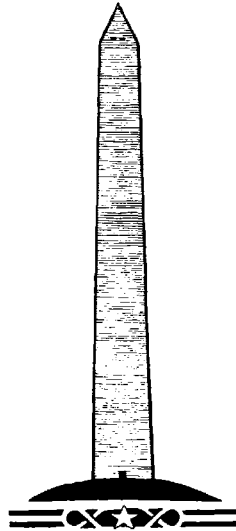


WASHINGTON

THE NATIONAL CAPITAL



PREPARED BY
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DEVELOPMENT OF THE NATIONAL CAPITAL THE PLAN OF THE CITY

SITE OF THE FEDERAL CITY

The first mention of the upper Potomac and adjacent regions to Indianhead, about 35 miles south of Washington, is made by Capt. John Smith, who explored this region from the Jamestown settlement in Virginia in 1608. In 1634 Henry Fleet, who was taken captive by Indians, visited the falls of the Potomac. In 1635 a tract of land (400 acres) called Rome was laid out for Francis Pope, gentleman. The Capitol is said to be on this land. In 1790 the region in which the city of Washington has been built was in the form of 17 large farm tracts, as is shown on the following page. They were covered with woods and streams; the arable portions were tilled and produced wheat, maize, and tobacco. Two hamlets, Carrollsburg in the south (where the War College now stands), and Hamburg (about where the Naval Hospital is located—that is, a few squares north of the Lincoln Memorial), which was then southeast of the thriving port of Georgetown, were within the limits of the early survey.

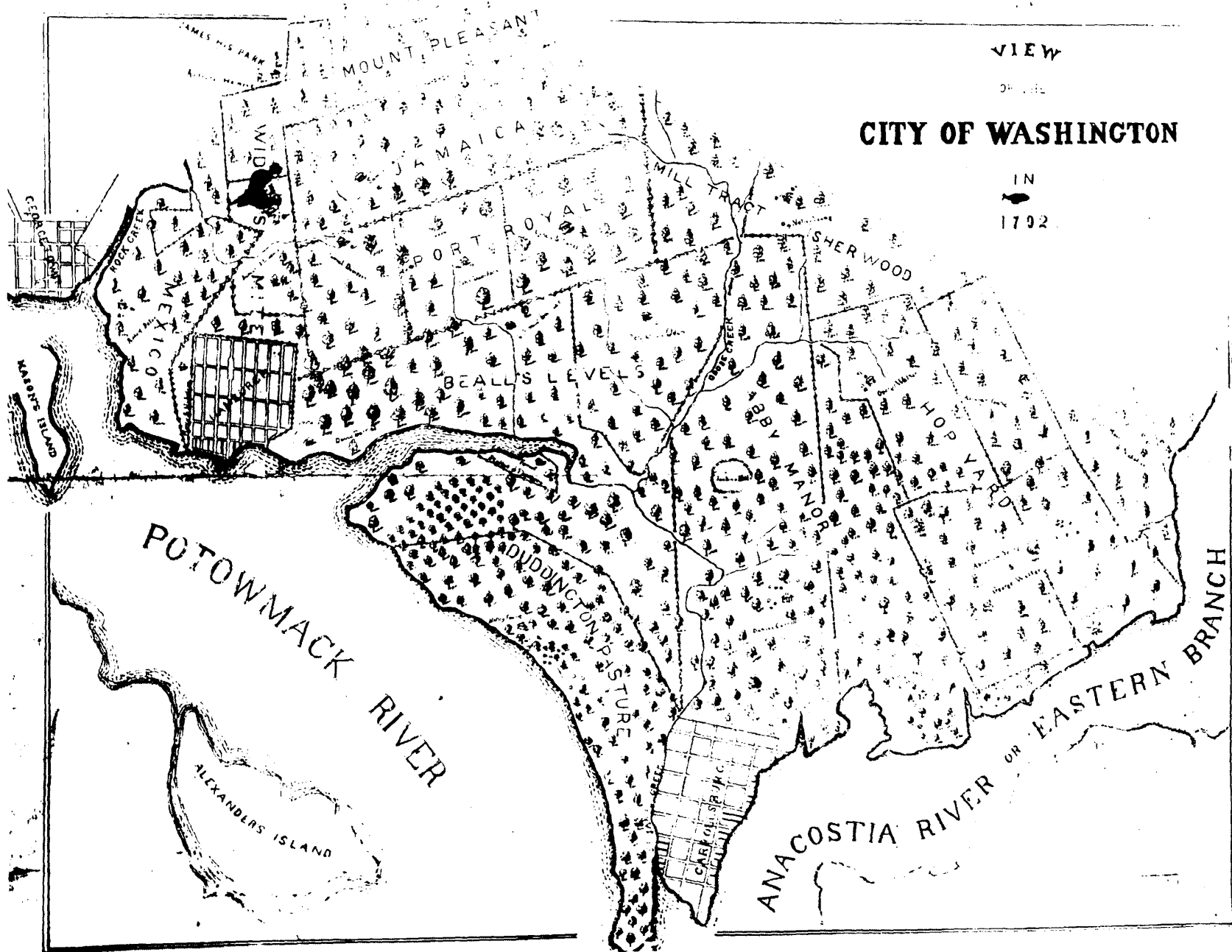
On April 30, 1783, 19 days after the proclamation of peace between the American Colonies and England, the subject of a permanent capital for the General Government of the States was brought up in Congress. The act of July 16, 1790, heretofore cited, provided for the selection of a permanent site on the upper Potomac River for the National Capital—

according to such plans as the President shall approve and prior to the first Monday in December, 1800, and suitable buildings for the accommodation of Congress, and of the President, and for the public offices of the Government of the United States.

On January 22, 1791, President Washington appointed three commissioners—Daniel Carroll and Thomas Johnson, of Maryland, and David Stuart, of Virginia.

By proclamation of January 24, 1791, President Washington directed that the three commissioners appointed pursuant to the act approved July 16, 1790, “proceed forthwith to run the said lines of experiment and, the same being run, to survey and by proper metes and bounds to define and limit the part within the same,” which were substantially in accord with the lines subsequently adopted, moving the southern boundary point of the 10 miles square farther south, so as to include a convenient part of the Eastern Branch and also the town of Alexandria.

When President Washington arrived in the future National Capital he found the great task before him was to bring into harmony the rival interests of the Eastern Branch, or Carrollsburg, and of Georgetown. The property holders



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of Carrollsburg appeared to be anxious that the new public buildings be located in their town. David Burnes, who owned much of the land that now lies between the White House and the Capitol, was keen to have, on condition that he give up part of his property, the public buildings located there. Thus from the beginning of the history of the city there has been rivalry between various sections of the city while the Government was planning for its development.

The controversy between the landholders led Thomas Jefferson to make a rough outline plan for a city one-fourth less in size than that which George Washington had in mind, to be built in the vicinity of Georgetown. This sketch showed the Capitol building at the site of the town called Hamburg, about where the Naval Hospital is now located; from there eastward public walks or a Mall was planned, with the location of the President's House at about the present Nineteenth Street, south of Pennsylvania Avenue. Jefferson also proposed a rectangular system of streets, in contrast with the open spaces and radiating avenues planned by L'Enfant, who also reversed the position of the Capitol by placing that to the east of the President's House on Jenkins Hill.

TERMS OF ORIGINAL AGREEMENT

The terms of the sale of land to the Government were agreed to on March 30, 1791, under which the original owners agreed to convey to the United States Government, free of cost, such portions of their farms as were needed for streets, parks, and other public reservations; and to sell such land as was needed for Government buildings and public improvements at £25 per acre (about \$67). The remaining land was to be laid out in building lots and apportioned equally between the Federal Government and the original owners. Rufus R. Wilson, in Washington, the Capital City, says:

In this way, without advancing a dollar and at a total cost of \$36,000, the Government acquired a tract of 600 acres in the heart of the city. The 10,136 building lots assigned to it ultimately proved to be worth \$850,000, and now represent a value of \$70,000,000. Shrewd financier as he was, it is doubtful if Washington ever made another so good a bargain as that with Burnes and his neighbors.

The following is a copy of the agreement:

THE AGREEMENT OF PRESIDENT WASHINGTON WITH THE ORIGINAL PROPRIETORS

We, the subscribers, in consideration of the great benefits we expect to derive from having the Federal City laid off upon our Lands, do hereby agree and bind ourselves, heirs, executors, and administrators, to convey, in Trust, to the President of the United States, or Commissioners, or such person or persons as he shall appoint, by good and sufficient deeds, in Fee simple, the whole of our respective Lands which he may think proper to include within the lines of the Federal City, for the purposes and on the conditions following:

The President shall have the sole power of directing the Federal City to be laid off in what manner he pleases. He may retain any number of Squares he may think proper for public Improvements,

SKETCH OF WASHINGTON IN EMBRYO,

Previous to its Survey by Major L'ENFANT.

Compiled from the rare historical researches

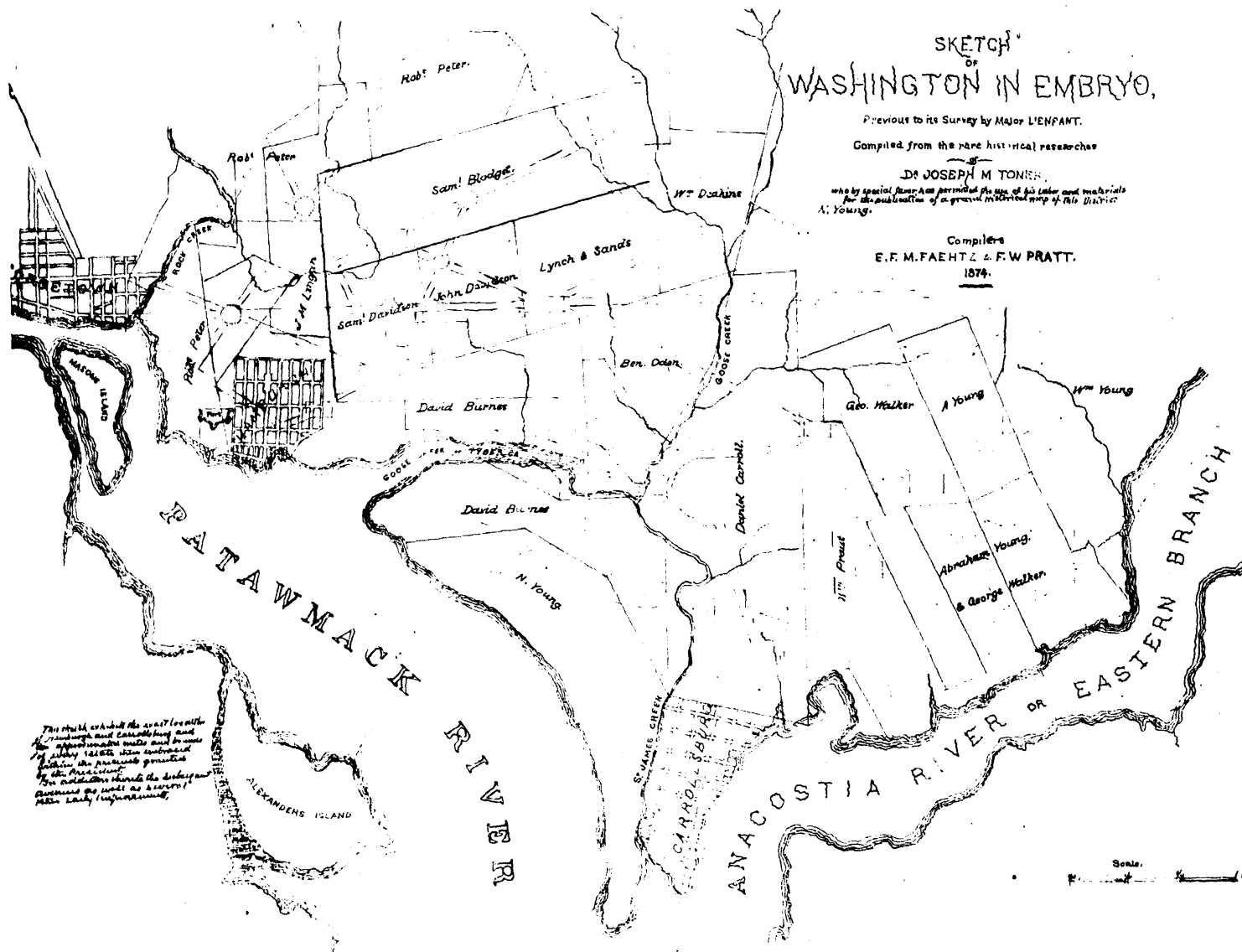
of
DR JOSEPH M TONER,

who by special favor has permitted the use of his labor and materials
for the publication of a general historical map of this District
A. Young.

Compiled by

E. F. M. FAEHTZ & F. W. PRATT.

1874.



WASHINGTON IN EMBRYO

or other public Uses, and the lots only which shall be laid off shall be a joint property between the Trustees on behalf of the public, and each present proprietor, and the same shall be fairly and equally divided between the public and the Individuals, as soon as may be, after the City shall be laid off.

For the streets the proprietors shall receive no compensation; but for the squares or Lands in any form, which shall be taken for public buildings, or any kind of public improvements, or uses, the proprietors, whose lands shall be so taken, shall receive at the rate of twenty-five pounds per acre, to be paid by the public.

The whole wood on the Lands shall be the property of the proprietors.

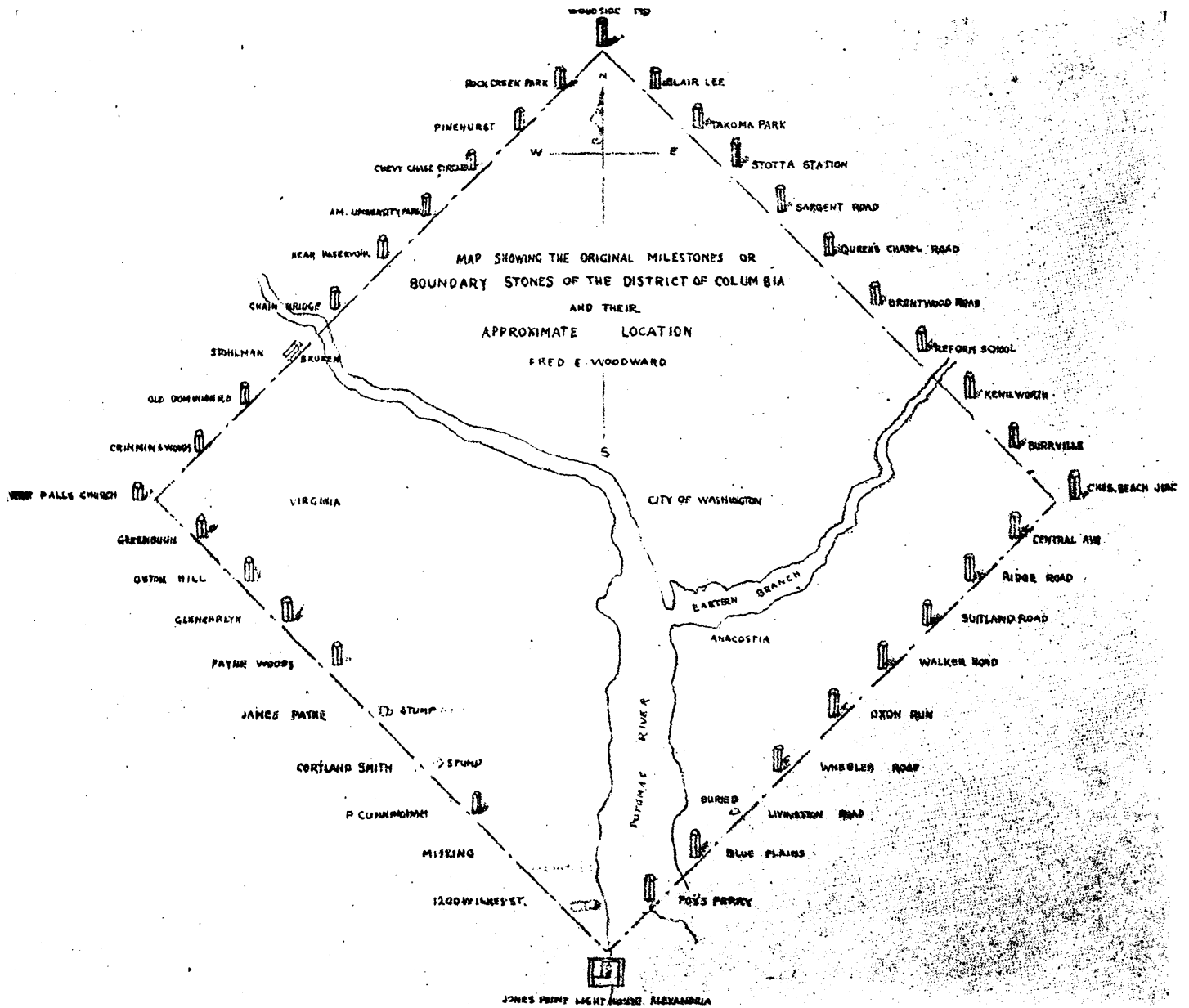
But should any be desired by the president to be reserved or left standing, the same shall be paid for by the public at a just and reasonable valuation, exclusive of the twenty-five pounds per acre to be paid for the land, on which the same shall remain.

Each proprietor shall retain the full possession and use of his land, until the same shall be sold and occupied by the purchasers of the Lots laid out thereupon, and in all cases where the public arrangements as to streets, lotts, &c., will admit of it, each proprietor shall possess his buildings and other improvements, and graveyards, paying to the public only one-half the present estimated value of the Lands, on which the same shall be, or twelve pounds ten shillings per acre. But in cases where the arrangements of the streets, lotts, squares, &c., will not admit of this, and it shall become necessary to remove such buildings, Improvements, &c., the proprietors of the same shall be paid the reasonable value thereof, by the public.

Nothing herein contained shall affect the Lotts which any of the parties to this Agreement may hold in the Towns of Carrollsburgh or Hamburg.

In witness whereof we have hereunto set our hands and Seals, this thirtieth day of March, 1791.

Signed & sealed in presence of us—Mr. THOS. BEALL, making an exception of the Lands he sold Abraham Young not yet conveyed.	}	Signed	
		ROBERT PETER	(Seal)
		DAVID BURNES	(Seal)
		JAS. M. LINGAN	(Seal)
Witness to all the subscribers including WILLIAM YOUNG	}	URIAH FORREST	(Seal)
		BENJ. STODDERT	(Seal)
WILLIAM BAYLY	}	NOTLEY YOUNG	(Seal)
WILLIAM ROBERTSON		DAN. CARROLL of Dn.	(Seal)
JOHN SUTER	}	OVERTON CARR	(Seal)
SAMUEL DAVIDSON witness to ABRAHAM YOUNG'S signing		THOS. BEALL of Geo.	(Seal)
BENJ. STODDERT witness to EDWARD PEIRCE'S signing.	}	CHARLES BEATTY	(Seal)
		ANTHONY HOLMEAD	(Seal)
JOSEPH E. ROWLES for JNO. WARING.	}	WM. YOUNG	(Seal)
		EDWARD PEIRCE	(Seal)
WM. DEAKINS JUNR. for WM. PROUT & WILLIAM KING as attorney in fact.	}	ABRAHAM YOUNG	(Seal)
		JAMES PEIRCE	(Seal)
		WILLIAM PROUT	(Seal)
		ROBERT PETER, as attorney in fact for ELIPHAS DOUGLASS.	(Seal)
		BENJ. STODDERT for JNO. WARING by written au- thority from Mr. Waring.	(Seal)
		WILLIAM KING	(Seal)



MAP OF BOUNDARY STONES OF THE DISTRICT OF COLUMBIA

The land which was being considered for the city proper consisted of about 6,000 acres. In laying out the streets 3,606 acres were taken, and about 540 acres were bought by the United States as sites for the public buildings and grounds. The lots laid out numbered 20,272. Of these the United States took half and the property owners were given back the remainder. The United States sold its share of the lots and from the proceeds paid for the 540 acres on which it was to put the public buildings.

The United States also took a fee-simple title to the streets and avenues.

BOUNDARY STONES OF THE DISTRICT OF COLUMBIA

A survey of an outline of the District of Columbia was made by Andrew Elliott. From the initial point to Jones Point, on Hunting Creek, at the Potomac (just



BOUNDARY STONE NEAR SIXTEENTH STREET, NORTHWEST

south of Alexandria), a line was run due northwest 10 miles; thence (into Maryland) due northeast 10 miles to a northern boundary point (now called Sixteenth Street Heights); thence due southeast 10 miles; thence due southwest 10 miles, or back to Jones Point.

This survey was approved by Congress with the amendment that all public buildings should be erected on the Maryland side of the Potomac River.

On March 29, 1791, President Washington arrived on a visit to the Potomac and stayed at Suter's Tavern in Georgetown. The next day, accompanied by



THREE OF THE BOUNDARY STONES

the three commissioners and Maj. Pierre Charles L'Enfant and Andrew Ellicott, he rode over the ground. Washington met the owners of the land the same night, and the general terms were then agreed upon and signed by the 19 "original proprietors." The area of 100 square miles embraced about 64 square miles of Maryland soil (ceded previously in 1788) and about 36 square miles of Virginia soil (ceded in 1789).

Thereupon the three city commissioners were ordered to have the boundary lines permanently marked by monuments placed 1 mile apart. One of these boundary stones can be seen to-day near the north corner of the District of Columbia. Each stone was quite large, and this particular one is well preserved.

At Sixteenth Street near this marker a great portal, similar to the Piazza del Popolo in Rome, is projected.

PRELIMINARY STUDIES

When the city of Washington was planned under the direct and minute supervision of President Washington and Secretary of State Jefferson, the relations that should exist between the Capitol and the President's House were closely studied. On August 7, 1791, L'Enfant sent a sketch to President Washington, with a note, "the plan altered agreeable to your suggestion." Indeed, the whole city was planned with a view to the reciprocal relations that should be maintained among public buildings. Vistas and axes; sites for monuments and museums; parks and pleasure gardens; fountains and canals—in a word, all that goes to make a city a magnificent and consistent work of art were regarded as essential. Thus, aside from the pleasure and the positive benefits to health that the people derive from public parks in a capital city like Washington, there is a distinct use of public spaces as the indispensable means of giving dignity to Government buildings and of making suitable connections between the great departments.

The original plans were prepared after due study of great models. The stately art of landscape architecture had been brought oversea by royal governors and wealthy planters, and both Washington and Jefferson were familiar with the practice of that art.

On September 8, 1791, it was decided by Thomas Jefferson, Secretary of State, and James Madison, in conference with the Commissioners of the District of Columbia—

to name the streets of the Federal City alphabetically one way and numerically the other from the Capitol and that the name of the City and Territory shall be the City of Washington and the Territory of Columbia.

The city had also been divided into four sections—namely, northeast, northwest, southeast, southwest—with the Capitol as the center and North and South Capitol Streets dividing the east and west sections and East Capitol Street and the Mall the north and south sections.