots included razing and rebuilding entire blocks in the immediate area of Mount Vernon. Construction south of the square included Tech World and a convention center covering four city blocks which opened in 1983. The squares north of Mount Vernon Square between Seventh and Ninth Streets were initially considered as a location for the University of the District of Columbia and were subsequently selected as a site for a new convention center to replace the quickly outdated building from 1983 constructed southwest of Mount Vernon Square.

Housing was also addressed at this time. Following the initiatives and plan of the National Capital Planning Commission, and the articulation of the community development objectives, the Redevelopment Land Agency worked in close coordination with the departments of the District government to improve living conditions in the area. New housing developments with a substantial number of dwelling units were constructed on some of the devastated blocks north of Mount Vernon. Eventually, in 1991, a Metro stop on the Yellow and Green lines improved transportation to the area.

In the late twentieth century there was extensive demolition in Square 369 and the first signs of revitalization and new construction. All buildings fronting on Tenth and M Streets, except for the corner dwelling at M and Ninth Streets, were demolished. In 1988, an apartment building was constructed at the northwest corner of the square.

The Mount Vernon West (Shaw) Historic District was created in 1999. It includes the entirety of Square 369 and many of the other squares that had retained significant numbers of their historic buildings. In the opening years of the twenty-first century, the Mount Vernon area experienced extensive reinvestment in both new construction and the rehabilitation of existing residential and commercial buildings.

³⁰ The area was named Shaw after a local junior high school that was named in honor of Civil War Colonel Robert Gould Shaw.

III. Historic Context and Significance/Existing Conditions/Recommendations

1104 Ninth Street, N.W.

Historic Context and Significance

Lot 878 (Part of Historic Lot 1)

Square 369

Constructed: c. 1850-1855

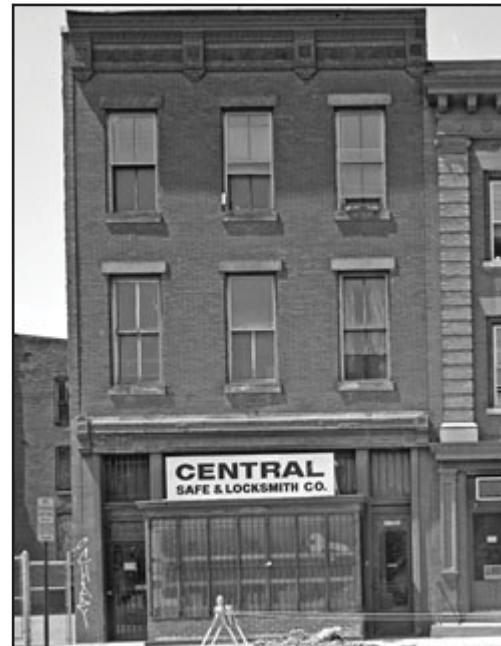
Owner: Zephaniah Jones

Builder: Zephaniah Jones (Most Likely)

Original Use: Dwelling

Subsequent Use: Dwelling/Commercial

Additions: Unknown Dates



*1104 Ninth Street, 1988, Zinnia Collection, HSW,
Z100150D*

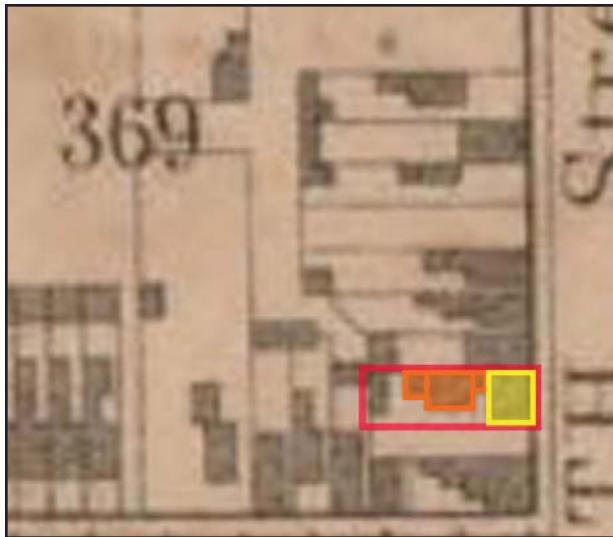
Historic Lot 1 was originally 100' by 100', fronting Ninth and L Streets, encompassing the entire southeast corner of Square 369. By 1844 it was owned entirely by James M. Gillis, who was responsible for subdividing the lot into four, 25' by 100' lots, all fronting on Ninth Street (current addresses 1100, 1102, 1104, and 1106 Ninth Street). Some time between 1844 and 1845 bricklayer and contractor Zephaniah Jones purchased the three northern lots (1102, 1104, and 1106 Ninth Street). Jones became a well-known contractor and bricklayer in the city, by the time of his death in 1897, Jones was the foreman of masonry for the Senate wing of the U.S. Capitol and oversaw the construction of the Pension Office. Due to his occupation and ownership of the property, it is likely that Jones constructed 1104 Ninth Street between 1850 and 1855, based on the tax assessment records.

The three-story, brick building was first constructed as a single family dwelling and the original building footprint was most likely 25' by 40'; this is difficult to confirm as there are no original building permits, and no subsequent permits for the additions; however, physical evidence at the rear of the building suggests, there were most likely three separate additions. The building is three bays wide, and the facade is capped by a detailed corbeled brick cornice and frieze, that likely dates to after the original construction (circa 1870s or 1880 based on design).

Tax records indicate the Jones sold 1102 and 1104 Ninth Street to Horatio N. Easby, a lumber dealer, who in turn sold the property to New York real estate investor Dr. Richard S. T. Cissell, sometime after 1860. While Cissell continued to own the property for many years, Jones had moved back in to the dwelling at 1104 Ninth Street by 1867 and resided there until his death in 1897. A building repair permit dated 1881 (Permit #169, 08/11/1881) describes "repairs on brick building." It is believed that at this time Jones added the corbeled brick cornice and frieze to the top of the building.

The extant storefront was added in 1914 (Permit #3514, 03/05/1904) by then owners Louis V. and Lousie B. Mazza. The Mazza's would eventually become powerful real estate developers in the Washington, D.C., metro area, giving their names to such real estate developments as The Mazza Gallery in Friendship Heights. The Mazza's saw the potential of having commercial space on the ground floor and converted the above floors to separate apartments. The first floor commercial space is accessed through the south entrance door, while the north entrance, separated from the south by square, storefront window, leads to the apartments above. The building has been occupied by numerous businesses, including printing, wallpaper and paint, and liquor wholesale. Most recently it was occupied by Central Safe and Locksmith Co.

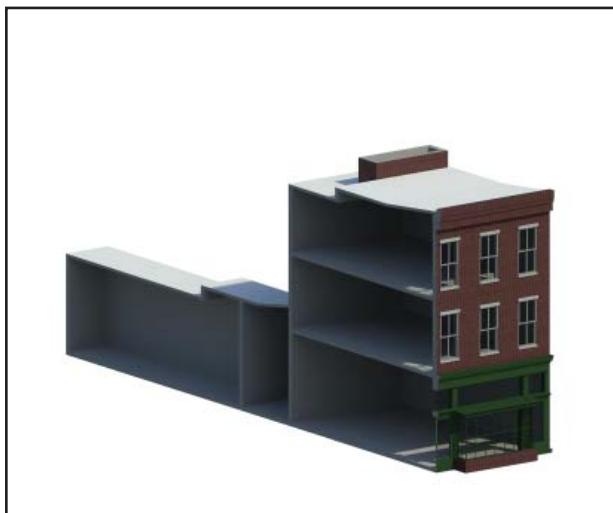
The building has seen few alterations over the years; however, the building footprint suggests that three separate additions were added at different times. There are no building permits for these alterations, although



the different massing is evident from the 1857 A. Boschke map (top left, additions are highlighted in orange). The 1999 Google Map image (top right) shows the extant building configuration; there have been no alterations to the building footprint since and there are no other structures, historic or contemporary on the current lot (highlighted in red).

Currently, the building as a whole is in poor to moderate condition, particularly compromised are the floor and roofing systems. Years of neglect and abandonment have compromised the systems, outlined in the following existing conditions. Most of the interior historic fabric has been removed from the building's interior, including a number of the original wood sash windows. The building falls within the period of significance and continues to be a contributing resource to the Shaw Historic District.

The most appropriate and logical place to introduce the connection between the original building and new construction will be at the rear of the original block of the building, located approximately 40' from the building facade. Also, the proposed new floor location hits only 3' below the historic second floor level. This will allow the facade and the original side walls and ceiling heights to continue to project the historic massing and fenestration of the building, while new safety and fire compliant walls, floors, and roof systems will allow the building to once again be safely occupied.



Existing Condition



Proposed Condition

1104 Ninth Street, N.W.

Existing Conditions

Facade: The building facade (Image 1 and 2) is composed of red brick laid in two different configurations. The first floor of the building is laid in a stack bond, with thin, raked mortar joints, painted green to match the pressed metal stringcourse. The second and third stories of the facade are laid in a running bond with thin, raked mortar joints left unpainted. The brick is generally in good condition; there are no major cracks in the facade and only a few spots of efflorescence. Holes have been drilled in a few of the bricks located beneath the second floor windows, which most likely were used to secure an awning. Each second and third floor window has a simple stone, lug sill, as well as a simple flat, stone lintel; cracks are evident, however, the sills and lintels remain in fair condition. Above the third floor lies a corbeled brick cornice and frieze composed of normal and pressed brick, with alternating square and brick tiles of fluted and star medallion motifs. Four symmetrically placed false brackets embellish the frieze, with a brick corbel under each bracket. Decorative strings of dentils and bead and reel motif molding run the length of the cornice and frieze. The brick cornice and frieze remain in good condition, however, they should be further assessed from a closer point once scaffolding is erected.

Stringcourse/Parapet Molding: A simple pressed metal cornice, painted green, most likely composed of galvanized iron, is defined by brackets reflecting the brackets of the brick cornice above. The paint has begun to flake off and the metal has begun to rust, however, the cornice is in fair condition (Image 2). The parapet molding, also composed of painted pressed metal, is in the same condition.

Doors: There are two doors on the facade of the building: the door to the south leads to the commercial space on the first floor, and the door to the north leads to the apartments above. The door to the south is a contemporary, replacement glass door (Image 4). It was retrofitted into the original molded wood door frame that is still topped by the 1914 door transom. The transom window is a hopper window with metal grate covering the where the glass has been removed. The door to the north, which most likely dates to 1914, is a glass, panel wood door. This door however, has been severely damaged (Image 3) and contemporary



Image 1



Image 2



Image 3

hardware has been drilled into the original wood in multiple places. This door is also set within its original molded wood frame and topped by a tall transom window. This transom, however, is fixed.

Windows: The first floor facade holds one square, storefront window (Image 4), projecting 3' from the building line and capped by small pressed metal cornice and metal finial painted to match the stringcourse. The interior wood frame is topped by a long, continuous transom frame. The transom and storefront glass have all been removed and both are covered by what is most likely a contemporary metal safety grille. The extant wood paneling along the ceiling and base is also contemporary. The entirety of the storefront window is in poor condition.

The second and third floor facade windows are two-over-two, wood, sash windows (Image 5). A few of the windows are extant but are in severely deteriorated condition; a majority of the original windows have been removed altogether.

Interior: Most of the first floor has been replaced with contemporary material for commercial space, including thin wood paneling, contemporary fixtures, and metal shelving. The second and third floor have been stripped of all architectural details and left to deteriorated after years of neglect. Most of the ceilings have collapsed on the interior doors and fixtures removed (Images 6 and 7).

Flooring Structure: The second and third floor have begun to deteriorate due to lack of repair; multiple holes can be seen through the building and the wood beams are in poor condition (Image 7).



Image 6



Image 4



Image 5



Image 7

1104 Ninth Street, N.W. Recommendations



Condition Summary:

In general, the interior of the building has lost all historic significance from years of vacancy and deterioration. A majority of historic fabric has been lost including fixtures, windows, doors, and walls that have been removed and/or replaced over the years. The flooring structure, roof structure, and walls have been compromised, providing an opportunity to accommodate new construction at the point where the most significant damage occurs. This line is approximately 40' from the building facade, and corresponds to where the main block of the building ends and the subsequent additions begin. A new flooring system is also recommended, and as the new first floor height is only 3' lower than the original floor location, the new floor will not be detrimental to the historic size of the commercial space. Similarly, the new floor and roof structures allow for new fire compliant systems to be put in place that are consistent with the connecting structure to be built.

Recommended Treatment:

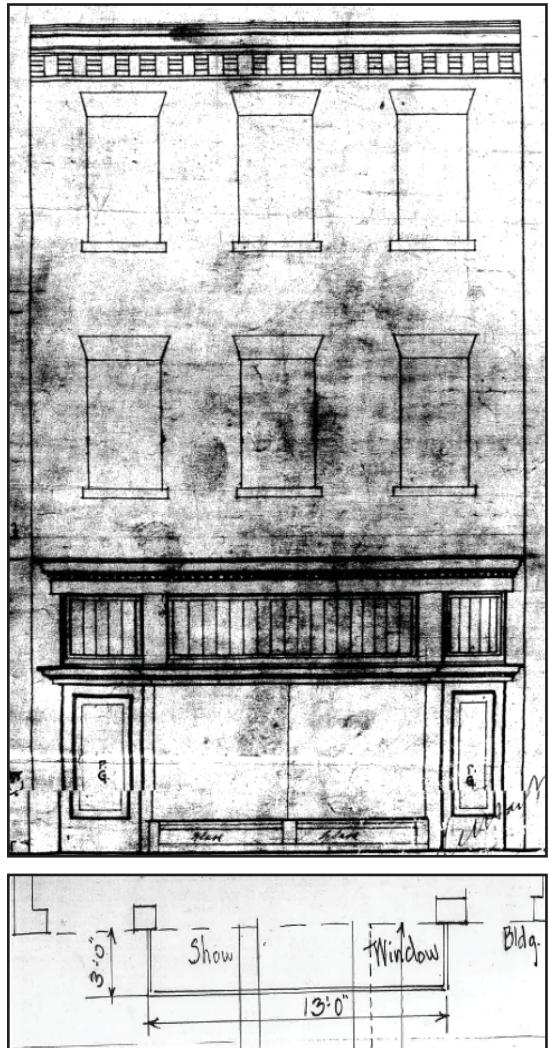
It is generally recommended that the front facade of the building, including the brick, ornamentation, entrance doors, storefront window, and second and third floor windows, either be restored, preserved in place, or replaced in kind due to their historic significance and collective contribution to the Shaw Historic District. Rehabilitation will be guided by historic images and building permit documentation that provide specific information about size, material, and ornamentation.

Specific treatment and rehabilitation recommendations include:



1104 Ninth Street, 1988, Zinnia Collection, HSW,
ZI00150D

- **Brick Facade:** Clean brick facade with low (<100 psi) pressured water. Repoint brick where necessary with thin, raked mortar joints and mortar similar in composition, texture, application, and color to the original to reduce spalling and noticeable color differentiation. Test patches should be undertaken to ensure that the cleaning method is not harmful to the historic masonry.
- **Stringcourse/Parapet Molding:** Remove flaking paint on the metal, reshape where necessary, and repaint. If upon closer inspection a new cornice must be fabricated the existing cornice will serve as a model. Make certain that the connections to the brick facade are sound,



as they have not yet been assessed.

- **Doors:** Install two new wood entrance doors using the existing north entrance as a model. Clean and repaint the original door and transom frames and replace glass in transom windows. If not salvageable, replace in kind with like materials.
- **Storefront Window:** Replace storefront window in kind based on surviving material and the 1914 permit drawings. Clean the metal cornice and finial atop the frame by removing the paint; repaint them to match the stringcourse. Reshape the finial if necessary. Replace, in kind, the transom windows over the storefront based on the remaining pieces of the original transom window, historic images, and adjacent 1914 building drawings.
- **Second and Third Floor Windows:** Replace the six, two-over-two, wood sash windows to HPRB's standards and in consultation with DC HPO staff. Where necessary, patch the window sills and lintels and clean the stone along with the brick facade. If the stone is damaged beyond repair, replace in kind.
- **Floor Structure:** Due to dilapidated conditions, replace the flooring systems to match current fire and safety code and allow for seamless connection with the new structure.
- **Roof Structure:** Due to deterioration of the existing roof structure and compliance with current fire rating, install a new roof.

1106 Ninth Street, N.W.

Historic Context and Significance

Lot 842 (Part of Historic Lot 1)

Square 369

Constructed: 1908

Owner: Edwin E. Ellett

Architect: William C. Allard

Builder: Allard & Appleby

Original Use: Dwelling/Commercial

Subsequent Use: Dwelling/Commercial

Additions: 1911



1106 Ninth Street, 1988, Zinnia Collection, HSW,
ZI00150D

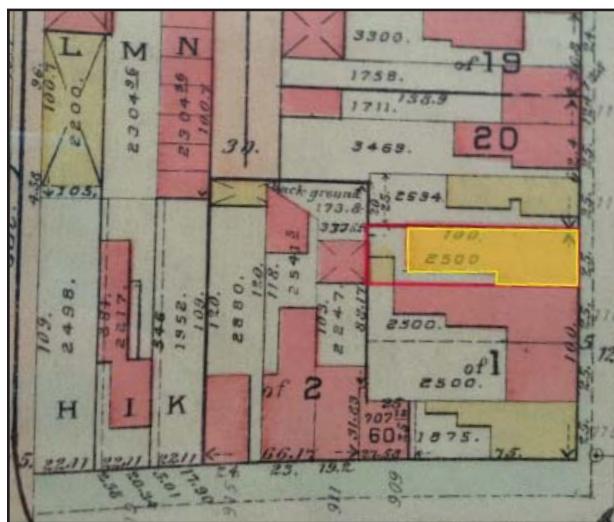
Historic Lot 1 was originally 100' by 100', fronting on Ninth and L Streets, and encompassing the entire south-east corner of Square 369. By 1844 it was owned entirely by James M. Gillis, who subdivided the lot into four, 25' by 100' lots, all fronting Ninth Street (current addresses 1100, 1102, 1104, and 1106 Ninth Street). Some time between 1844 and 1845 bricklayer and contractor Zephaniah Jones (*discussed further under 1104 Ninth Street*) purchased the three northern lots (1102, 1104, and 1106 Ninth Street). Current Lot 842, the northern most 25' by 100' section of historic Lot 1, was improved by 1857 with a small, two-story, brick dwelling, possibly constructed by Jones. Jones, and subsequently his son R. L. Jones, held the property until 1900.

In the early 1900s, the property was purchased by Edwin E. Ellett who constructed a three-story, brick building in 1908 (Permit #2315, 02/26/1908) for his mantel and tile business as well two six-room apartments with bath on the upper floors. The architect is listed as William C. Allard (*discussed further under 1108 Ninth Street*), the builders are listed as Allard & Appleby, and the cost of construction was estimated at \$10,000.

As a contractor, Ellett worked in both the public and private sectors installing interior marble, tile, terrazzo and mosaic. By the end of his illustrious career his work included the National Hotel, Library of Congress, the White House, numerous embassies, and the U.S. Capitol, as well as many D.C. apartment buildings including ones on Leroy Place, Nineteenth Street, and Wyoming Avenue. Ellett died in 1940, and his company under the leadership of Edwin E. Ellett, Inc., continued to operate out of 1106 Ninth Street until 1988.

The original 25' by 66'2" building footprint encompasses the whole first floor of the building. The second and third floors are set back on the south elevation most likely to provide light to the upper apartments. The first floor of the building held the commercial space accessed through the south entrance door. The north entrance, separated from the south by a bay, storefront window, leads to apartments above.

A one-story, brick, rear "addition" was added to the building in 1911, although the addition is not reflected in the Baist Maps until 1932 (Permit #3710, 02/28/1911). The only other alteration made to the building was in 1962 when Edwin E. Ellett, Jr., Ellett's son who then owned the building, repaired the wooden base of the storefront (Permit #B94671, 12/04/1962). No changes were made to the size or location of the storefront. The building has seen few alterations over the years, however, neglect has lead to the total collapse of the interior of the building, from the roof to the first floor. Despite these alterations the building continues to contribute to the Shaw Historic District.



Little has changed throughout the building, as noted by comparing the 1913 Baist Map, Volume 1, Plan 28 (left) to the 1999 Google Map image (right). Again, the 1913 Baist Map does not reflect the first floor footprint or the 1911 addition to the rear of the building. There was also a wood shed located at the rear of the property that was taken down sometime after 1965.

The building is currently in extremely poor condition. The roof, third, second, and part of the first floor have collapsed into the small cellar. All of the structural systems have been compromised over the years of neglect and abandonment. There is no salvageable architectural fabric or material on the building's interior.

Due to the extreme damage suffered throughout the building's interior it is recommended that the facade be restored and new code-compliant floor and roof systems be put in place. The most logical place to introduce the connection between the original building and new construction will be at the rear of the original full width of the building, where the second and third floors set back on the south elevation is first introduced. This line is located approximately 35' from the building facade. The proposed new flooring, which is necessary as all of the original floors have collapsed, will be constructed at almost exactly the same height as the historic second floor (the original floor is 8" higher than the proposed floor). This in no way will affect the historic ceiling height of the first floor commercial space. The new safety and fire compliant walls, floors, and roof systems will allow for the building to once again safely be occupied while maintaining the historic character of the 1908 elevation.



Existing Condition



Proposed Condition

1106 Ninth Street, N.W.

Existing Conditions

Facade: The facade is composed of a light brown brick, laid in a running bond with thin, raked mortar joints. The first floor is punctured by a central storefront window flanked by two doors, which in turn were flanked by pilasters. The pilasters rested on a simple stone base; the first third of the pilaster is composed of brick matching that of the rest of the facade (extant), the top two thirds of the pilasters have been removed, exposing the brick and wood fasteners beneath (Images 1 and 2). Based on the buildings original drawings, the top of the pilasters, including the capitals, were composed of galvanized iron, most likely painted to match the stringcourse and cornice.

The second and third floors of the facade are each punctured by three windows, that are again flanked by pilasters. The windows are slightly recessed with a brick setback. The pilasters that stretch from the second floor to the cornice above the third floor are composed of white bricks, laid in a rusticated pattern and running bond, also with thin, raked mortar joints. The pilasters are capped by galvanized iron, composite capitals. Above the cornice is a parapet wall, composed of the same brick, and capped by a galvanized iron parapet molding. A majority of the brick facade is in fair condition, however, there are spots that show signs of cracking and mortar loss (Image 2).

Stringcourse/Entablature/Parapet Molding:

The stringcourse (Image 2) is composed of galvanized iron painted red. The top portion is formed into an ogee pattern, while the bottom contains a Vitruvian scroll frieze. The entablature, composed of galvanized iron and painted red, is topped by an ogee cornice, with a row of guttae, above a frieze with rosettes. The parapet molding, also composed of galvanized iron and painted red, is also shaped in an ogee form. All three remain in moderate condition, with peeling paint and rust, however, the forms remain in good condition.

Door: The south entrance door (Image 3) is a glass, two panel wood door that has a security grate and contemporary hardware. The door is set within a wood frame with classical motifs, topped by a fixed transom window that has since been removed and replaced with an AC unit. There is an iron security door on the outside of the door that is contemporary.



Image 1



Image 2



Image 3

The north entrance door is a contemporary replacement, which most likely dates to the 1970s, based on design. The replacement door, however, sits within a molded wood frame, identical to the one at the south entrance, with a fixed transom window that is still in place.

Windows: There is one original, central storefront window on the facade. The bay window storefront is topped by a painted metal cornice and set within a molded wood frame. All of the glass has been removed and the wood is in deteriorated condition.

The second and third floor windows were originally nine-over-one, wood sash windows, recessed within the brick facade (Image 4). The window openings are anchored by Indiana limestone, lug sills and Jack arched lintels with exaggerated, raised keystones, of the same material. The lintel and sills are in fair to good condition; however, windows themselves are severely deteriorated, with missing glass panes and rotted muntins.

Interior/Flooring structure/Roof Structure: The entire interior has collapsed. The roof, third, and second floors have all collapsed limiting access to the first few feet of the building. There is no salvageable material on the building's interior (Images 5, 6, and 7).



Image 4



Image 5



Image 6

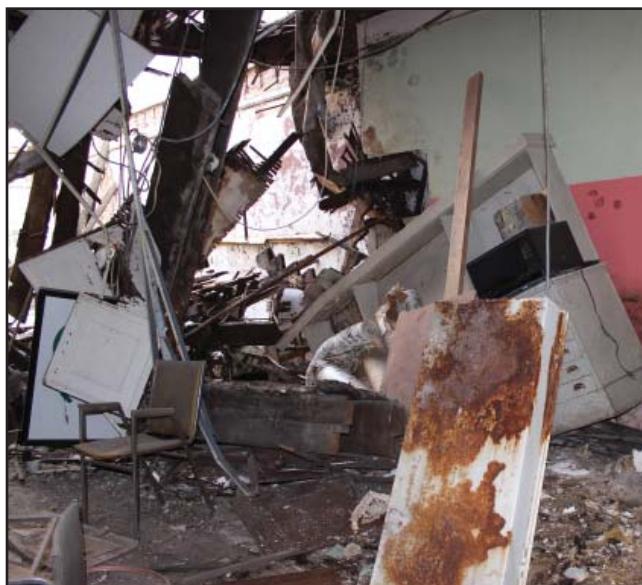


Image 7

1106 Ninth Street, N.W. Recommendations



Condition Summary:

In general, the building is in poor condition. The interior of the building has lost all integrity and significance as the entire structure behind the facade has collapsed, due to the past years of abandonment. The flooring structure, roof structure, and walls will need to be completely rebuilt. This provides an opportunity to accommodate new construction at the point where the most significant damage occurs and where the main block of the building ends; this line is approximately 35' from the building facade. The proposed new floor will be placed only 8" higher than the historic floor. The new fire and safety compliant floor system and roof structure will allow the historic facade to be secured to solid structure, allowing the facade to be restored to the 1908 appearance.

Recommended Treatment:

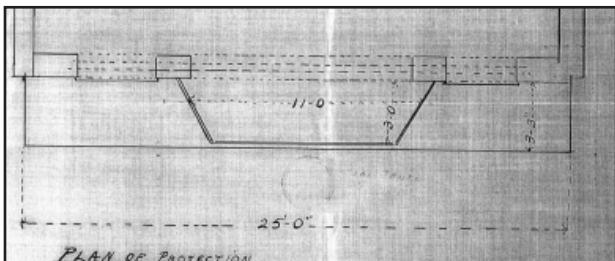
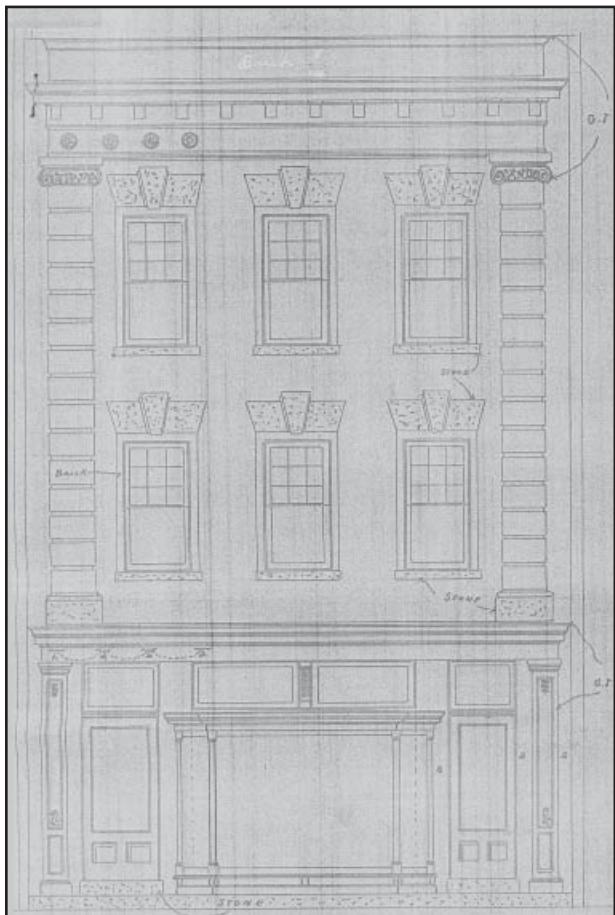
It is recommended that the front facade of the building, including the brick, entrance doors, store-front window, and second and third floor windows, either be restored, preserved in place, or replaced in kind due to their historic significance and collective contribution to the Shaw Historic District. Restoration will be guided by existing historic fabric, historic documentation, as well as building permits/drawings, that help document the specific details including size, material, and ornamentation.

Specific treatments for the remaining historic fabric and recommendations to preserve the building are as follows:



1106 Ninth Street, 1988, Zinnia Collection, HSW,
Z100150D

- **Brick Facade:** Clean brick facade with low (<100 psi) pressured water. Repoint brick where necessary with mortar that matches the composition, texture, application, and color of the original to reduce spalling and noticeable color differentiation.
- **Stringcourse/Entablature/Parapet Molding:** Remove flaking paint on the galvanized iron pieces, reshape iron where necessary, and repaint all three a consistent, historically sympathetic color. Make certain that the connections to the brick facade are sound, as they have not yet been assessed. If new metal pieces need to be fabricated existing fabric



should be used to guide the fabrication.

- **First Floor Pilasters:** Reconstruct the pilasters on the first floor out of metal or an appropriate substitute material based on the original design, found in the 1908 building drawings, and paint metal to match the stringcourse, cornice, and parapet molding. Secure the pilasters back to their original wood planks.
- **Doors:** Construct two new wood entrance doors to match the original design (found remaining on the south entrance). Clean and repaint the original door and transom frames and replace glass in transom windows. If not salvageable, replace in kind with like materials.
- **Storefront Windows:** Replace storefront windows in kind based on original building drawings as well as the remaining frame. Clean the metal cornice atop the window by removing the paint; repaint it to match the building stringcourse, cornice, and parapet molding, and reattach the cornice to the brick facade. Replace, in kind, the transom windows over the storefront based on the remaining pieces of the original transom window.
- **Second and Third Floor Windows:** Replace the six, nine-over-one wood sash windows to HPRB's standards and in consultation with DC HPO staff. Where necessary, patch the Indiana limestone window sills and lintels and clean the stone along with the brick facade. If the limestone is broken beyond repair, replace in kind.
- **Floor Structure/Roof Structure:** Due to the collapse of the flooring and roof structures, replace the floors and roof to be consistent with current safety and fire regulations, and allow for easy connection to the new construction.

1108 Ninth Street, N.W.

Historic Context and Significance

Lot 66 (Part of Historic Lot 20)

Square 369

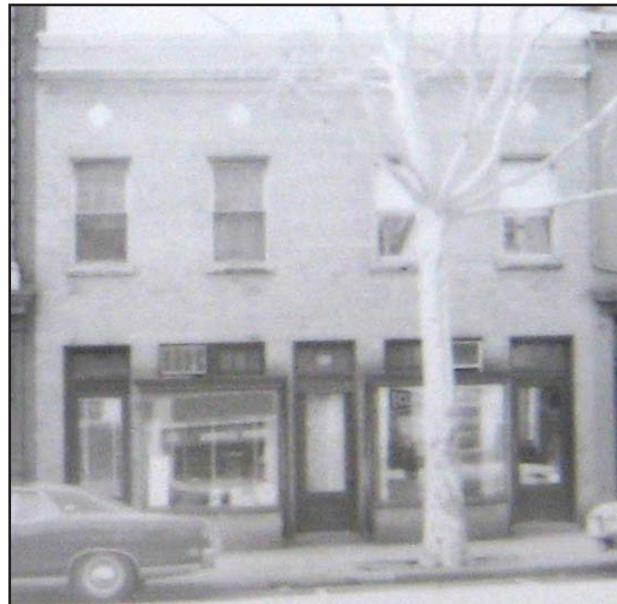
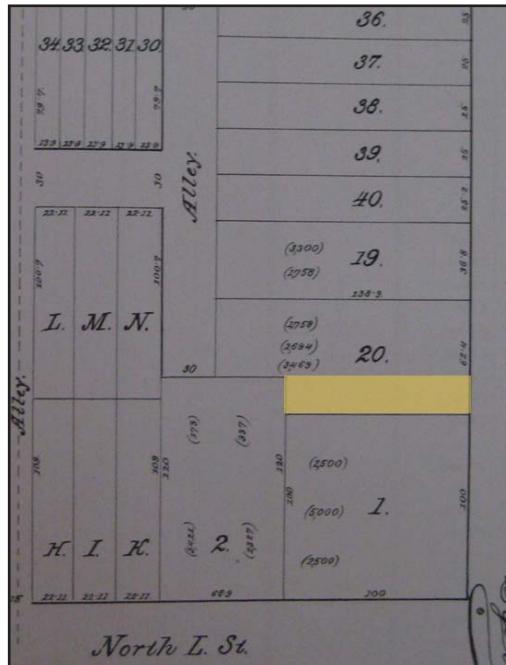
Constructed: 1928

Architect/Owner: William C. Allard

Original Use: Dwelling/Commercial

Subsequent Use: Dwelling/Commercial

Additions: None

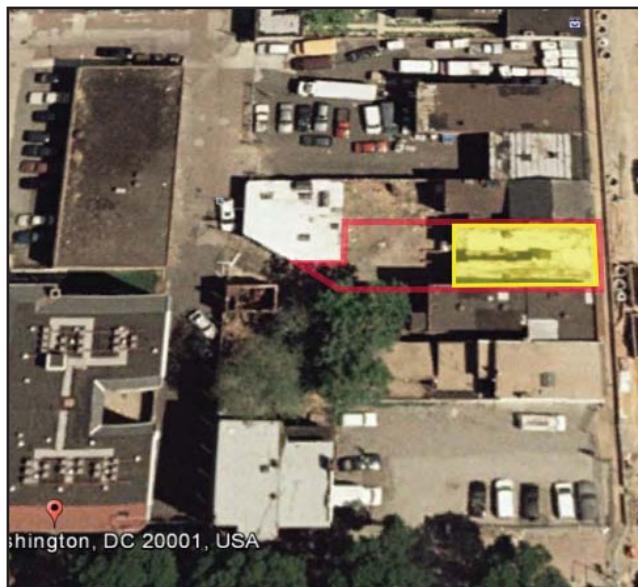
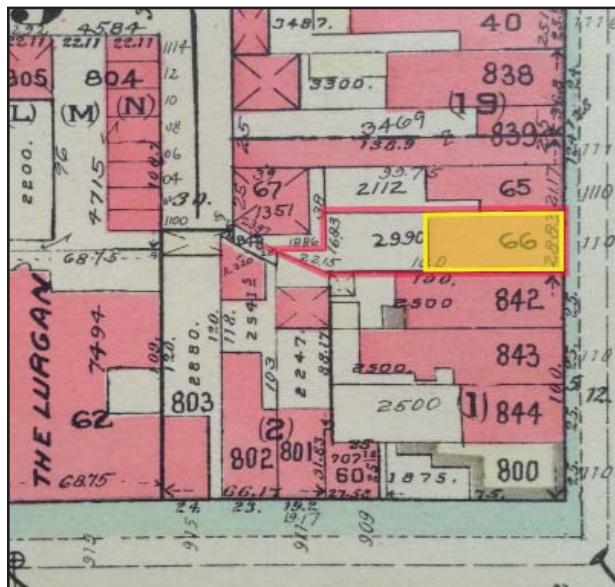


1108 Ninth Street, 1972, Borchert Collection, HSW,
BO839

Current Lot 66 was the southern extension of historic Lot 20 (highlighted in yellow in the 1874 Faehtz & Pratt Map to the left), which in 1844 was entirely owned by James Caden, an early investor in the square. By 1854, Caden had sold the lot to James W. Garner. By 1857 Garner had improved the lot with a two-story frame dwelling, 20' by 30', with a one-story back building. Garner was employed at the first Auditor's Office of the Treasury Department, and passed the lot and dwelling to his son George W. Garner, who used the dwelling as a rental property and retained possession through the rest of the nineteenth century. The house and lot then passed to Garner's son-in-law, Alexander J. Bentley, who improved the dwelling by adding a bathroom at the rear second story with a pitched, shingle roof (Permit #59, 07/11/1895). In 1901, Bentley transferred ownership, which at that time still encompassed 1108, 1110, and 1112 Ninth Street, to his wife Mary C. Bentley. The property continued to be residential until the 1920s.

The extant two-story, brick building was built in 1928 (Permit #5408, 01/11/1928) by William C. Allard, who is listed as architect, owner, and builder; with a construction cost approximately of \$9,500. Allard, who also designed 1106 Ninth Street in 1908, was born in Baltimore, MD, in 1866 and although he studied architecture at the Maryland Institute, he trained with builders and not under architects. In fact, he was never a licensed architect, but worked as a contractor. Allard designed the building with two commercial spaces on the ground floor and two apartments on the second floor.

The first floor of the building holds two separate commercial spaces, each associated with its own entrance and a projecting store-front window. A third entrance leads to the two, three bedroom, second floor apartments. While the first floor covers the entire building footprint (28.11' by 49.6'), the second floor is U-shaped, with a central light-well cutting through two-thirds of the building from the west. The building has been modified over the years to accommodate new retail and residential tenants and most of the historic fabric on the interior has been removed.



The 1932 Baist Map, Volume 1 Plan 28 (top left), shows the extant building, highlighted in yellow, and the 1999 Google Map image (top right) show the current building configuration. A small portion of the rear lot was broken off in 1924 when the tile factory (1108-1110 Ninth Street, N.W.) was constructed; no other buildings or additions have been constructed on the lot since.

The building has deteriorated significantly over the past years of vacancy and is in poor condition. The entire rear wall of the south commercial space has collapsed from the rest of the building from a tree that grows unhampered through the brick wall. The floor and roof structures will need to be completely replaced in order to re-occupy the building. The building continues to be considered a contributing building to the Shaw Historic District.

The most appropriate and logical place to introduce the connection between the original building and new construction is at the point where the main block of the building is divided on the second floor; this is located approximately 32' feet from the building facade and will not adversely effect the historic massing and character of the building. The proposed new floor height is only 13" higher than the historic floor height, causing no effect on the historic size and the first and second floors of the building. Both will allow the historic structure to be reoccupied with safety and fire rated systems.



Existing Condition



Proposed Condition

1108 Ninth Street, N.W. Existing Conditions

Facade: The building facade (Image 1) is composed of yellow brick laid in two different configurations. The first floor of the building is laid in a standard, running bond with raked mortar joints, capped by a continuous soldier course that also functions as the window and door lintels. The second story of the facade is laid in a five course, common bond with raked mortar joints; the second floor is also capped by a soldier course that also serves as a continuous lintel for the second floor windows. Each second floor window has a stone, lug sill; cracks as well as patching are evident on all four (Image 6). Above the brick lintel a brick frieze, laid in a common bond, holds four limestone diamonds, one located above each second-floor window. The frieze is interrupted by a pressed metal cornice, but continues to a parapet wall capped by a pressed metal molding. Some of the masonry is covered by contemporary paint; the paint was most likely added to cover unwanted graffiti (Image 2). The original building permit states that the first floor wall is composed of 12" brick and the second floor is composed of 9" brick; there is no evidence at this time that this has been altered. The brick is generally in good condition; there are no major cracks in the facade. Holes have been drilled in a few of the bricks located beneath the second floor windows, which most likely were used to secure an awning.

The rear elevation of the building is severely deteriorated (Image 3). It is broken into three planes, the central of which is set back to approximately 32' from the building facade and could not be observed at this time, as it is block by thick vegetation. The north and south bays are reflective of each other: the first floor holds a door set beneath an arched soldier course, brick lintel, and a window beneath a flat arch lintel. The second floor elevations are the same, however, the windows rest below an arched brick lintel and the floors are ringed with wooden porches. Vegetation allowed to grow unhampered has compromised the structure and caused irreversible damage. The rear wall of the south commercial space has completely detached (Image 4). Numerous attempts to repair cracked mortar, as well as new cracks that have formed, show the large amount of settlement and damage that the building has undergone. The porch on the north bay has begun to fall off and a tree has broken through the brick wall and doorway of the south bay on the first floor (Image 5), most likely the cause of the separation of the brick wall.



Image 1



Image 2



Image 3

Cornice/Parapet Molding: The pressed metal cornice is configured in an ogee shape. The paint has begun to flake off, however, the cornice is in good condition. The parapet molding, also composed of painted pressed metal, is in the same condition (Image 1 and 6).

Doors: There are three doors on the facade of the building: one leads to the south commercial space, one to the apartments on the second floor (located in the center), and one leads to the north commercial space. There are two additional doorways at the rear of the building, one in each commercial space, however, the door in the south commercial space has been removed altogether. The doors to the north and south commercial spaces are most likely original, however have been left to deteriorate over time. They are wood paneled and glass doors; the glass has been covered by metal safety grates. The central door to the apartments above is a replacement door, most likely added in the 1970s based on design. The remaining rear door is a half glass, three panel wood door; its condition is severely deteriorated. Each door, on the facade and rear, is set within the original molded wood frame topped by a transom light and a simple, molded wood entablature. The transom on the north commercial space facade is a functional hopper, transom window; the others are fixed (Image 7).

Windows: The first floor facade holds two original, square, storefront windows capped by small pressed metal cornices (Image 8). The interior wood frames are topped by two, three-light, hopper, wood transom windows; however, one transom window on each storefront has been removed to accommodate an AC unit. The transoms are capped by a small, molded wood entablature to match the doorways. Some of the interior wood paneling remains, but has deteriorated.



Image 5



Image 6



Image 4



Image 7

The second floor facade windows (Image 9) are six-over-one, wood sash windows. All four the original windows are extant but have severely deteriorated and either do not close all the way or have broken glass panes.

There are two windows in the rear of the building on the first floor; they are sixteen-light, metal frame, hopper windows that have severely deteriorated (Image 10).

The second floor windows on the rear of the building, one on each the north and south bay of the building, and three on each the north and south walls facing the central light-well, are also six-over-one, wood sash windows that have been allowed to deteriorate over time.

Roof: The original, standing-seam, tin roof (Image 11) remains on the building in moderate condition.



Image 9



Image 10



Image 8

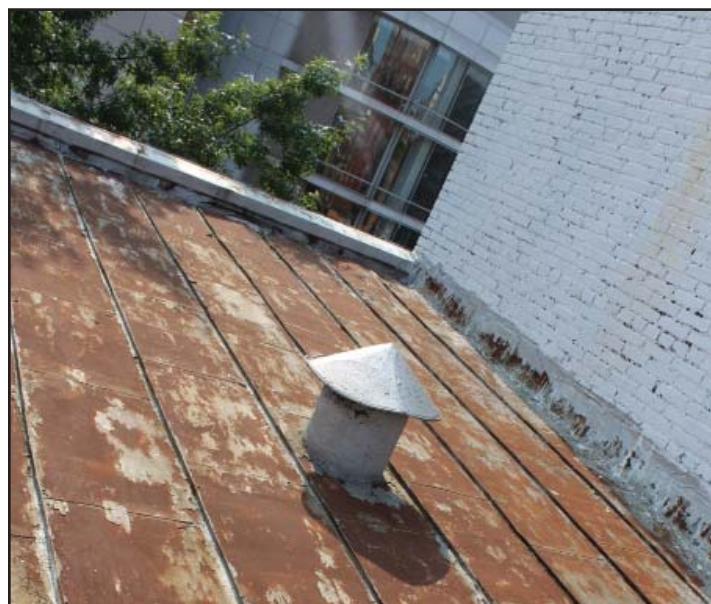


Image 11

1108 Ninth Street, N.W. Recommendations



Condition Summary:

In general, the interior of the building lacks significance as most of the historic fabric has either been removed or left to deteriorate over years of abandonment. The flooring structure, roof structure, and especially the rear wall need considerable structural remediation to make the space habitable again. The significant deterioration and damage at the rear of the building provides an opportunity to accommodate new construction at the point where the most significant damage occurs. This line is approximately 32' from the building facade, where the main block of the building is divided on the second floor by a central lightwell. A new flooring is necessary with the new floor height only 13" higher than the historic floor height. The replacement of the compromised floor and roof structures allow for new fire compliant systems that are consistent with the new construction.

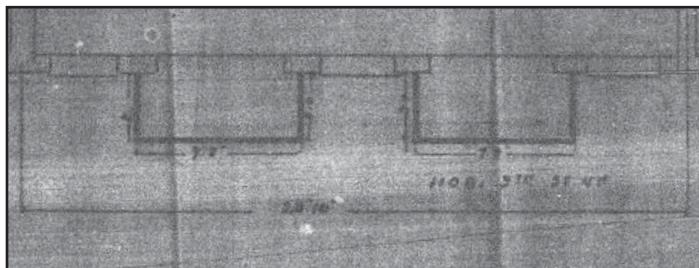


Recommended Treatment:

It is generally recommended that the front facade of the building, including the brick, entrance doors, store-front windows, and second floor windows, either be restored, preserved in place, or replaced in kind due to their historic significance and collective contribution to the Shaw Historic District. This work can be guided by historic documentation that includes historic images as well as building permits/drawings, that outline the specific details including size, material, and ornamentation.

The specific treatment of the remaining historic fabric to preserve the building are as follows:

- **Brick Facade:** If a test patch shows that the paint can be removed without harming the masonry, remove the paint from the brick facade, after testing for the safest approach, and clean with low (<100 psi) pressured water. Repoint brick where necessary with mortar similar in composition, texture, application, and color to the original to reduce spalling and noticeable color differentiation.
- **Cornice/Parapet Molding:** Remove flaking paint on the metal cornice and parapet molding, reshape metal where necessary, and repaint both. Make certain that the connections to the brick facade are sound, as they have not yet been assessed.



- **Doors:** Construct three new entrance doors to match the original design with like materials. Clean and repaint the original door and transom frames and replace glass in transom windows. If not salvageable, replace in kind with like materials.
- **Storefront Windows:** Replace store-front windows in kind based on original building drawings as well as the remaining frames. Clean the metal cornices atop each window by removing the paint; repaint them to match the building cornice and parapet molding. Replace, in kind, the transom windows over the storefronts based on the remaining pieces of the original transom windows.
- **Second Floor Windows:** Replace the four, six-over-one, wood sash windows to HPRB's standards and in consultation with DC HPO staff. Where necessary, patch the stone window sills and clean the stone along with the brick facade. If the stone is broken beyond repair, replace in kind.
- **Floor Structure:** Due to severe deterioration of the second floor structural system, replace the floor structure with contemporary system that is cohesive with the new construction and adheres to the current fire and safety codes.
- **Roof Structure:** Due to severe deterioration of the roof structure and compliance with current fire rating, replace the roof with a new standing seam metal roof based on the original design.

1110 Ninth Street, N.W.

Historic Context and Significance

Lot 65 (Part of Historic Lot 20)

Square 369

Constructed: Pre-1857

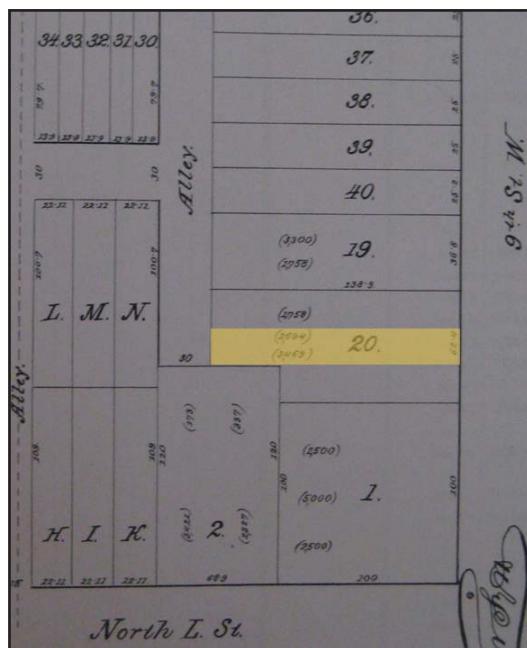
Architect: Unknown

Owner: Unknown

Original Use: Dwelling

Subsequent Use: Dwelling/Commercial

Additions: Unknown Date



The brick stable in the southwest corner of the lot was torn down when the tile factory (1108-1110 Ninth Street, N.W.) was constructed in 1924.

By 1859, Garner had transferred 1110 Ninth Street to George W. Garner, presumably a relative of his. George W. Garner is listed as the owner of 1110 Ninth Street as late as 1900, but from census data, city directories, and newspaper articles, it is apparent that George Garner used the building mainly as a rental property. The building was occupied by middle- to upper-middle-class tenants.

The 1870 census shows a lawyer by the name of Asbury Lloyd in residence. By 1880, the building was occupied by Daniel Beach, a clerk at the Treasury Department, who had taken over the lease. *Washington Post* society pages between 1889 and 1890 mention weekly musicals being held at the building while occupied by Mr. and Mrs. T. D. Gambrill. The lease was then taken over by James W. Garner's son-in-law and daughter, Alexander J. and Mary C. Bentley in the early 1890s. Bentley, who was a lawyer with the Department of Justice, was



1110 Ninth Street, 1988, Zinnia Collection, HSW,
Z100150C

The current Lot 65 was part of historic Lot 20 (with 1108 Ninth Street). As shown in the 1874 Faehtz & Pratt Map to the left, current Lot 65 (highlighted in yellow) was the central portion of the lot and was owned by James Caden, an early investor in the square, in the 1844 tax assessment records. By 1854, Caden has sold the south 50' of historic Lot 20 (current Lots 65 and 66) to James W. Garner, who most likely constructed 1110 Ninth Street.

The two-story, brick building, with a cellar, was built prior to 1857 according to tax records. The two-story, rear section of the building was most likely an addition, although no permits can verify. A brick shed was built on the southwest corner of the property in 1899 (Permit #1473, 04/25/1899). The 1857 Boschke Map (on the following page, top left) shows the extant building, highlighted in yellow, and the 2008 Google Map image (top right) shows the current building configuration.



listed as the owner on repair permits dating to 1890 and 1899 (Permit #660, 09/27/1890 and Permit #1473, 04/25/1899), even though George W. Garner was still listed as the owner in the tax assessment records. Ownership was officially transferred to Mary C. Bentley in 1901; this included ownership of not only 1110 Ninth Street, but also 1108 and 1116 Ninth Street.

The building's first floor facade was likely altered when the property was altered from a full rental property to commercial businesses on the first floor. In 1896, the tenant was listed as Eustace J. Skinner, whose occupation was a printer. The address was listed as his dwelling as well as his place of business. It is most likely at this time that the extant storefront window was added, although there is no building permit for the work completed. Skinner occupied the building for at least twenty-five years and ran his business on the ground floor, while living upstairs with his wife and two children, along with two boarders.

The building is currently in very poor condition, and there has been extensive loss of historic fabric on the building's interior. The most appropriate and logical place to introduce the connection between the original building and new construction is be at the rear of the original building, approximately 35' from the building facade; this will maintain the historic massing of the pre-1857 construction. The new flooring system will also bring the floor height down approximately 6', and while it may alter the original floor height, the new floor system will align the building with the new construction, and its safety and fire compliance will allow the building to be reoccupied.



Existing Condition



Proposed Condition

1110 Ninth Street, N.W. Existing Conditions

Facade: The two-story building is composed of painted brick laid in a running bond with beaded mortar joints (Image 1). The first floor is punctured by three openings, two holding entrance doors, and the third holding a storefront window. The second floor is punctured by windows and capped by a simple cornice. The brick is in fair condition. It has been painted over multiple times, pointed without a beaded mortar joint, and spalling is present.

The rear of the building (Image 2) is broken up into two plains, one protruding and the other recessed; both are composed of exposed brick. The protruding plain lies to the north, which is part of the building's addition, and the recessed plain lies to the south that is the rear wall of the original building. The north portion holds a door and a window on the first floor and another window on the second floor. Severe deterioration is evident in the form of large cracks. Also, the southwest corner has come loose and large swaths of the brick have been plastered over. The recessed rear wall, also shows signs of deterioration in the form of cracks and spalling.

Stringcourse/Cornice: Both the stringcourse, located between the first and second floors, and the cornice are composed of pressed metal. The stringcourse is no longer extant, having been removed (sometime after Image 3 was taken in 2008), exposing a concrete beam (Image 4), which was most likely a contemporary addition for structural support, as it does not run the width of the building. The original stringcourse was an ogee design. The original cornice is extant and in fair condition. The simple pressed metal piece has begun to rust and is dented in a few places.

Door: There are two entrance doors, one on the north bay, that leads to the apartment above, and one on the south bay that leads to the commercial space. Both doors are accessed from the street by a concrete step that do not appear to be original. The door located on the north bay is a half glass, two-panel, wood door. The door is topped by a fixed, transom window in a wood frame, and both the transom and the door are set within a molded wood frame (a portion of the transom and frame can be seen in Image 5). While the door does not appear to date to the building's original

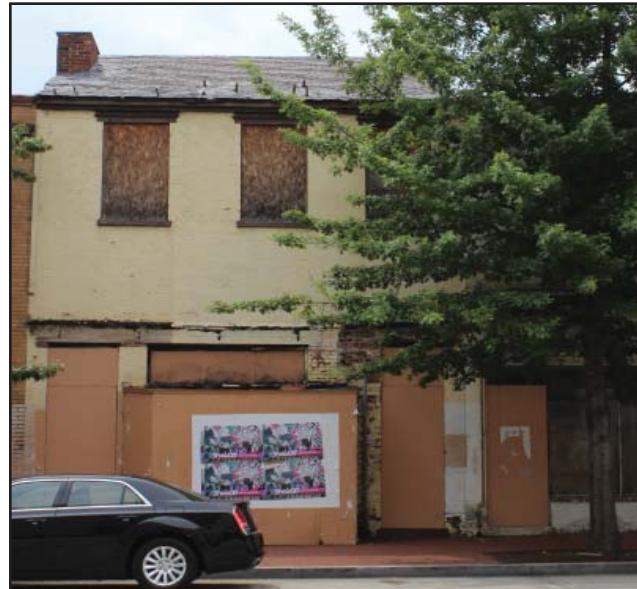


Image 1



Image 2



Image 3

construction, it most likely dates to the addition of the storefront facade. The door located in the south bay, which leads to the commercial space, is a full glass panel wood door (Image 5 on the left). It is topped by a hopper, transom window in a wood frame and similar to the other entrance door, both the transom and door are set within a molded wood frame. It too does not appear to date to the building's original construction.

Doors at the rear of the building have all been removed save for one. The extant door to the basement is a half glass, two panel wood door, the same design as the door located in the north bay, and it probably dates to the same time. There is one remaining door frame from the original rear wall of the building; it is a molded wood frame with fixed transom light (Image 5 on the right).

Windows: There is one storefront window located in the central bay of the facade. The storefront is a projecting bay window, however, all of the original glass and most of the original wood frame has been removed or is damaged beyond repair (Image 6). The storefront is topped by three, six-light hopped transom windows, one of which has been removed, most likely to accommodate an AC unit. Both the transom lights and the window are set within a molded wood frame that is heavily scarred and rotted out.

The second floor windows (Image 7) each have a stone, lug sill, and a stone lintel. All are in fair condition but cracks are apparent through the stone. The windows are six-over-six wood sash windows, which are most likely original. Two of the three windows on the facade are extant, the central window was previously removed. The windows at the rear of the building are in the same condition. Two windows on the south elevation, part of the addition, are in deteriorated condition, and the third window, on the rear elevation has been removed.

Interior: The interior reflects numerous alterations and little historic fabric remains. The interior is in very deteriorated condition.

Flooring Structure: The floor structures between both the cellar and first floors, as well as the first and second floors, have been left to deteriorate. Both systems, composed of wood beams, have holes and are sagging in multiple places (Image 8).



Image 4



Image 5



Image 6

Roof Structure: The original, gabled, slate roof and brick chimney, located on the south side, are extant (Image 9); however, both are in very poor condition. Insensitive patching of the slate is clearly visible from the street level.



Image 7



Image 8



Image 9

1110 Ninth Street, N.W. Recommendations



Condition Summary:

In general, the interior of the building lacks significance as almost all of the historic fabric has been removed or altered since the 1850s. The floor structure, roof structure, and the rear wall require considerable structural remediation to make the space habitable again, which provides an opportunity to accommodate new construction, allowing for new fire compliant and structurally sound systems. The significant deterioration and damage at the rear of the building provides an opportunity to accommodate new construction at the rear wall of the original building, approximately 35' from the building facade. Similarly, the compromised floor and roof structures allow for new fire compliant systems, that will be consistent with the new construction.

Recommended Treatment:

It is generally recommended that the front facade of the building, including the brick, entrance doors, storefront window, and second floor windows, either be restored, preserved in place, or replaced in kind due to their historic significance and collective contribution to the Shaw Historic District. Work will be guided using historic images, building permits, and existing historic fabric.

Specific treatments of the remaining historic fabric include:



1110 Ninth Street, 1988, Zinnia Collection, HSW,
Z100150C

- **Brick Facade:** If test patches show that the paint can be removed without harming the historic masonry remove the layers of paint from the brick facade, after testing for the safest approach, and clean with low (<100 psi) pressured water. Repoint brick, with a beaded mortar joint, where necessary with mortar similar in composition, texture, application, and color to the original to reduce spalling and noticeable color differentiation.
- **Stringcourse/Cornice:** Replace in kind the stringcourse that was removed based on the photographs taken in 2008. Remove flaking paint off the cornice, reshape metal where necessary, and repaint. Make certain that the connections to the brick facade and roof are sound, as they have not yet been assessed.

- **Doors:** Construct new entrance doors in like materials based on the extant north bay door, as the original entrance design is unknown.
- **Storefront Window:** Construct a new storefront window based on the remains of the extant storefront and surviving photographs.
- **Second Floor Windows:** Replace the three, six-over-six wood sash windows to HPRB's standards and in consultation with DC HPO staff. Clean the stone, lug sills and lintels along with the brick facade. If the stone is broken beyond repair, replace in kind.
- **Floor Structure:** Due to severe deterioration of the second floor structural system, replace the floor structure with contemporary system that is cohesive with the new construction and adheres to the current fire and safety codes.
- **Roof Structure:** Due insensitive patch work done to the slate and the compromised roof system, replace the roof structure and brick chimney stack based on the extant roof in like materials and to HPRB's standards.

1112 Ninth Street, N.W.

Historic Context and Significance

Lot 839 (Part of Historic Lots 19 & 20)

Square 369

Constructed: 1912

Architect: Samuel R. Turner

Owner: Arthur C. Merriam

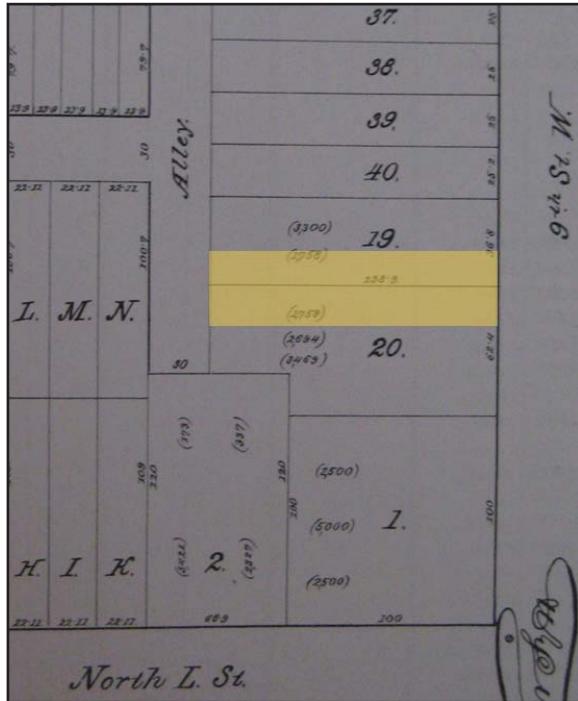
Original Use: Office

Subsequent Use: Commercial

Additions: None



1112 Ninth Street, 1988, Zinnia Collection, HSW, ZI00150C

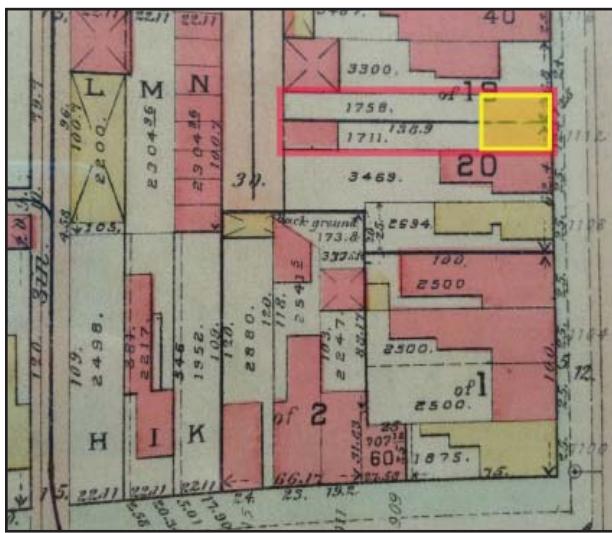


Current Lot 839 was originally part of historic Lots 19 and 20, which were both owned by James Ferguson. As shown in the 1974 Faehtz & Pratt map to the left (highlighted in yellow) the extant lot spans both historic ones. While Ferguson, who was a clerk at the First Auditor of the Treasury Department, owned the lots he actually lived a block away on Eighth Street and never improved the land. The 1854 tax records show that Ferguson sold the property to Alexander Speer whose name does not appear in any city directory, meaning he most likely was simply a land investor from another city. By 1874, tax records show that Speer improved the property with a small brick building worth \$100. The building was repaired in 1888 (Permit #915, 10/31/1888) and a shed constructed on the lot (described as 25' by 50' by 15' with a tin roof). The permit lists the building, existing and new, as an office in a wood and coal yard.

In 1896, Robert. I. Nevitt is listed as a wood and coal yard operator in the city directories. In 1907, the owner is listed as Edith Y. Johnson, who built another wood shed

on the property (Permit #4041 1/2, 06/17/1907). Although the building continued to be used as a wood and coal yard for many years, it changed ownership multiple times.

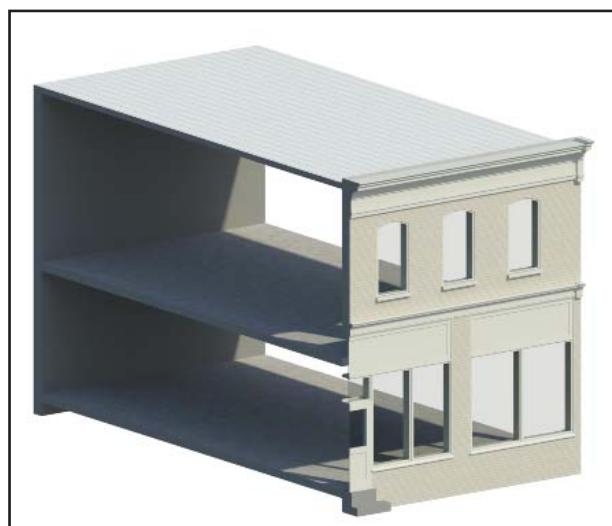
The original 1874 brick building was razed in 1912 (Permit #390, 07/23/1912) and the extant two-story, brick building was built in that same year for the wood and coal yard (Permit #391, 07/20/1912). The building was designed by architect Samuel R. Turner for then owner Arthur C. Merriam. Turner was an architect and engineer who practiced in Washington, D.C., from the mid-1870s to 1926, when he died. He began his career as a draftsman in the Patent Office, but moved into private practice. His obituary in 1927 claimed that one of his career highlights was drawing the third floor plans for the State, War, and Navy Building, now referred to as the Dwight D. Eisenhower Executive Office Building. The owner was Arthur Merriam, who was most likely an investor in the property as the only Arthur Merriam who lived close was located in Montgomery County and was listed as a doctor in the 1920 census.



The original permit to build describes the building footprint, as 25' by 40' and was constructed for \$2,800 in 1912. A brick stable was also built on the southeast corner of the lot (Permit #392, 07/20/1912). By 1924, sheds were built connecting the stable to the rear of the building and roofs were added in 1946 (Permit #291118, 12/13/1946); the stable and all of the sheds have been demolished. The 1913 Baist Map, Volume 1 Plan 28 (top left), shows the original 1912 building, highlighted in yellow, and the 1999 Google Map image (top right) shows the extant building. The brick stable in the southwest corner of the lot was torn down some time after 1965. The building continued to function as a wood and coal yard up until the early 1940s, when the last iteration of the coal yard, know as Jay B. Frank Co., was closed. It subsequently housed various small businesses including a restaurant supplier

The interior of the building and the facade were altered in 1964 (Permit #B111866, 03/30/1964) and again in 1969 (Permit #B181771, 07/18/1969). Extant partition walls were put up on the interior and the main entrance was moved from the center of the facade, to the south bay. The building is considered contributing to the Shaw Historic District.

The proposed connection to the new construction allows the full depth of the original building to remain, with the connection between old and new occurring at the rear wall. The proposed floor location is only 11" higher than the historic floor and therefore will not negatively impact the historic ceiling height and will allow for the building to be reoccupied.



Existing Condition



Proposed Condition

1112 Ninth Street, N.W. Existing Conditions

Facade: The building facade is composed of white painted brick laid in a running bond with raked mortar joints. The first floor is divided into two bays defined by three brick pilasters. The south bay holds a doorway and large window that is raised approximately one foot from the ground, the north bay also holds a large window raised approximately one foot from the sidewalk. The brick facade rests on a concrete foundation which has deteriorated where exposed (Image 2). The brick on the first floor is in poor condition; there are visible cracks, as well as noticeable signs of mortar patching. The second floor facade (Image 3) is also composed of painted brick laid in a running bond with raked mortar joints and is punctured by three windows. The brick is capped by a metal cornice at the roof line. The second floor brick shows signs of spalling, as well as cracking and mortar patching.

The rear of the building is in very poor condition and has been altered numerous times over the years (Image 4). The rear was originally composed of exposed brick, however large sections have been removed and patched with cinder blocks. All of the rear doors and windows have been removed or replaced. Large sections of the mortar has been repointed and the rear cornice has been removed and the empty space simply covered with plywood. Vegetation overgrowth, numerous cuts in the brick, and patches of missing brick have compromised the structural integrity of the wall.

Stringcourse/Cornice: Both the stringcourses, located between the first and second floors, and the cornice are composed of galvanized iron and painted white (Image 2). Both are ornamented with end brackets with raised acanthus and roundel details. Much of the paint has begun peeling and the metal has started to rust.

The stringcourse is extended down further over the south bay window, than the north bay window. The piece over the north bay was most likely removed at one point.

There is also an additional galvanized iron entablature, located in the south bay, above the transom window and below the wood paneling (Image 5). Its is howev-



Image 1

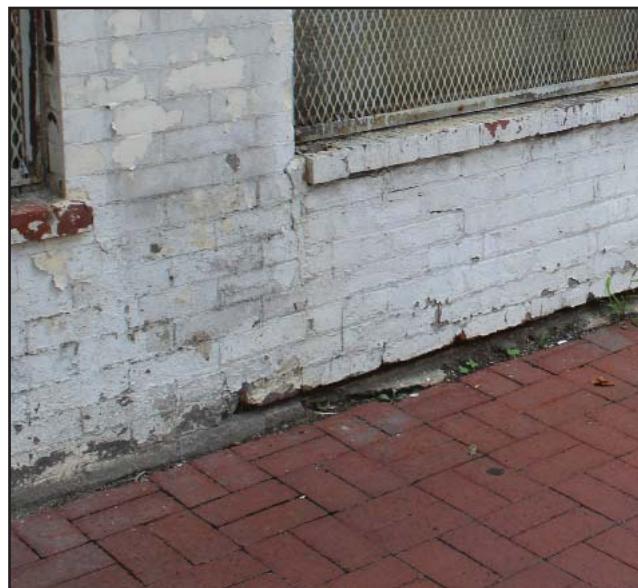


Image 2



Image 3

er, unlikely that this piece is original as that part of the facade has been altered numerous times.

Door: The door is a contemporary, six panel, wood door set within a simple metal frame (Image 6). The door is approached from the street by one concrete step that is most likely contemporary as well. The door is topped by a fixed, transom windows set in a metal frame and covered by a metal safety grate. The transom window matches the adjacent contemporary storefront window; it is not original.

Windows: There are two contemporary storefront windows, one in the south bay (Image 7) and one in the north. The south storefront is a large, fixed window topped by a large, fixed transom. Both are covered by security grates. The window and adjacent door are topped by a galvanized iron entablature, that is in turn topped by wood paneling that reaches the stringcourse. Although the entablature was designed to reflect the building's stringcourse, it is unlikely that the material is original due to the fact that the store windows have been altered so many times over the years. The north bay holds the same type of window, however, there are two paired windows. The paired windows and transoms are topped by simple wood paneling (with no entablature) that reaches the stringcourse.

The second floor windows (Image 3) each have a stone, lug sill, all of which have been painted over but appear to be in good condition. They are topped by double, soldier course, segmentally arched lintels. The windows themselves were originally six-over-one wood, sash windows, however, they are in severely deteriorated condition.

Interior: The interior of the building has been altered multiple times since 1912, with numerous partitions and walls added and removed over the years. (Image 7, 8, and 9).

Flooring Structure: The second floor is severely compromised as large sections of the floor have rotted out and collapsed. The entire north side of the building is blocked by debris from the collapse of the ceiling/ second floor structure (Images 8, 9, and 10).



Image 4



Image 5



Image 6

Roof Structure: The original tin roof has been removed. The contemporary roof is rolled asphalt (Image 11), however, as the second floor is not accessible due to structural instability, the roof structure beneath the asphalt has yet to be assessed.



Image 9



Image 7



Image 10



Image 8



Image 11

1112 Ninth Street, N.W. Recommendations



Condition Summary:

In general, almost all of the historic fabric has been removed from the interior of the building due to the extensive alterations over time. The floor structure, roof structure, and the rear wall will need considerable structural remediation to make the space habitable again, which provides an opportunity to accommodate new construction. The new construction will join the historic rear wall 40' from the building facade, preserving the building's original shape and size. The new floor would be raised only 11". Both the new floor and the rear wall connection, along with the replacement of the contemporary asphalt roofing system, will bring the building up to the standards of current fire and safety ratings.

Recommended Treatment:

It is generally recommended that the front facade of the building, including the brick, entrance door, and second floor windows, either be restored, preserved in place, or replaced in kind due to their historic significance and collective contribution to the Shaw Historic District. This work will be guided by historic images, building permits, and remaining historic materials.

The specific treatment of the remaining historic fabric and are as follows:



1112 Ninth Street, 1988, Zinnia Collection, HSW,
Z100150C

- **Brick Facade:** If test patches show that the paint can be removed without harming the historic masonry remove the paint from the brick facade, after testing for the safest approach, and clean with low (<100 psi) pressured water. Repoint brick where necessary with mortar similar in composition, texture, application, and color to the original to reduce spalling and noticeable color differentiation.
- **Stringcourse/Cornice:** Remove flaking paint, reshape metal where necessary, and repaint. Make certain that the connections to the brick facade and roof are sound, as they have not yet been assessed.

- **Door:** Construct new entrance doors based on a historically sensitive design as the appearance of the original entrance design is unknown.
- **Storefront Windows:** Construct new storefront windows in a historically sensitive way, based on HPRB's window standards, as their original configuration is currently unknown. The two bays flanked by three brick pilasters should remain as they have been consistent design elements throughout all past alterations.
- **Second Floor Windows:** Replace the three, six-over-one, wood sash windows to HPRB's standards and in consultation with DC HPO staff. Clean the stone, lug sills along with the brick facade. If the stone is broken beyond repair, replace in kind.
- **Floor Structure:** Due to severe deterioration of the second floor structural system, replace the floor structure with contemporary system that is cohesive with the new construction and adheres to the current fire and safety codes.
- **Roof Structure:** Due to the fact that the original roof was previously removed, construct a new fire rated roof system.

1114 Ninth Street, N.W.

Historic Context and Significance

Lot 838 (Historic Lot 19)

Square 369

Constructed: 1919

Architect/Owner: Raymond K. Ferguson

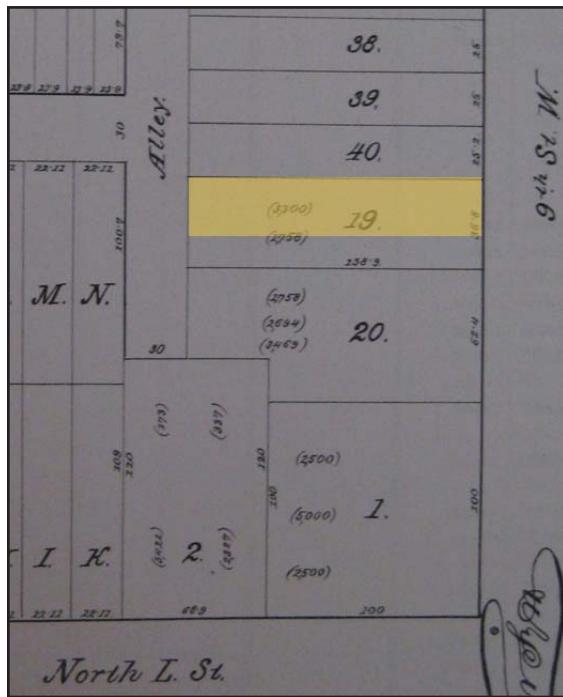
Original Use: Office Building

Subsequent Use: Commercial/Dwelling

Additions: None



1114 Ninth Street, 1988, Zinnia Collection, HSW,
ZI00150B



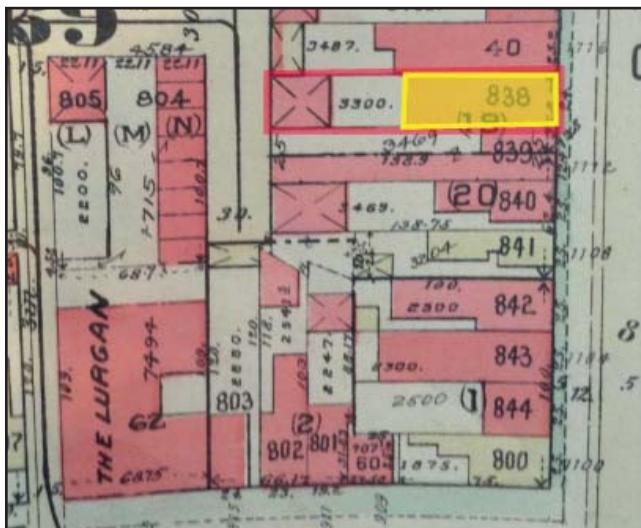
The current Lot 838 was historically the northern part of Lot 19, as shown in the 1874 Faehtz & Pratt map to the left. The lot was first improved upon prior to 1857. The original building on the lot, was razed in 1919 (Permit #3261, 11/24/1919), and was a two-story, brick dwelling measuring 14' by 28' by 17'. In the 1860s and 70s, the dwelling was owned by Daniel McRae, who was a merchant tailor.

By 1883, the dwelling and property was owned by Alexander J. Bentley (*discussed further under 1110 Ninth Street*) who at the time owned 1108 and 1112 Ninth Street. Bentley also owned 1116 Ninth Street, and subsequent building permits indicate that while he and his wife Mary C. Bentley resided at 1116 Ninth Street, they used 1114 Ninth Street as secondary buildings, such as a summer kitchen and stable.

By 1919, the property was owned by Raymond K. Ferguson. Ferguson, born in 1889 in Virginia, was a contractor, who ran his own business, R. K. Ferguson, Inc. that, according to city directories, had expertise in engineering, building, painting, tinning, and heating. Ferguson used the bottom floor of 1114 Ninth Street to run his business while he resided in Falls Church, Virginia.

The existing two-story, brick building was not only occupied by, but designed by Ferguson in 1919 (Permit #3513, 12/08/1919). The building footprint is 24' by 70', with few addition and alterations since original construction.

By the 1930s, the building had been sold to Maurice M. Levy, who owned and operated the Congress Wall and Paper Co. out of 1114 Ninth Street. Levy altered the first floor facade in 1938 (Permit #217844, 10/18/1938). The brick on the first floor, was removed and replaced with a limestone veneer laid in an ashlar pattern, the base of which has been removed exposing the underlying brick. The three bays accommodated two store front



windows, which have since been removed, flanking a central entrance door. Each bay is topped with an octagonal, clerestory windows.

The 1924 Baist Map, Volume 1 Plan 28 (top left), shows the extant 1919 building, highlighted in yellow, and the 2010 Google Map image (top right) shows the building as it sits presently. The stable in the rear of the lot, as seen in the 1924 Baist Map, was demolished sometime after 1965.

The entire interior of the building has been gutted and there is currently no access to the second floor as all of the stairs and the rear portion of the second floor have been removed. The building is considered contributing to the Shaw Historic District.

The proposed connection to new construction will occur 40' from the front facade of the building. This will preserve most of the building's massing. Also, the proposed new flooring structure will be 2' below the historic floor, minimizing the affects on the historic space. In addition, the new floor height will not interrupt the clerestory windows above the storefront windows and main entrance. Both the new floor and new connection at the middle of the building will allow for fire and safety rated systems to be put in place and allow for the building to be occupied once again.



Existing Condition



Proposed Condition

1114 Ninth Street, N.W. Existing Conditions

Facade: The building facade (Image 1) has two distinct treatments: limestone on the first floor and brick on the second.

The first floor limestone is laid in rectangular ashlar tiles and is divided into three bays, each with a slight setback in the limestone, framing the storefront windows/entranceway, as well as the clerestory windows. The 1938 drawings indicate that the limestone veneer rested on plinth blocks, flanking all three openings, all three have since been removed, exposing the brick beneath (Image 2). The remaining limestone veneer remains almost entirely in tact and is generally in fair condition; however, a majority of the limestone has been painted, most likely to cover up unwanted graffiti. There are no visible cracks but a few holes have been drilled in the facade on the south side to accommodate electrical wires and a phone booth.

The second floor facade is composed of brick, painted white, laid in a running bond with raked mortar joints (Image 3). The brick is punctured by four windows that are topped by a continuous, soldier-course brick lintel that almost spans the entire facade. Above the windows lies a rectangular recess within the brick, flanked by decorative diamond tiles, and framed in a row of brick laid in a soldier course. This recess most likely held the original business name, but is currently empty. A second soldier brick course creates a simple frieze just below the plain, pressed metal cornice. The second floor brick facade, which is described in the original building permit at 13" thick, is in good condition; there are no visible cracks.

The north, south, and rear (east) elevations of the building are composed of exposed brick in poor condition (Image 4 shows the north and rear walls). All three show signs of severe deterioration. The north and south walls have no punctures. There is visible mortar patching and spalling on both sides. The first floor of the elevation wall has one large, metal door to the north, next to two small windows openings, one with an arched brick lintel and the other with no lintel. Both window openings have been closed with cinder blocks. The second floor has a single door opening, also to the north, and three window openings. All four openings have arched, brick lintels, and all four have



Image 1

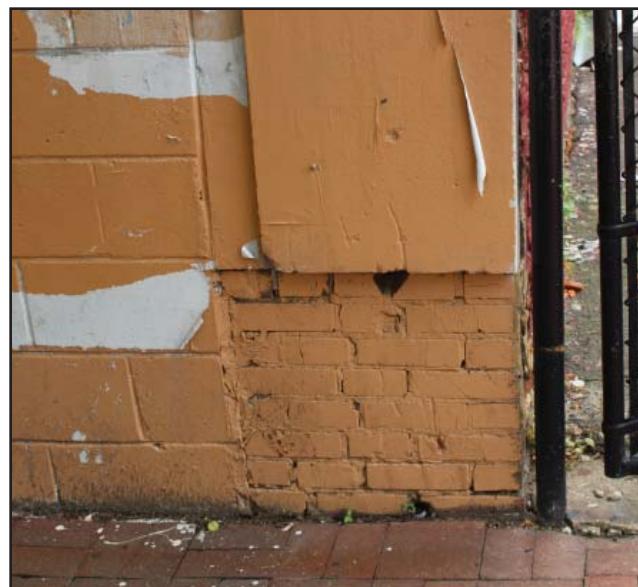


Image 2



Image 3

been closed with cinder blocks. Large gaps in the brick are noticeable under some of the lintels, as well as, at the roof level. The rear wall shows heavy deterioration and spalling, as well as numerous cracks throughout.

Cornice: The plain, pressed metal cornice on the building facade, has begun to rust, and the paint is flaking off. (Image 3).

Doors: There is one door on the facade, located in the central bay (Image 5), that most likely dates to 1938. The opening is covered on the exterior by plywood, as well as cinder blocks. The door is a glass pane wood door with a wood, hopper transom window, set in a molded wood frame. The door, transom, and frame have all been painted numerous times and the wood is severely deteriorated. The glass pane has been removed from the door as well. The door closer and hinges appears to be original, however, the other hardware seem to be replacements.

Windows: The first floor storefront windows have been removed, along with the decorative banding that originally capped them, and the openings have been covered with plywood, cinder blocks, and brick. The interior molded wood frames remain, however, are in deteriorated condition.

There are three clerestory, octagon, diamond-light windows, one in each bay (Image 4). All three sit in their original, painted wood frames and contain their four original painted wood muntins, however the wood has deteriorated. The window in the south bay is currently blocked on the exterior by a metal box.

The second floor windows have stone lug sills that appear to be in good condition, as does the continuous soldier course, brick lintel that runs above all of the second floor windows. The windows themselves were originally nine-over-nine, wood sash windows, however, those have been removed and replaced with single-light, double-hung, wood windows, although these too have been severely damaged over the years (Image 6).

Interior: The interior of the building (Image 5 and 7) has been stripped of all material, historic and contemporary, including the only stairwell that lead to the second floor. There are no surviving fixtures or even walls.



Image 4



Image 5



Image 6

Flooring Structure: The first floor system is a concrete foundation covered in severely deteriorated tile flooring (Image 5). The tile flooring only remains on the front half of the floor. The second floor system is composed of severely compromised and deteriorated wood beams. Access has been completely cut off as the stairs have been removed. There are clear signs of distress in the flooring system, as the entire floor sags (Image 8).

Roof Structure: The original standing-seam, tin roof system (Image 9) remains on the building in poor condition.



Image 7



Image 8

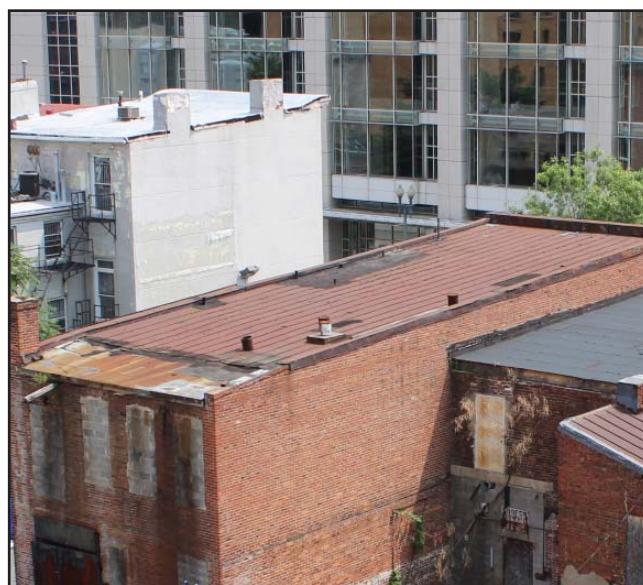


Image 9

1114 Ninth Street, N.W. Recommendations



Condition Summary:

In general, the interior of the building, lacks significance as almost all of the historic fabric has been removed, the remaining fabric, including the window and door frames, base boards, pressed metal ceiling, and tile floors has deteriorated over the past years of abandonment. Also, the flooring structure, roof structure, and the rear wall will need considerable structural remediation to make the space habitable again. The significant deterioration and damage of the second floor structure provides an opportunity to accommodate new construction. This line is approximately 40' from the building facade. This is a logical place to cut off the original structure as that is the point where the most severe deterioration begins. Similarly, the compromised floor and roof structures allow for new fire compliant systems. The flooring structure will only be 2' lower than its historic location, and the roofing structure will remain at the same height. This will allow for safety and fire rated systems to be introduced into the historic building.

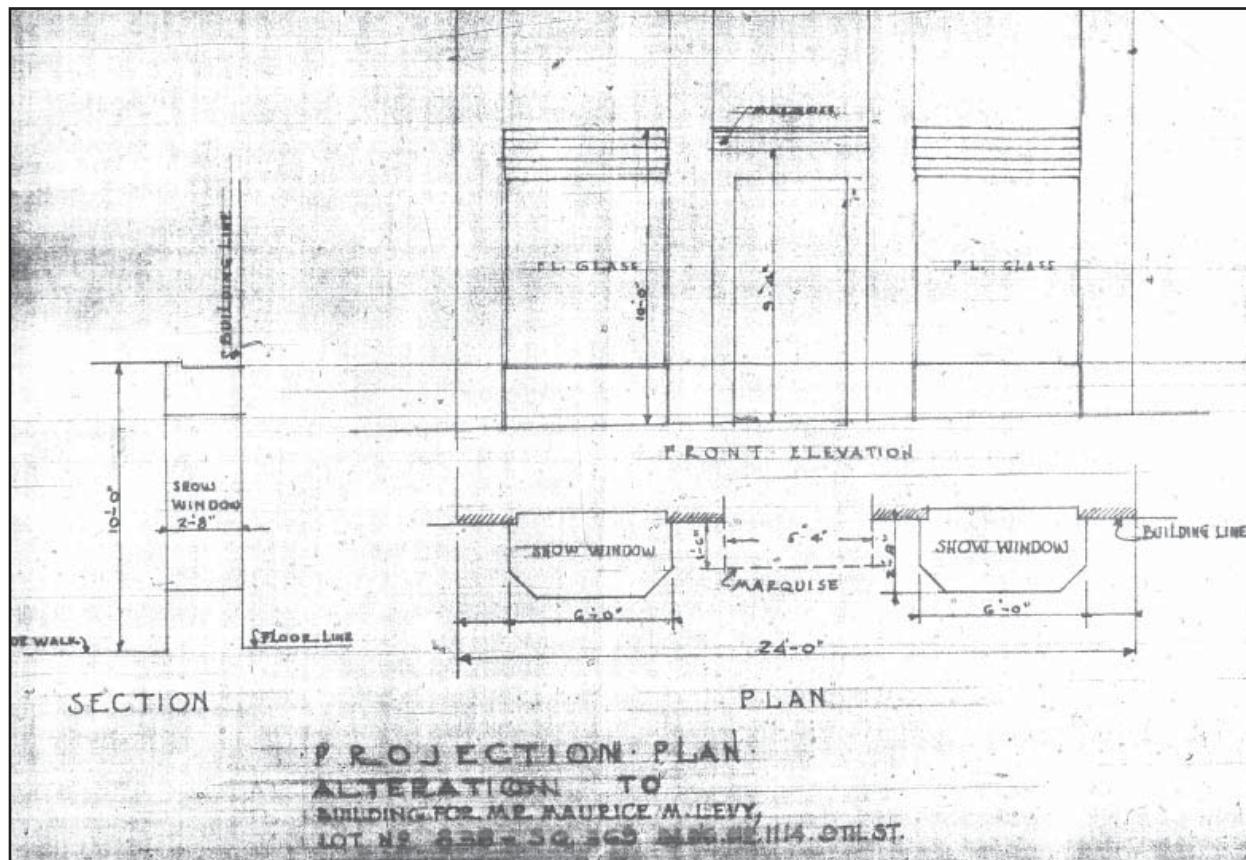


Recommended Treatment:

It is generally recommended that the front facade of the building, including the limestone, brick, entrance door, store-front windows, and second floor windows, either be restored, preserved in place, or replaced in kind due to their historic significance and collective contribution to the Shaw Historic District. This work will be guided by existing historic fabric, as well as building permits/ drawings, that will outline the specific details including size, material, and ornamentation.

The specific treatment of the remaining historic fabric and recommendations of how to best preserve the building are as follows:

- **Limestone Facade:** If test patches show that the paint can be removed without harming the historic storefront, remove paint from the limestone, after testing for the safest method, and clean with low (<100 psi) pressured water.



- **Brick Facade:** If test patches show that the paint can be removed without harming the masonry, remove the paint from the brick facade, after testing for the safest approach, and clean with low (<100 psi) pressured water. Repoint brick where necessary with mortar similar in composition, texture, application, and color to the original to reduce spalling and noticeable color differentiation.
- **Cornice:** Remove flaking paint on the metal cornice, reshape metal where necessary, and repaint. Make certain that the connections to the brick facade and roof are sound, as they have not yet been assessed.
- **Door:** Construct new entrance door to match the 1938 design and remaining elements with like materials. Clean and repaint the original door and transom frame and replace glass in transom window. If not salvageable, replace in kind with like materials.
- **Storefront Windows:** Replace storefront windows in kind based on original building drawings as well as the remaining interior frames.
- **Clerestory Windows:** Clean and repaint wood frames and muntins. Replace, in kind, the glass panes as necessary.
- **Second Floor Windows:** Replace the four, nine-over-nine, wood sash windows to HPRB's standards and in consultation with DC HPO staff. Clean the stone, lug sills and brick lintels along with the brick facade. If the stone sills are broken beyond repair, replace in kind.
- **Floor Structure:** Due to severe deterioration of the second floor structural system, replace the floor structure with a contemporary system that is cohesive with the new construction and adheres to the current fire and safety codes.
- **Roof Structure:** Due to severe deterioration of the roof structure and compliance with current fire rating, construct a new standing-seam metal roof based on the original design.

911 L Street, N.W.

Historic Context and Significance

Lot 801 (Part of Historic Lot 2)

Square 369

Constructed: Circa 1850

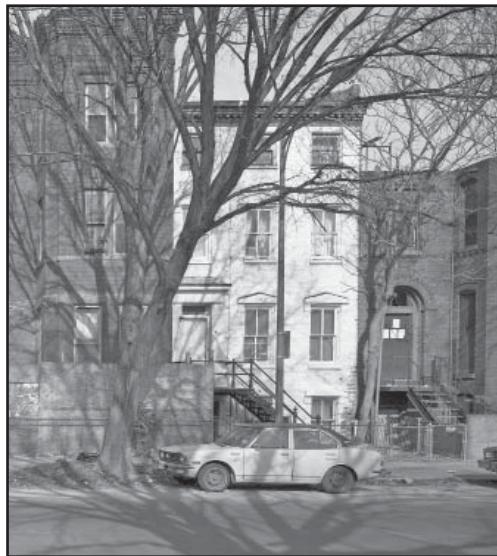
Owner: Probable original owner Zephaniah Jones

Architect/Builder: Unknown

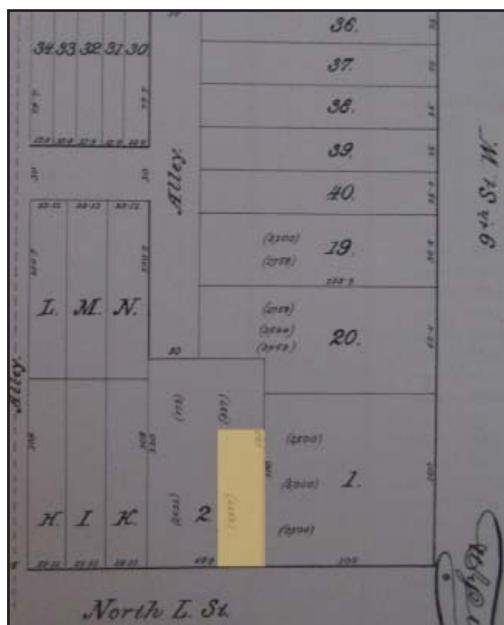
Original Use: Dwelling

Subsequent Use: Dwelling

Additions: Circa 1880s



911 L Street, 1988, Zinnia Collection, HSW,
Z100354C

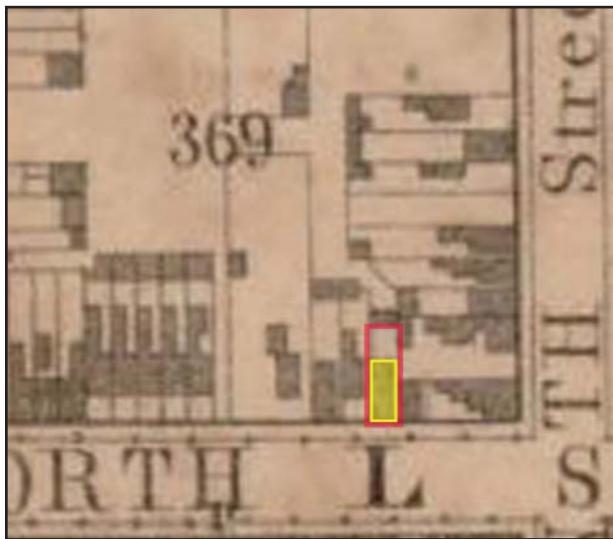


Current Lot 801 was historically the southeastern corner of Lot 2, as shown in the 1874 Faehtz & Pratt map to the left. The original owner of historic Lot 2 in 1844 was James Caden, an early investor in the square. However, by 1854 the lot was subdivided, though not officially, between four different owners. Zephaniah Jones had purchased the eastern parcel facing L Street, currently occupied by 911 L Street. It was one of several properties he owned in Squares 369 and 370 as real estate investments. The 1857 Boschke map shows that three dwellings and some secondary buildings had been constructed by that date on Lot 2, including the dwelling at 911 L Street, then known as 522 L Street North. Therefore, it is sufficient to assume that Zephaniah Jones built the three-story with basement, masonry dwelling at 911 L Street during his brief ownership of the property between 1854 and 1859, though Jones was never known to have resided there.

The 1859 tax assessment records show that the property was purchased by Andrew Small. The 1860 census records show Andrew Small at age 66 as an agent by profession, holding real estate at the value of \$30,000. Edward M. Spedden acquired the property by 1869 and had sold it by 1879. Spedden was a printer by trade and was listed as an employee of the National Intelligencer in the 1830s and 1840s. The 1879 tax assessment records lists Samuel Polkinhorn as the person who purchased the dwelling from Spedden, however, the next known occupant of the building is Jane Andrews who applied for and received a permit to repair 911 L Street in 1904. The permit, the only one still on file, lowered and replaced five of the windows on the facade (Permit #550 1/2, 09/16/1904). The work was executed by architect A. Brown and cost \$25.00.

The date of the house at 911 L Street is believed to have been constructed between 1854 and 1859. The three-story, three-bay masonry structure has a raised basement and a slightly hipped roof with, two interior chimneys located on the east facade. The face brick is laid in a five-course, common bond and has been painted white. Wrought iron steps originally lead to the raised entrance, located in the westernmost bay. The recessed doorway is flanked by Doric wood pilasters supporting a simple, Classical wood entablature consisting of an unornamented wood architrave and cornice, which has deteriorated. A simple rectangular transom window rests

The date of the house at 911 L Street is believed to have been constructed between 1854 and 1859. The three-story, three-bay masonry structure has a raised basement and a slightly hipped roof with, two interior chimneys located on the east facade. The face brick is laid in a five-course, common bond and has been painted white. Wrought iron steps originally lead to the raised entrance, located in the westernmost bay. The recessed doorway is flanked by Doric wood pilasters supporting a simple, Classical wood entablature consisting of an unornamented wood architrave and cornice, which has deteriorated. A simple rectangular transom window rests

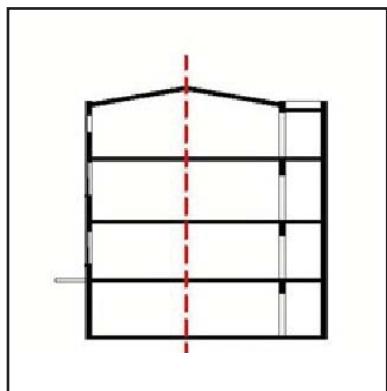


above the door.

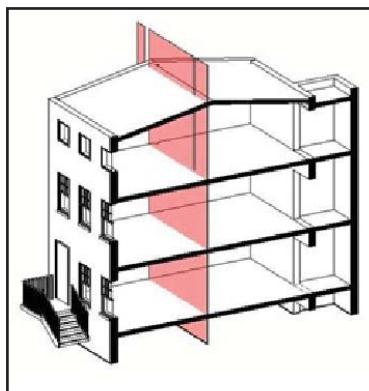
The equally spaced window openings feature flat-arch, brick lintels and simple projecting, lug wood sills, however, many of the lintel and sills are covered by pressed metal, ornamental lintels and sills. A 1904 permit to repair indicates that five facade window openings were enlarged and new windows installed, there were most likely the two windows on the first floor and the three on the second. The ornamental pressed metal hoods embellished with fluted brackets and raised metal ball flowers were likely added at this time. The smaller square third floor windows have been left untreated. The windows, as of 1904, were two-over-two, double-hung wood-sash windows on the first and second floors and three-over-three, double-hung wood-sash double hung windows on the thirds floor. The basement windows have all been removed. All door and window openings are currently boarded up. The pressed metal cornice exhibits bands of egg and dart and block modillion molding, as well as a half-round, metal gutter. The two-story, shed-roofed brick rear extending from the back of the main block is recorded in the 1888 Sanborn fire insurance map but may have been constructed closer to the time of the original building campaign. A secondary, later constructed asphalt clad two-story ell extends from the first ell.

The building has deteriorated significantly over the past years of vacancy and is in poor condition. The entire rear wall of the building is collapsing and its structural integrity is questionable. The floor and roof structures will need to be replaced in order to reoccupy the building. The building continues to be a contributing building to the Shaw Historic District.

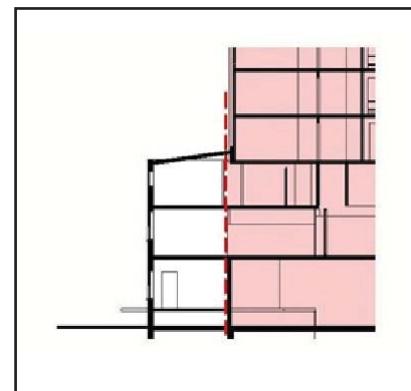
The historic building will be moved west, to the lot directly east of the Lurgan building. The building will be lowered approximately 2' in to the ground in order to align the second and third floors of the historic and new construction and maintain the building's original floor heights. The connection between the historic building and new construction will occur 15' from the facade. This will allow the historic facade to remain, while new safety and fire compliant walls, floors, and roof systems will allow the building to be safely reoccupied.



Existing Condition



Axonometric View



Proposed Condition

911 L Street, N.W. Existing Conditions

Facade: The building facade (Image 1 and 2) is composed of red brick laid in a five-course, common bond and painted white. The brick has raked mortar joints; however, the workmanship is hard to see as it is either very degraded or covered by numerous layers of paint. The brick and mortar are in very poor condition. The building rests on a stone foundation that is also deteriorating in multiple locations (Image 2). The windows have flat-arched, brick lintels; though only a few are exposed, the eastern most arches on the basement level, and those located on the third floor. The hoods are composed of a pressed metal and feature small pediments decorated with raised metal ball flowers, supported by simple, fluted brackets (Image 3). The first floor windows sills are also covered by simple, pressed metal covers.

The rear of the building is in very poor condition; most of the wall has collapsed and is boarded over.

Cornice: The cornice is an ornate, pressed metal cornice, that was originally painted (Image 4). The cornice is of a Classical design with bands of egg and dart and block modillion molding. Since the paint has mostly flaked off, the cornice has been exposed to the elements and rust covers much of the surface. Attached to the top of the cornice is a contemporary half-round gutter. The gutter has also rusted out in places and is missing its downspout.

Door/Entrance: There is one door on the buildings facade (Image 5). It is a four panel, wood door set in a wood frame. It is topped by a fixed transom window, and both the door and the transom are set within a molded wood frame. The small entranceway, which is denoted by another opening topped by another fixed, transom window, contains a decorative, wood char rail (Image 6).

Windows: The first and second floor windows on the facade are two-over-two, double-hung wood windows (Image 7). They most likely date to 1904, when the repair permit was issued. The rear wall of the original building holds an original, six-over-six, double hung window, that is now an interior window, looking in on the addition (Image 8). The other window in this image is on the east elevation. The rear windows on the



Image 1



Image 2



Image 3

circa 1880s addition is also a six-over-six, double-hung, wood window. There is another windows on the east elevation; it is a six-pane, wood hopper window that most likely dates to the 1880s, as it is located in the buildings rear addition (Image 9).

All of the windows on the second floor facade are two-over-two, and again, date most likely to 1904. The windows on the rear, north facade on the second floor have all been removed.

The windows on the third floor are all three-over-three, double hung wood windows that are most likely original to the building. They are the same on the facade and the rear, north elevation.

Interior: Aside from the rear addition, the building is in fair condition. Most of the interior historic fabric of the building has been replaced, including the light fixtures, flooring, stairs and banister, and doors. The interior doors date from the time when the single family dwelling was converted in to an apartment building.

The two fireplaces on the first floor have been removed, however, those in the basement, second, and third floors remain. They are simple, wood mantel pieces with no ornamentation. There is one located in the basement (Image 10), two located on the second floor, and two located on the third floor.

Flooring Structure: The rear of the building shows severe deterioration (Image 11); the entire wall is exposed with wood lathe boarded over, the structural integrity is most likely compromised.

Roof: The roof, is a rolled, asphalt roof that is in very poor condition; water penetration is evident throughout the building (Image 12).



Image 4



Image 5



Image 6



Image 7



Image 10



Image 8



Image 11

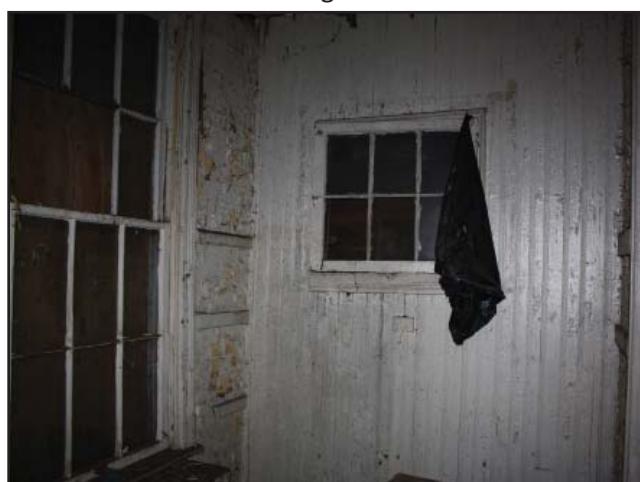


Image 9



Image 12

911 L Street, N.W. Recommendations



Condition Summary:

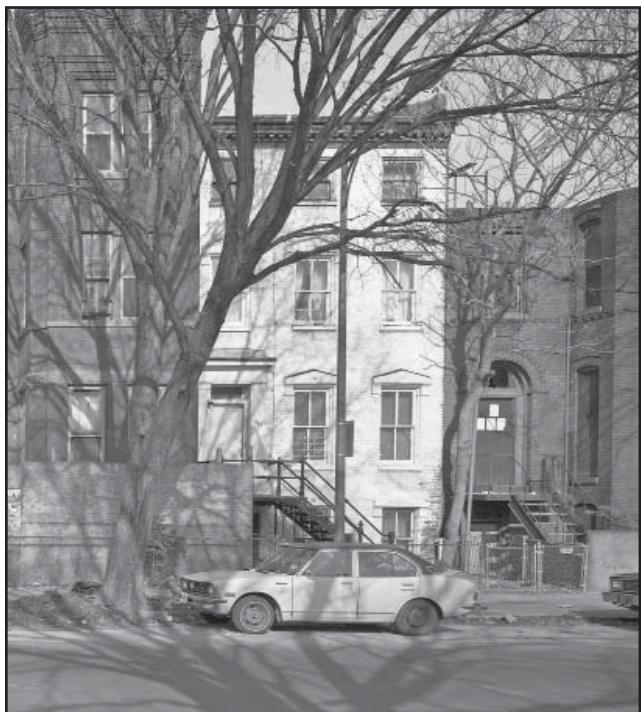
The facade has suffered from years of neglect and the removal of much of the original front steps and entrance detailing contribute to the facade's deterioration. In general, the majority of the historic fabric has been removed from the interior of the building. The floor structure, roof structure, and the rear wall will need considerable structural remediation to secure. The new construction will join the historic building approximately 15' from the building facade, preserving the building's original facade, and the building's original facade will be restored. The entire building will be moved to lot directly east of the Lurgan. The building will be placed 2' below its current foundation, in order to align the building with the second and third floors of the new construction. This will also preserve the building's original floor heights.

Recommended Treatment:

Recommended treatment includes the restoration of the front facade of the building, including the wood entrance surround, entrance door, and first, second, and third floor windows. Elements will be restored, preserved in place, or replaced in kind due to their historic significance and collective contribution to the Shaw Historic District. This work will be guided by historic images, building permits, and remaining historic materials.

The specific treatment of the remaining historic fabric are as follows:

- **Brick Facade:** If test patches show that the paint can be removed without harming the historic masonry remove the paint from the brick facade, after testing for the safest approach, and clean with low (<100 psi) pressured water. Repoint brick where necessary with mortar similar in composition, texture, application, and color to the original to reduce spalling and noticeable color differentiation.



911 L Street, 1988, Zinnia Collection, HSW,
ZI0354C

- **Cornice/Lintel Hoods:** Remove flaking paint, reshape metal where necessary, and repaint. Replicate those that have been removed from the facade. For the cornice, make certain that the connections to the brick facade and roof are sound, as they have not yet been assessed.
- **Door:** Construct new entrance doors based on a historically sensitive design as the appearance of the original entrance design is unknown. Replicated the wood surround and entablature that has deteriorated beyond repair.
- **Steps:** Replicate the original cast-iron stairs that were removed from the building based on historic photographs and in consultation with DC HPO staff.
- **Windows:** Replace the building's historic windows to HPRB's standards and in consultation with DC HPO staff. The basement, first, and second floor windows should be two-over-two, double hung windows, and the third floor windows should be three-over-three, double-hung windows. Clean the stone, lug sills along with the brick facade, and for those that had pressed metal covers (the first floor windows), clean and replace them. If the stone is broken beyond repair, replace in kind.
- **Floor Structure:** Due to deterioration of the floor structural system, replace the floor structure with contemporary system that is cohesive with the new construction and adheres to the current fire and safety codes.
- **Roof Structure:** Due to the fact that the original roof was previously removed, install a new fire rated roofing system.

919 L Street, N.W.

Historic Context and Significance

Lot 881 (Historic Lot 62; H, I, K: Part of Historic Lot 3)

Square 369

Constructed: 1913

Owner: Rodger O'Hanlon and James Murray

Builder: Melton Construction Co.

Architect: Appleton P. Clark, Jr.

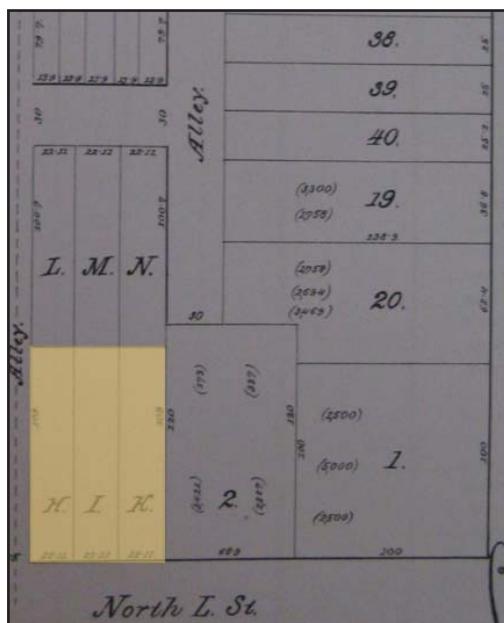
Original Use: Apartment Building

Subsequent Use: Apartment Building

Additions: None



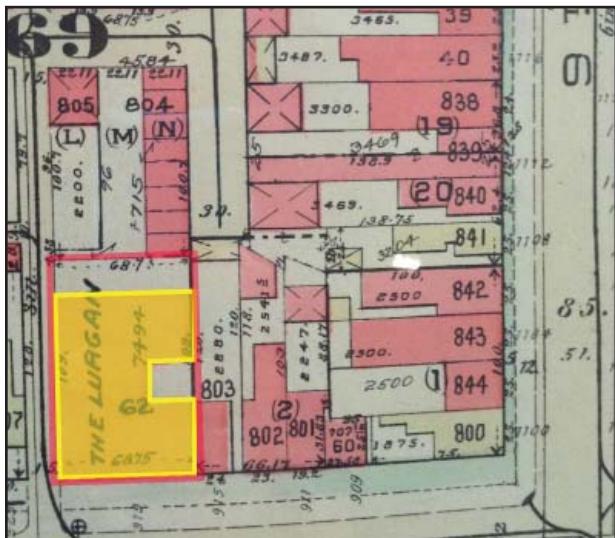
919 L Street, 1988, Zinnia Collection, HSW,
Z100355B



Current Lot 881 was originally divided into historic Lots H, I, and K. The three lots, along with Lots L, M, and N, located just to the north and in the interior of the square, combined to be historic Lot 3. The 1844 tax assessment records show that Lot 3 was owned entirely by James M. Gills. By 1854, tax assessment records show that Lot 3 was purchased by Clarissa Heiss. By 1857 Heiss had improved the lot with a brick dwelling and stable, as seen in the A. Boschke Map from that year. By 1872, Heiss had divided Lot 3 into six separate lots: H, I, K, L, M, and N, shown to the left in the 1874 Faehitz & Pratt Map. The southern three lots facing L Street, were originally 22.11' by 109', and the brick dwelling fell on historic Lot I (the brick stable was now situated on historic Lot L). The 1874 tax assessment records show that the brick dwelling was valued at \$3,500 and further map research shows that the dwelling remained the only structure on all three lots, with no changes in footprint, up until the construction 919 L Street (The Lurgan) in 1913.

By 1893 Lots H, I, and the east part of K were owned by George J. Seufferle. The west part of Lot K was owned by Elizabeth M. McElfreah; however, again the only improvement was located on Lot I. By 1908, tax assessment records show that Seufferle had purchased all of Lot K and that the dwelling on Lot I was only valued at \$2,500, suggesting that no improvement had been made on the house.

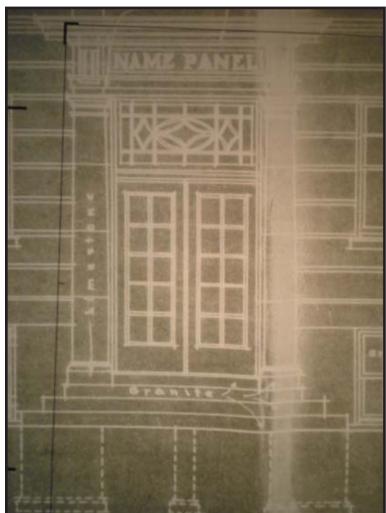
In 1913, Lots H, I, and K were combined into Lot 62 and were purchased by Rodger O'Hanlon and James Murray. O'Hanlon and Murray hired architect Appleton P. Clark to design the apartment building, which was constructed by the Melton Construction Company. Clark, born in Washington in 1865, graduated from Central High School in 1883 having taken only one architecture class. After graduation, Clark toured Europe studying varying architecture styles, then spent two years as an apprentice to Alfred B. Mullett, before starting his own architecture firm in 1885. Despite the lack of official architectural education, Clark went on to run a successful firm in Washington that survived until the 1840s designing theaters, churches, schools, private residences, banks, office buildings, and apartment buildings. Some of his more famous works are the Washington Post Building (demolished), Foundry Methodist Church, Jewish Community Center, and 1424 Sixteenth Street, N.W.



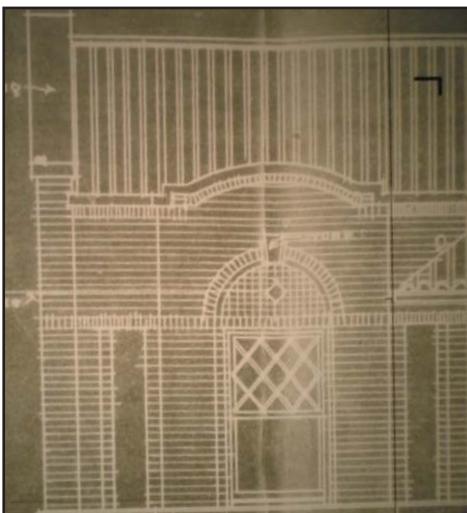
The Lurgan is a four story with basement, masonry structure with rectangular massing of 69' by 92', with a small notch cut in to the east elevation (Permit #6099, 06/19/1913). The building features ordered fenestration, brick and metal projecting bays, classical limestone detailing and a complicated roofline with low sloping slag tile mansard roof. The facade is laid in stretcher bond with tan brick and accented with decorative brickwork and limestone detailing. The flush central section of the facade is flanked by two symmetrical, projecting, three-sided, canted brick bays. The tan brick ornament and design detailing of the facade, which is seven bays wide, wraps around the periphery of the projecting bays, extending several feet onto the east and west elevations. Open granite steps lead to the centrally placed classical limestone entrance. Two Doric columns flank the entry which is capped by a molded cornice and modillions. The classical architrave features triglyphs and guttae detailing. The inscription "Lurgan" is carved into the frieze directly above the entrance.

As can be seen in the 1924 Baist Map (top left) and the 2005 Google Map image (top right), the massing of the building has not been altered; however, the building was altered in the early 1990s, which only affected the exterior elevations with the introduction of contemporary windows (images of the historic windows from the original 1913 building permit are shown below). The interior was completely altered to accommodate more affordable housing apartments, however the floor height and main staircases remain in tact.

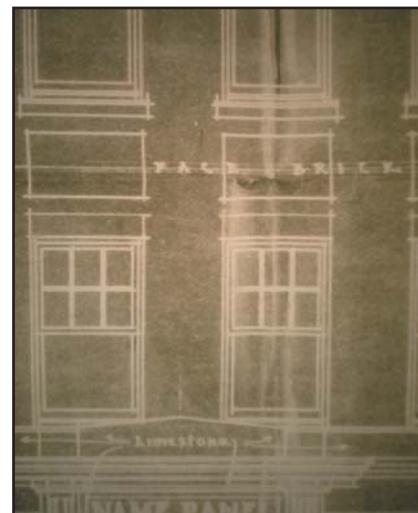
The Lurgan will be preserved in place, rehabilitated, and apartment use reestablished in the building. New windows will be installed based on original permit drawings to HPRB's standards and in consultation with DC HPO staff.



Front Entrance



Fourth Story Bay Windows



Second Story Windows

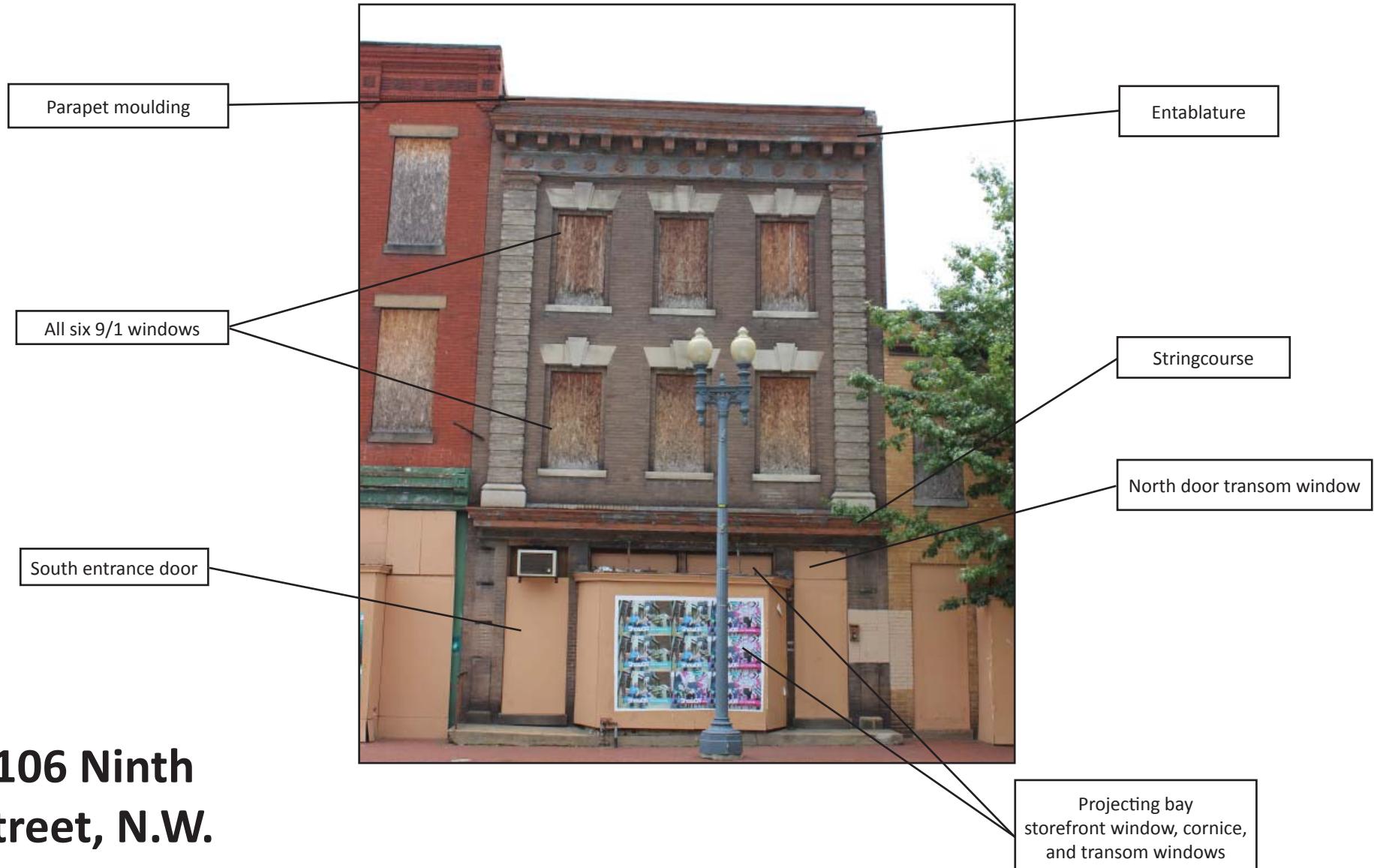
IV. Inventory of Elements to be Documented Prior to Work

The following elements of the building facade will be documented prior to any work on the building being undertaken. This documentation will include detailed photographs, measurements, and profiles, that along with historic drawings, photographs, and research, will provide detailed information to guide the rehabilitation and allow for in-kind replacements when conditions warrant.



**1104 Ninth
Street, N.W.**

The following elements of the building facade will be documented prior to any work on the building being undertaken. This documentation will include detailed photographs, measurements, and profiles, that along with historic drawings, photographs, and research, will provide detailed information to guide the rehabilitation and allow for in-kind replacements when conditions warrant.

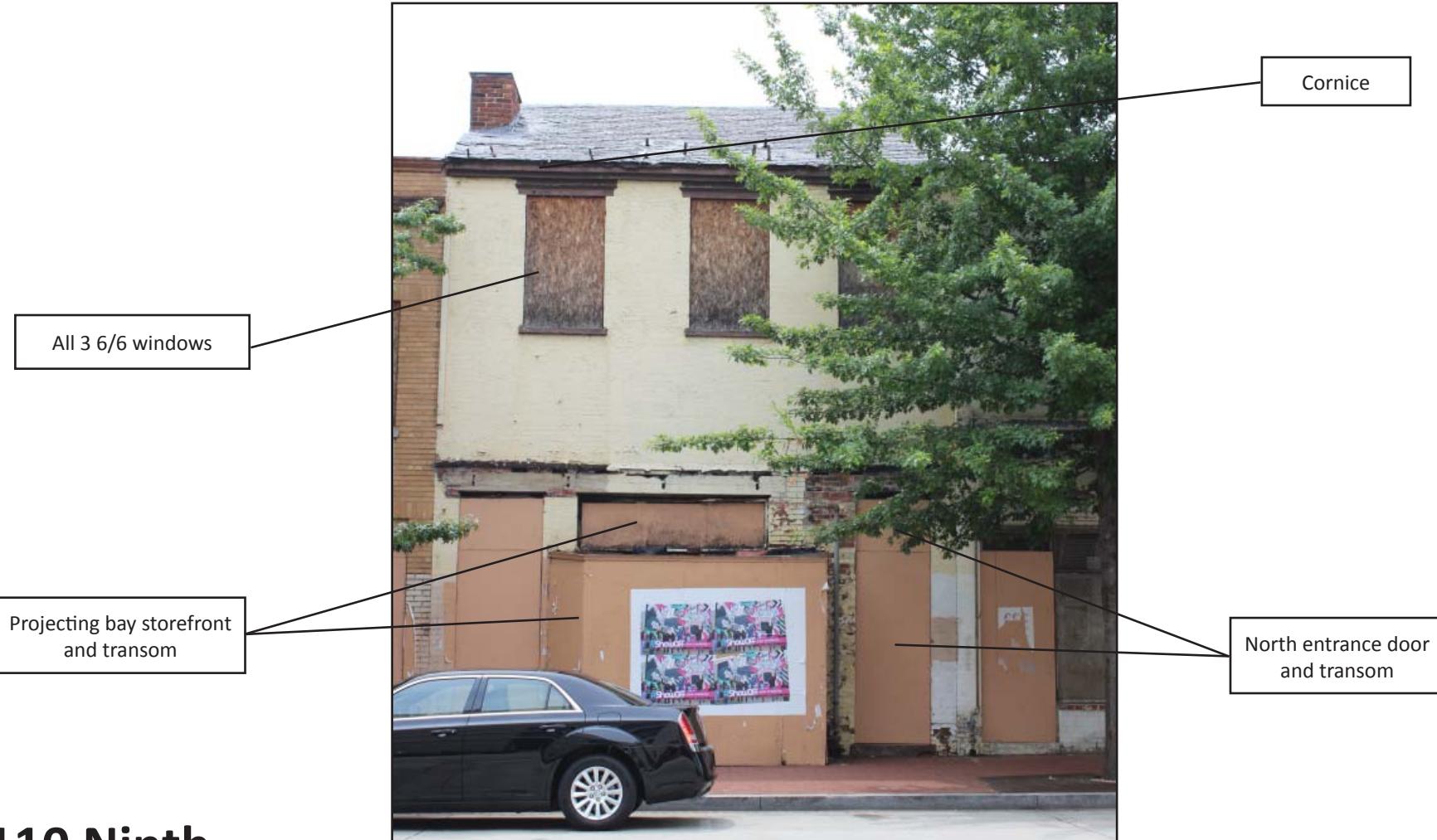


The following elements of the building facade will be documented prior to any work on the building being undertaken. This documentation will include detailed photographs, measurements, and profiles, that along with historic drawings, photographs, and research, will provide detailed information to guide the rehabilitation and allow for in-kind replacements when conditions warrant.



**1108 Ninth
Street, N.W.**

The following elements of the building facade will be documented prior to any work on the building being undertaken. This documentation will include detailed photographs, measurements, and profiles, that along with historic drawings, photographs, and research, will provide detailed information to guide the rehabilitation and allow for in-kind replacements when conditions warrant.



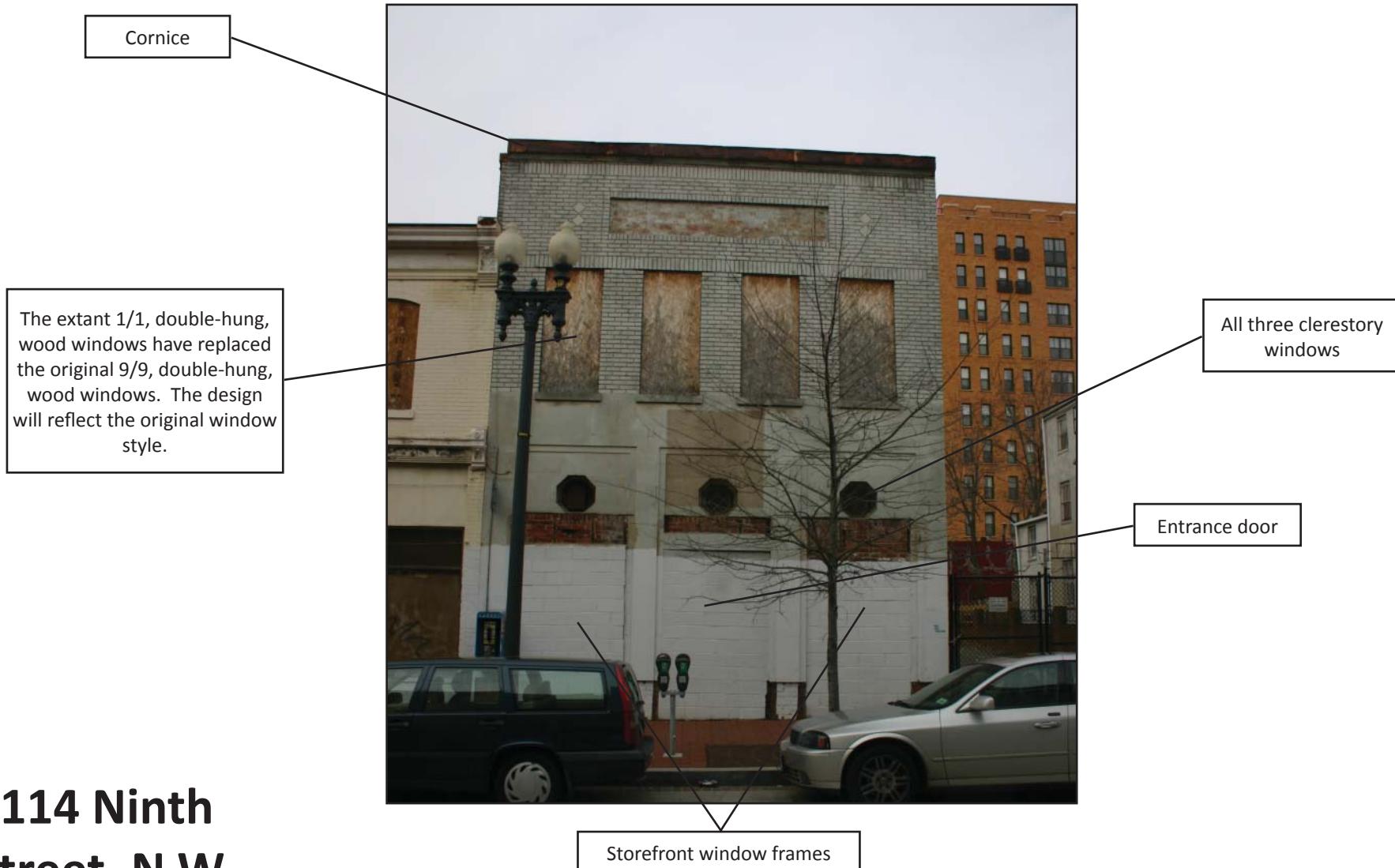
**1110 Ninth
Street, N.W.**

The following elements of the building facade will be documented prior to any work on the building being undertaken. This documentation will include detailed photographs, measurements, and profiles, that along with historic drawings, photographs, and research, will provide detailed information to guide the rehabilitation and allow for in-kind replacements when conditions warrant.



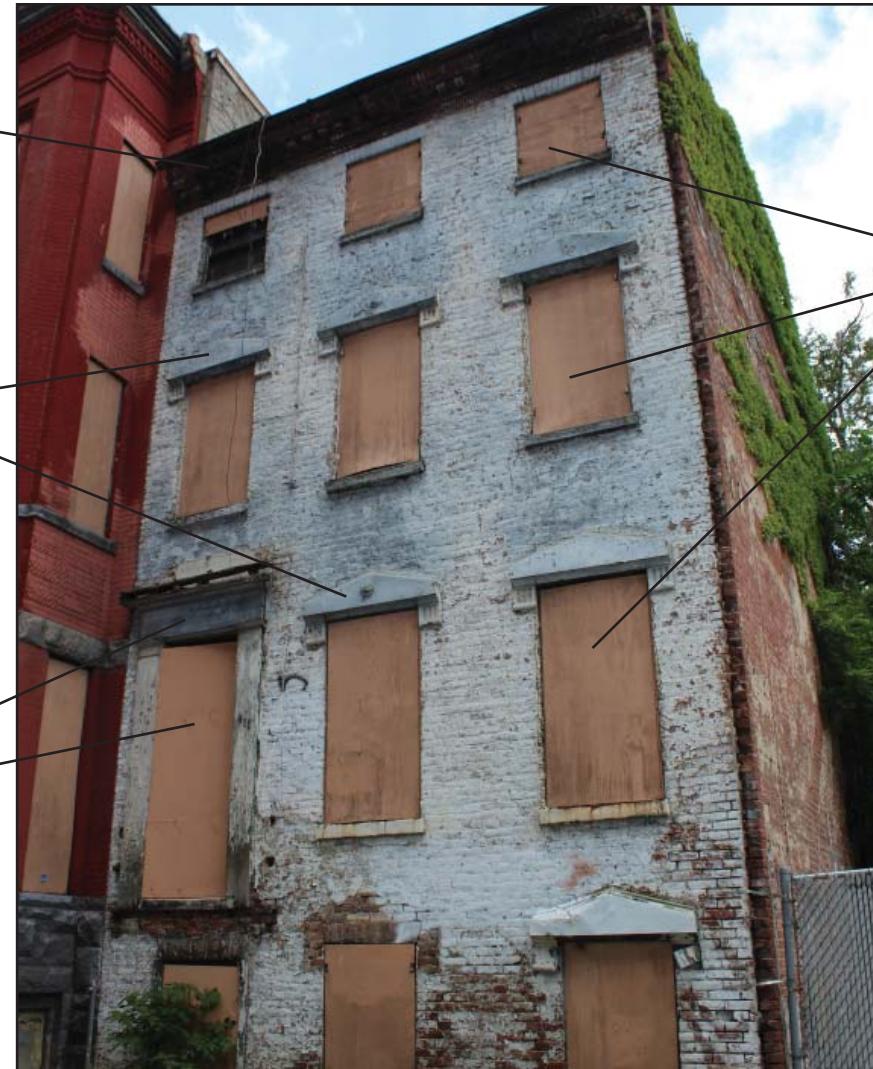
**1112 Ninth
Street, N.W.**

The following elements of the building facade will be documented prior to any work on the building being undertaken. This documentation will include detailed photographs, measurements, and profiles, that along with historic drawings, photographs, and research, will provide detailed information to guide the rehabilitation and allow for in-kind replacements when conditions warrant.



**1114 Ninth
Street, N.W.**

The following elements of the building facade will be documented prior to any work on the building being undertaken. This documentation will include detailed photographs, measurements, and profiles, that along with historic drawings, photographs, and research, will provide detailed information to guide the rehabilitation and allow for in-kind replacements when conditions warrant.



**911 L
Street, N.W.**

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