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Belmont-Paul Women's Equality National Monument
District of Columbia



Cultural Landscape Report

Belmont-Paul Women's Equality National Monument

January 2021

Resource Stewardship and Science
Division of Cultural Resources, Region 1 - National Capital Area

Cultural Landscape Report

Belmont-Paul Women's Equality National Monument

Washington, DC



January 2021

Prepared by:

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Under contract with
Alpha Corporation

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Cover Photo: Belmont House garden looking southeast toward the house, ca. 1930s. (Library of Congress, National Woman's Party Papers).

Title Page: A National Woman's Party meeting in the garden, 1934. (*Equal Rights*, 12 May 1934)

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Executive Summary

The Belmont-Paul Women's Equality National Monument cultural landscape is significant as the headquarters of the National Woman's Party (NWP) since 1929 and for its association with Alice Paul, the founder of the NWP. The monument is located in the northeast quadrant of Washington, DC, at the corner of Constitution Avenue and Second Street NE.

The original house was constructed in 1800 by Robert Sewall. During the course of the British invasion of the District of Columbia in 1814, the British burned the house in retaliation against a group of US sailors who had taken refuge inside. Although the damage was extensive, within a few years it was repaired enough to be habitable, and the house passed to Sewall's grandchildren over the next 100 years. From 1922 to 1929, the property was owned by Porter Hinman Dale and his wife Augusta. In 1929, the house became the final headquarters of the National Woman's Party following the condemnation of their previous "Old Brick Capitol" headquarters for the construction of the US Supreme Court Building.

Established in 1916 by visionary suffragist Alice Paul, the National Woman's Party played a substantial role in the passage and ratification of the 19th Amendment and led the way for gaining equal rights for women both in the United States and internationally. During the National Woman's Party ownership, the building and site became the location of many political meetings and events related to the party's efforts to gain equal rights for women. The garden served as a place for members to gather, hold meetings, and welcome guests. The NWP also welcomed federal employees who worked nearby, including members of Congress and their staff, to enjoy the house's garden.

By the late 1950s and early 1960s, construction of the Hart Senate Office Building, threatened the Alva Belmont House and two adjacent rowhouses on Second Street NE, which were also owned by the NWP as part of its headquarters. To protect their headquarters, Alice Paul and National Woman's Party members began lobbying to have the Alva Belmont House recognized as a historic landmark. The house was listed in the National Register of Historic Places on November 30, 1972, and was designated a National Historic Landmark in 1974. Congress authorized federal restoration funds for the house in 1974, beginning a cooperative relationship between the NWP and the National Park Service. In 2016, Presidential Proclamation 9423 established the property as the Belmont

Paul Women's Equality National Monument, and the NWP donated the site to the National Park Service.

The recommended period of significance for the Belmont-Paul Women's Equality National Monument cultural landscape under Criteria A and B is 1929 to 1972. The period of significance begins in 1929, when the National Woman's Party purchased the property at 144 Constitution Avenue NE as their headquarters. The Period of Significance ends in 1972, which marks the year of Alice Paul's retirement from the National Woman's Party, when the Senate and the House passed the Equal Rights Amendment, and the year that the Sewall-Belmont House was listed in the National Register of Historic Places. The cultural landscape retains integrity of location, design, feeling, materials, workmanship, and association.

This Cultural Landscape Report recommends rehabilitation of the national monument landscape. This approach supports preservation of extant features from the period of significance, and allows for compatible change to improve the ability of the landscape to support an inclusive visitor experience and interpret significant themes and landscape features. Long-term treatment of the cultural landscape at the Belmont-Paul Women's Equality National Monument emphasizes rehabilitation with a focus on restoring known elements present during the period of significance.



Introduction

Chapter 1

Chapter title page: ca. 1910 photograph of Sewall-Belmont House (DC History Center).

Chapter 1: Introduction

The purpose of this Cultural Landscape Report is to investigate, document, evaluate, and provide treatment guidance for the physical landscape associated with the Belmont-Paul Women's Equality National Monument. The study area is composed of the 0.39 acre national monument including the house and associated site. It is managed as a part of the National Mall and Memorial Parks in Washington, DC. President Barack Obama established the monument in 2016 "to honor the work of a community of women who created the National Woman's Party, a guiding influence in the fight for women's political, social, and economic equality, not just in the United States but also internationally."[1]

RELATED PLANNING PROJECTS

This Cultural Landscape Report (CLR) builds upon several previous planning documents for the property. These include the 2001 *Sewall-Belmont House Historic Structure Report*, the 2017 *Belmont-Paul Women's Equality National Monument Foundation Document*, and the 2018 *Rehabilitation of the Belmont-Paul Women's Equality National Monument* project.[2] The CLR occured concurrently with a Historic Resource Study (HRS) that informed the historic context and period of significance.

SCOPE OF WORK AND METHODOLOGY

A Cultural Landscape Report is the primary document used by the NPS to inform long-term management and treatment decisions for its historically significant landscapes. This project follows a cultural landscape approach adhering to *A Guide to Cultural Landscape Reports: Contents, Processes, and Techniques* and *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*.[3]

Part 1

Part 1 of the project includes documentation of the cultural landscape existing condition, site history, and analysis of integrity of the study area.

The project team, composed of NPS Region 1 - National Capital Area (NCA) and National Mall and Memorial Parks (NAMA) staff along with Quinn Evans historical landscape architects and historians, held a project kick-off meeting on site on November 6, 2019. The purpose of this visit was to establish the project framework, discuss key issues and concerns, determine research resources, and document existing site conditions. Quinn Evans staff documented existing site condition on November 6 and 7, 2019.

The project team developed the site history from documentation provided in the previously completed 2001 *Sewall-Belmont House Historic Structures Report* and supplemental research conducted in the National Woman's Party records; National Women's Party Collection at Belmont-Paul Women's Equality National Monument; DC History Center; and Library of Congress. NPS staff, including Jeff Jones, Site Manager, Belmont-Paul Women's Equality National Monument; Kaitlyn Thomas, Supervisor, Belmont-Paul Women's Equality National Monument; Susan Philpott, Park Ranger, Belmont-Paul Women's Equality National Monument; Caridad de la Vega, Park Point of Contact, Belmont-Paul Women's Equality National Monument; Catherine Dewey, Park Point of Contact and Chief of Resource Management, NPS National Mall and Memorial Parks; Yue Li, Park Landscape Architect, National Mall and Memorial Parks; and Daniel Weldon, former Cultural Landscape Inventory Coordinator, NPS-NCA, shared landscape management and maintenance data. NPS-NCA project manager Rene Senos provided government-furnished data including reports, studies, and graphics produced by the NPS-NCA-RESS-CR Program.

Part 1 of the report provides a foundation of historical documentation to serve as a basis for understanding the evolution of the historic landscape. Two historic period plans addressing the period of development associated with Senator and Mrs. Porter Dale (1922-1929), and the period of development associated with the National Woman's Party (1929-1972) illustrate historic conditions using consistent scales and graphic styles to allow for easy comparison of landscape conditions from one period to the next.

The existing condition of the landscape was assessed using relevant landscape characteristics including topography, land use, spatial organization, views, vegetation, circulation, buildings and structures, and small-scale features.

PROJECT GOALS

The goals of the Cultural Landscape Report are to:

1. Provide an overview of the evolution of the physical landscape at the property.
2. Document existing conditions of the landscape.
3. Provide a preferred treatment approach for the historic landscape.
4. Develop recommendations, using the Architectural Barriers Act Accessibility Standard (ABAAS) and Outdoor Developed Area Guidelines, to guide location and design of circulation routes to increase accessibility where appropriate.
5. Provide guidance to increase inclusion for all visitors to the site.
6. Improve visual and physical connections to adjacent sites.
7. Develop vegetation management strategies for the project area, including but not limited to landscape management, specimen protection, and legacy tree protection, following the guidance in NAMA park management documents.
8. Identify opportunities for the landscape to support events and gatherings related to the national monument's mission.
9. Provide guidance to clarify understanding of the national monument's interpretive themes within the landscape.

Part 2

Part 2 of the Cultural Landscape Report begins with the selection of a proposed treatment approach and identification of key landscape issues and concerns. Chapter 4 of the CLR addresses these topics.

The project team developed recommended treatments through a collaborative process involving the National Mall and Memorial Parks staff and NPS Region 1 - National Capital Area staff. A remote treatment workshop was held on 24 June 2020 to evaluate landscape treatment concepts for the national monument. Participants discussed a range of options to address circulation, inclusive design, and rehabilitation of historic landscape elements that are no longer extant. Based on the discussion at the project workshop, the project team prepared landscape treatment recommendations corresponding to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and *Guidelines for the Treatment of Cultural Landscapes* and reflecting the findings of Part 1 of the CLR. Chapter 5 of the CLR presents the recommended treatment. Options considered and dismissed are included in Appendix A: Treatment Alternatives.

DESCRIPTION OF STUDY AREA BOUNDARIES

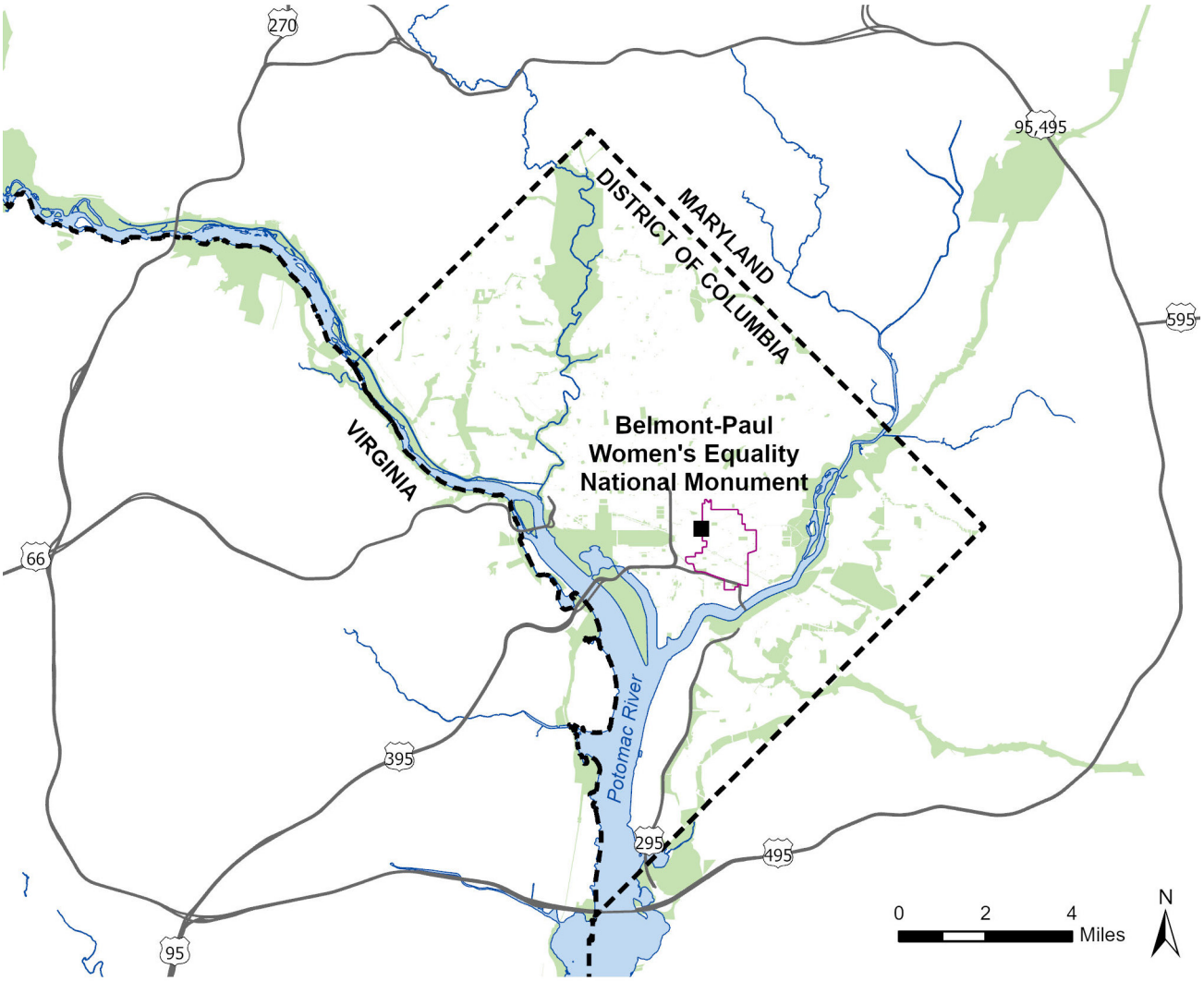
The Belmont-Paul Women's Equality National Monument is in the northeast quadrant of Washington, DC (Figure 1-1 and Figure 1-2). The national monument is within the larger Capitol Hill Historic District, and the Sewall-Belmont House is listed as a contributing building to the historic district.

The National Park Service manages the national monument as part of the National Mall and Memorial Parks within Region 1 - National Capital Area of the National Park Service. The monument is immediately north of the Supreme Court Building, which occupies the location of the National Woman's Party's earlier "Old Brick Capitol" headquarters (Figure 1-3). The boundaries of the national monument are Constitution Avenue NE on the south, Second Street NE on the east, and the Philip A. Hart Senate Office Building property on the north and west. The property consists of three combined parcels within block 725 of the original grid of Washington, DC. Although the property boundary does not include the sloped planted beds located on the east and south sides of the property, these areas are managed by NPS as part of the national monument and are included in the study area for this Cultural Landscape Report (Figure 1-4).



Figure 1-1. Belmont-Paul Women's Equality National Monument (QE, 2019).

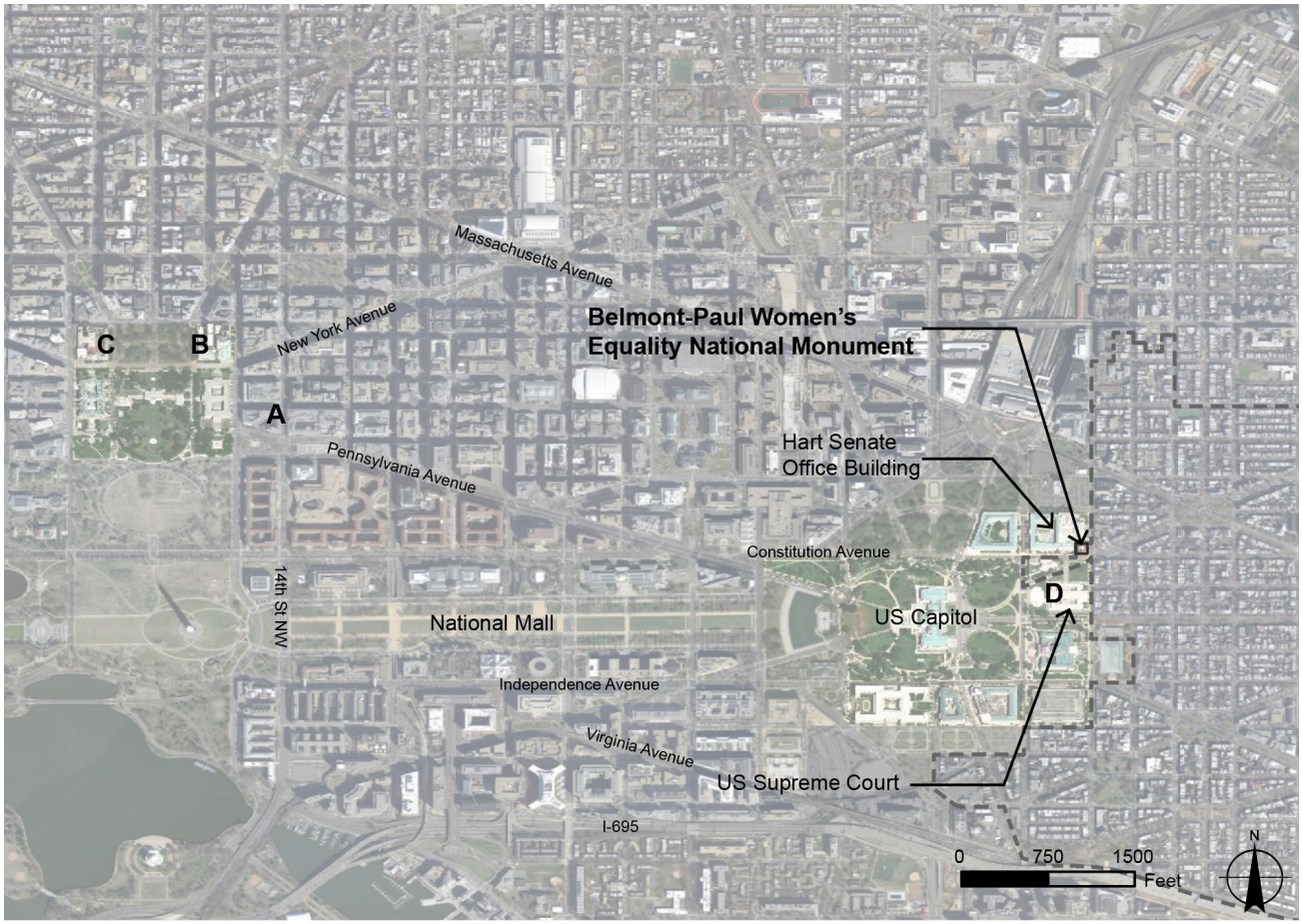
Figure 1-2. Regional location of Belmont-Paul Women's Equality National Monument.



Legend

- Belmont-Paul Women's Equality National Monument
- Capitol Hill Historic District
- State or District Boundary
- Interstate
- Waterbody
- Park

Figure 1-3. City Location of Belmont-Paul Women's Equality National Monument



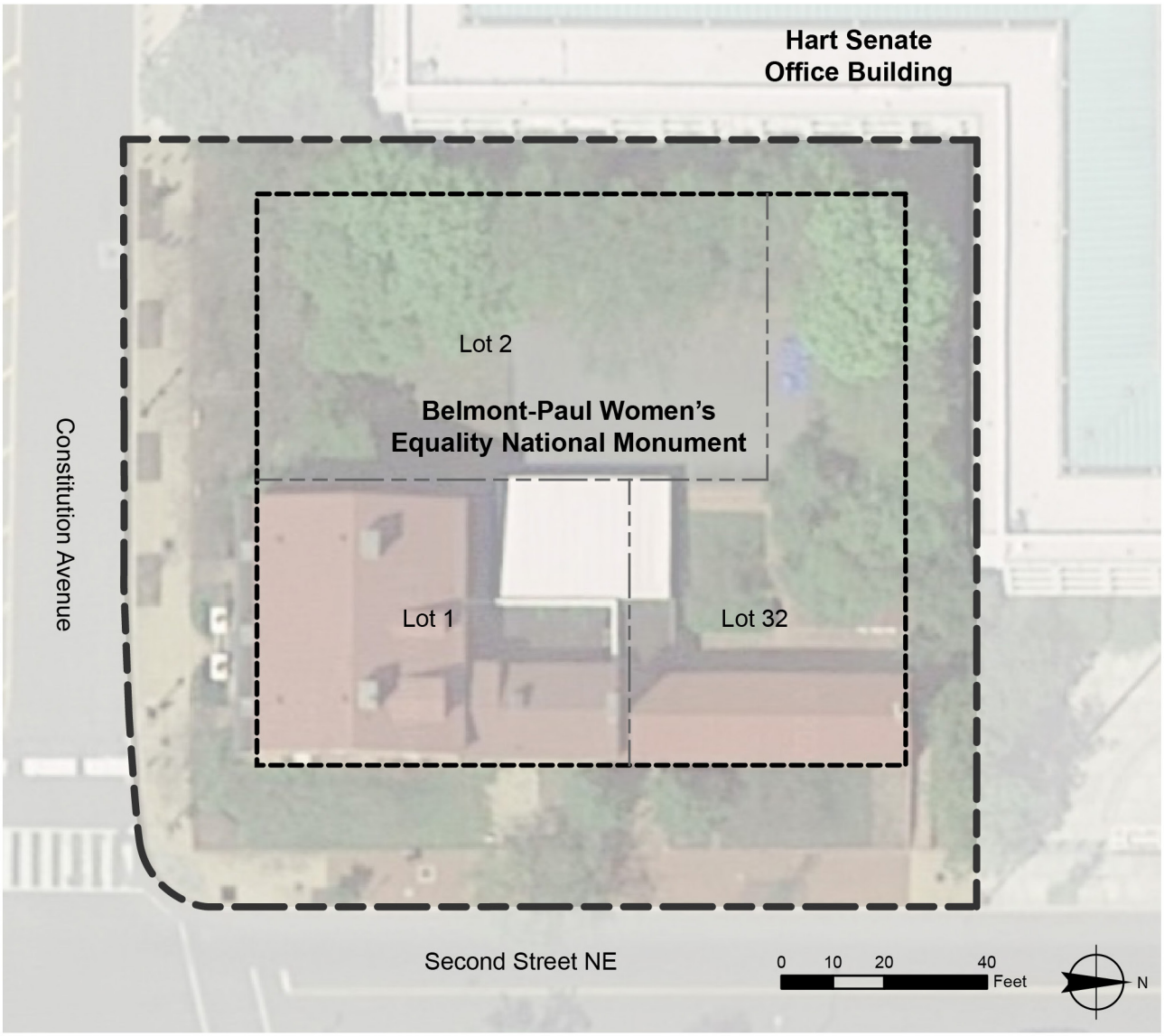
Legend

———	Belmont-Paul Women's Equality National Monument Property Boundary
- - - -	Capitol Hill Historic District

Previous National Woman's Party Headquarters

A	1420 F St NW, Founding - 1916
B	"Cameron House" 21 Madison Place, 1916 - 1918
C	14 Jackson Place, 1918 - 1920
D	"Old Brick Capitol" 21-25 First Street NE, 1920 - 1929

Figure 1-4. Study Area Boundary.



Legend

- Belmont-Paul Women's Equality National Monument Property Boundary
- Study Area Boundary
- Lot Line

SUMMARY OF FINDINGS

SUMMARY OF SIGNIFICANCE

The Belmont-Paul Women's Equality National Monument is primarily significant for its association with Alice Paul as the founder of the National Woman's Party and as the headquarters of the National Woman's Party. As described in the 2017 Foundation Document for the national monument:

> Shaped by the leadership of Alice Paul and bolstered by the financial support of Alva Belmont, the National Woman's Party played a defining role in securing passage of the 19th Amendment in 1920. In 1922, Paul reorganized the National Woman's Party with the goal of eliminating all discrimination against women. In 1923, Paul wrote the Equal Rights Amendment and launched what would be for her a lifelong campaign to win full equality for women. After moving its headquarters several times from 1913-1928, the National Woman's Party, with help from Belmont, purchased the house at 144 B Street, NE (later renamed Constitution Avenue, NE), transforming the house into the national and international headquarters for the organization. Throughout the first half of the 20th century, Paul and other members of the National Woman's Party drafted more than 600 pieces of legislation in support of equal rights.

The recommended period of significance for the Belmont-Paul Women's Equality National Monument cultural landscape under Criteria A and B is 1929 to 1972. The period of significance begins in 1929, when the National Woman's Party purchased the property at 144 Constitution Avenue NE as their headquarters. The period of significance ends in 1972, which marks the year of Alice Paul's retirement from the National Woman's Party, when the Senate and the House passed the Equal Rights Amendment, and the year that the Belmont House was listed in the National Register of Historic Places. The cultural landscape retains integrity of location, design, feeling, materials, workmanship, and association.

HISTORICAL CONTEXT

People have been living in the Chesapeake region for at least 10,000 to 13,000 years. The range of dialects present within the region by the 17th century (Algonquian, Siouan, and Iroquoian) speak to the number of tribes and nations that made this area home.[4] Although no sites associated with Indigenous people have been identified within the study area, Indigenous occupation is documented along the Potomac and Anacostia Rivers. Around 2,000 years ago, the Nacotchtanke or Nacostan Indians established trading sites and hunting and fishing settlements along the river shorelines; these were the first people encountered by English exporers during the early 1600s in a large village on the river flats. The Anacostia River was named for this settlement and the Potomac was named after another Algonkian group, the Patawomeke.[5]

Euroamerican settlers arrived in what would become the District of Columbia in the early 1600s. King Charles I granted the site of the national monument to Cecil Calvert, second Lord Baltimore, as part of the English colony of Maryland in 1632. Lord Baltimore granted 1,800 acres to George Thompson, Clerk of the Charles County Court, around 1664, which he subsequently leased to Thomas Notley in 1670. Eventually, Daniel Carroll of Duddington, one of the major land owners within the future District of Columbia, inherited the land in 1773. In 1793 and 1799, Robert Sewall purchased the lots that make up the study area, constructing the original house by 1800.[6]

During the course of the British invasion of the District of Columbia in 1814, the British burned the house in retaliation against a group of US sailors who had taken refuge inside.[7] The damage was so extensive that future petitions to Congress for compensation describe the house as "destroyed" and requested sums suggesting significant loss.[8]

Within a few years, Sewall repaired the house enough to be habitable. In 1820, Robert Sewall died in the house, and over the next 100 years the property passed to Sewall's grandchildren.[9] During this time, development on the site consisted of the main house, located at the southeast corner of Square 725 (at the intersection of B Street and Second Street NE), with a shed or stable extending to the north along Second Street NE. The western portion of the property consisted of a garden.[10] Sewall's descendents made several modifications to the house in the late 19th century, including conversion of the original gable roof to a partial mansard roof, and construction of a portico and steps as the primary entrance into the house from B Street.[11]

Porter Hinman Dale and his wife Augusta (née Wood) occupied the house from 1922 to 1929, during Dale's tenure in the House of Representatives and Senate.[12] The Dales completed extensive renovations including enclosing the rear porch, constructing a retaining wall along the south property boundary, and creating a more enclosed private garden for entertaining.[13] In particular, the Dales were known for their rose garden, reportedly composed of around 500 shrubs.[14]

In 1929, the house became the final headquarters of the National Woman's Party. Established in 1916 by visionary suffragist Alice Paul, the National Woman's Party played a substantial role in the passage and ratification of the 19th Amendment and led the way in gaining equal rights for women both in the United States and internationally. In 1922, after the passage of the 19th Amendment, the National Woman's Party moved from their headquarters near the White House, where members held daily pickets with banners displaying incendiary phrases directed

at President Wilson, to 21-25 First Street NE, known as the "Old Brick Capitol." At their new location, the NWP focused their efforts on lobbying for laws that addressed women's political, economic, and social inequality and the passage of the Equal Rights Amendment.

Only seven years after its dedication, the federal government threatened the NWP's Old Brick Capitol property with condemnation in preparation for the construction of the US Supreme Court Building. In 1927, the National Woman's Party entered into a contract with Senator and Mrs. Dale promising the sale of the Dale's house to the NWP for $100,000 in the event they lost their headquarters.[15] The National Woman's Party called upon the contract in 1929, purchasing the house and quickly commencing the transition of the house and garden from a private residence to its headquarters. In 1931, the NWP dedicated the house as the Alva Belmont House.[16] Over the course of its ownership, the NWP enclosed the entrance from Second Street NE, built an extended terrace, removed the upper portion of the portico, and made other changes to the house and garden to serve the needs of the organization and its members.[17]

During the National Woman's Party ownership, the building and site became the location of many political meetings and events related to the party's efforts to gain equal rights for women. In particular, the garden was an important gathering place for members and special events. Meetings often took place on the brick patio, and the NWP used the garden for social functions including tea parties and theatrical performances.[18] The NWP also welcomed federal employees who worked nearby, including members of Congress and their staff, to enjoy the garden.[19] The NWP encouraged members and their friends to make the Belmont House their home while spending time in Washington. Until the 1970s, the NWP rented rooms at the Belmont House, as well as the adjacent NWP row houses, and offered special rates for prolonged stays. During fair weather, guests had their meals in the garden.[20]

By the late 1950s and early 1960s, the construction of a new extension to the Dirksen Senate Office Building, later known as the Hart Senate Office Building, threatened the Belmont House and two adjacent rowhouses on Second Street NE, also owned by the NWP as part of its headquarters. At the same time, the focus of the National Woman's Party was evolving. The modern feminist movement emerged, new national feminist groups such as Women's Equality Action League, the National Organization for Women, and the National Women's Political Caucus, became more influential and took over the cause of the Equal Rights Movement from the National Woman's Party. These organizations attracted new and younger members and advocated for a variety of political objectives beyond equal rights, including family planning and birth control,

abortion, equal employment opportunities, and the demand for alternative roles for women.[21] In order to protect their headquarters, Alice Paul and National Woman's Party members began lobbying to have the Belmont House recognized as a National Historic Landmark.[22] Following this effort, the property, renamed the Sewall-Belmont House, was listed in the National Register of Historic Places on November 30, 1972, and was designated a National Historic Landmark in 1974.[23] Public Law 93-486, signed by President Gerald Ford on October 26, 1974, officially designated the Sewall-Belmont House a National Historic Site and authorized a cooperative agreement between the National Woman's Party and the Secretary of the Interior for the preservation and interpretation of the house.[24]

In 1977, the National Woman's Party established the Woman's Party Corporation, an entity originally designed to receive funds from the Department of the Interior and to hold the Sewall-Belmont House and the Investment and Endowment Fund. The National Woman's Party began to rent out the house and garden for events as a fundraising mechanism. At this time, the NWP made a series of modifications to the landscape to support these new uses and to respond to the changing character of the site resulting from construction of the adjacent Hart Senate Office Building. One of the most significant projects was the 1979-1980 replacement of the enclosed rear terrace with a new terrace structure that was several feet wider. The project also replaced and expanded the brick paving of both the sunken terrace and the patio. The stairs extending from Second Street NE to the sunken terrace along the north side of the study area were constructed in 1980. In 1986, the patio was repaved once again with custom-made bricks.[25] In 1981, crepe myrtle trees were added to the banks along the Constitution Avenue and Second Street NE sidewalks. In conjunction with the new plantings, existing shrubs and a large elm were removed from the beds adjacent to the sidewalks.[26]

After a lawsuit and the demise of the Woman's Party Corporation in 1996, the National Woman's Party became a 501(c)3, which no longer allowed it to accept funds for lobbying efforts. The focus of the National Woman's Party became the stewardship of the Sewall-Belmont House and the party's collection as well as the operation of the house as a museum to tell the story of the NWP and its quest for suffrage and equal rights.

The Historic American Buildings Survey documented the Sewall-Belmont House and site in 1998. Around this time, a shed was added in the northern portion of the garden to the west of the sunken terrace.[27] By the fall of 1998, the NWP installed a canopy with side walls over the existing garden patio and a 30 x 60 tent over the garden lawn to expand its capacity and draw for events.[28] In November 1998, the Lorton Historical Society donated the Occoquan Steps to

the NWP, previously part of the Occoquan Workhouse where NWP members were imprisoned for protesting for suffrage, to the National Woman's Party.[29] Ehrenkrantz, Eckstut & Kuhn Architects completed a historic structure report for the Sewall-Belmont House in 2001, and prepared a master plan for the property in 2006.[30]

In 2016, President Obama established the property as the Belmont Paul Women's Equality National Monument through Proclamation 9423, and the NWP donated the site to the National Park Service.[31] The NWP maintained its administrative offices in the house, but relocated in the basement. The NPS moved its administrative offices and functions to the third floor. The facility is open to the public and NPS provides interpretation and education primarily based on the house, extending out into the site.

The property's name has changed several times since the NWP purchased it in 1929 (see Table 1-1). In this Cultural Landscape Report, the property will be referred to by its name during the time that is being referenced.

Table 1-1. National monument property naming conventions

ASSOCIATED DATES	NAME
1929-1972	Alva Belmont House
1972-1997	Sewall-Belmont House
1997-2016	Sewall-Belmont House and Museum
2016-present	Belmont-Paul Women's Equality National Monument*

*during this period, the house is referred to as the Sewall-Belmont House

TREATMENT SUMMARY

This Cultural Landscape Report for Belmont-Paul Women's Equality National Monument applies an overall treatment approach of rehabilitation to the cultural landscape, which includes the Sewall-Belmont House and its site. The house is currently staffed by the NPS and open to the public for interpretation and education. Rehabilitation treatment identified in the CLR supports and enhances the existing program and visitor use, while building upon in-progress rehabilitation work for the Sewall-Belmont House initiated by NPS in 2017. The landscape treatment supports preservation of extant features from the period of significance, and allows for compatible change to improve the ability of the landscape to support enhanced experience and interpretation for all visitors.

Within the garden, the treatment plan reflects a multi-faceted strategy to provide a gathering space to support dialogue, interaction, and education related to

equality, inclusion, diversity, and justice; provide an inclusive visitor experience; and represent historic features of the garden that are no longer extant. To increase physical and visual connections outside of the national monument, the treatment plan proposes rehabilitating historic vegetation patterns that allow for significant views to be reestablished, and reconsidering the path of ingress and egress to improve accessibility following ABAAS standards.

The treatment recommendations form the basis for twelve projects that offer concrete strategies for implementation:

A. Rehabilitate Sewall-Belmont House and conduct assessments to improve visitor experience.

B. Restore the historic extent of the patio and remove the existing tent. Use a combination of shade trees and furnishings to provide shade.

C. Reconfigure ramp between sunken terrace and garden.

D. Replace lift and stairs between Second Street NE sidewalk and sunken terrace with a ramp.

E. Work with the Architect of the Capitol to enhance the sidewalk interface.

F. Rehabilitate historic plantings within the garden.

G. Rehabilitate historic plantings in the beds adjacent to the Constitution Avenue and Second Street NE sidewalks.

H. Repair or maintain retaining walls and fences.

I. Repair the stairs at the Second Street NE Entrance.

J. Repair the portico and maintain ornamental planting beds.

K. Provide a screened area for chiller and other landscape maintenance items.

L. Remove shrubs at fire escape landings, and maintain clear of vegetation that would block access to the fire escape.

ENDNOTES

1 National Park Service, *Foundation Document: Belmont-Paul Women's Equality National Monument* (Washington, DC: US Department of the Interior, National Park Service, 2017), 3.

2 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report* (Washington, DC , National Woman's Party, 2001)*;* National Park Service, *Foundation Document: Belmont-Paul Women's Equality National Monument*; National Park Service, Alpha Corporation, and Quinn Evans, *Rehabilitation of the Belmont-Paul Women's Equality National Monument*, 2018.

3 Robert R. Page, Cathy A. Gilbert, and Susan Dolan, *A Guide to Cultural Landscape Reports: Contents, Processes, and Techniques* (Washington, DC: US Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Park Historic Structures and Cultural Landscapes Program, 1998); and Charles Birnbaum and Christine Capella Peters, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (Washington, DC: US Department of the Interior, National Park Service, 1996).

4 National Park Service, "Pre-Contact," Captain John Smith National Historic Trail, accessed June 2019, https://www.nps.gov/cajo/learn/historyculture/pre-contact.htm.

5 National Park Service and Johnson, Mirmiran & Thompson, Inc., *Cultural Landscape Report and Environmental Assessment, Theodore Roosevelt Island* (National Park Service, 2018), 2-2; DC Historic Preservation Office, *District of Columbia Historic Preservation Plan* (Washington, DC: DC Office of Planning 2020), 28.

6 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 3.

7 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 11-13.

8 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 13-15.

9 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 5.

10 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 43.

11 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 30.

12 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 6.

13 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 32, 45.

14 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 6.

15 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 6.

16 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 6.

17 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 32-38.

18 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 46.

19 "The Alva Belmont House in Summer," *Equal Rights,* 5 August 1933.

20 "Come to Washington Headquarters," *Equal Rights*, 5 August 1933.

21 Thomas C. Pardo, ed., The National Woman's Party Papers 1913-1974: A Guide to the Microfilm Collection (Sanford, North Carolina: Microfilming Corporation of America), 163.

22 National Historic Landmark File, Sewall-Belmont House, National Archives and Records Administration, accessed at https://catalog.archives.gov/id/117691869.

23 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 41; Suzanne Ganschinietz, "Sewall-Belmont House," National Register of Historic Places Nomination, (Washington, DC: National Capital Planning Commission, 1972).

24 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 41.

25 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report*, 41.

26 National Park Service, "Bank Planting - Sewall Belmont House," July 7, 1981.

27 Scott Shultz, *Sewall-Belmont House, Historic American Buildings Survey*, HABS No. DC-821, 1998.

28 "Executive Director's Report," *Equal Rights*, Fall 1998.

29 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report*, 55.

30 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report;* Ehrenkrantz Echstut & Kuhn Architects, *Sewall-Belmont House Master Plan* (Washington, DC , National Woman's Party, 2006).

31 National Park Service, *Foundation Document: Belmont-Paul Women's Equality National Monument*, 34-36.

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SITE HISTORY

CHAPTER 2

Chapter title page: 1931 dedication of Sewall-Belmont House as the National Woman's Party Headquarters (Library of Congress, National Woman's Party Papers, 1934).

Chapter 2: Site History

This chapter presents an overview of the physical evolution of the Belmont-Paul Women's Equality National Monument study area. It begins with a statement of significance describing the historical importance of the property, followed by a chronological account of the landscape condition from the initial formation of the physical landscape to today. Changes to the landscape or its use are presented in the following time spans:

- Land development prior to construction of the house
- Robert Sewall and descendants development and use, 1799-1922
- Senator and Mrs. Porter Dale development and use, 1922-1929
- National Woman's Party development and use, 1929-2016
- National Park Service development and use, 2016-2019

For each period, a narrative summary highlights modifications to the landscape developed from the 2001 *Sewall-Belmont House Historic Structure Report*. Additional research was conducted in the National Woman's Party Records; National Women's Party Collection at Belmont-Paul Women's Equality National Monument; DC History Center; and Library of Congress to support understanding of the landscape condition during ownership by the National Woman's Party.

SIGNIFICANCE SUMMARY

Introduction

The Belmont-Paul Women's Equality National Monument, historically known as the Alva Belmont House, and later the Sewall-Belmont House, has been evaluated for significance in multiple documents, including a National Register of Historic Places nomination (1972) and a National Historic Landmark nomination (1974). Public Law 93-486, signed by President Gerald Ford on October 26, 1974, officially designated the Sewall-Belmont House a National Historic Site and authorized a cooperative agreement between the National Woman's Party and the Secretary of the Interior for the preservation and interpretation of the house. In 2016, President Barack Obama designated the property the Belmont-Paul Women's Equality National Monument and it became a unit of the national park system.

The 1972 National Register form does not specify the applicable National Register criteria under which it is significant; however, as the nomination form indicates that the property was locally significant for its contribution to the "cultural heritage and visual beauty of the District of Columbia," the assumption is that the property was listed under Criterion A, politics and Criterion C, architecture.[1] This Cultural Landscape Report clarifies the property's significance and National Register criteria, areas and levels of significance, and the period of significance.

National Register Significance Summary

This CLR establishes that the Belmont-Paul Women's Equality National Monument cultural landscape is nationally significant under National Register Criterion A in the area of politics as the headquarters of the National Woman's Party since 1929 and nationally significant under Criterion B for its association with Alice Paul and her contributions in politics as the founder of the NWP. In addition, the 2001 HSR determined that the house is locally significant under Criterion C, architecture, as a 19th century building that illustrates the evolution of architectural styles in the city of Washington (see Criterion C below).

Led by visionary Alice Paul, the NWP played a ground breaking role in securing the passage and ratification of the 19th Amendment and women's constitutional right to vote in 1919 and 1920, respectively. After the NWP acquired the property at 144 Constitution Avenue NE as its headquarters in 1929, five years after Alice Paul introduced the Equal Rights Amendment, the property served as a staging ground for Alice Paul and members of the NWP to draft more than 600 pieces of legislation in support of equal rights and to advocate for women's political, social, and economic equality, both in the United States and abroad. In 1943, Alice Paul wrote new language from the NWP's headquarters for the Equal Rights Amendment and lobbied Congress extensively for its passage until her retirement in 1972. As the NWP's headquarters for over 90 years, the Belmont-Paul Women's Equality National Monument "serves as the physical manifestation of the women's equality movement."[2]

Built by Robert Sewall in 1799-1800, the Sewall-Belmont House at 144 Constitution Avenue was extensively damaged or destroyed in 1814 during the War of 1812 and subsequently rebuilt between 1814 and 1820. The house was later remodeled in 1881, 1922-1929, and in the 1930s. The various building periods illustrate the evolution of architectural styles in Washington, DC.

Criterion A, Politics - National Woman's Party

Established in 1916 by visionary suffragist Alice Paul, the National Woman's Party played a large role in the passage and ratification of the 19th Amendment and led the way for gaining equal rights for women both in the United States and internationally. With its innovative political strategies and tactics, the NWP became a blueprint for civil rights organizations throughout the 20th century and beyond. As the NWP headquarters, the Belmont-Paul Women's Equality National Monument "was created by women for women as an empowering tactical center and home from which to provide an active global forum for women to learn, mentor, and express their civic voice."[3]

After the passage and ratification of the 19th Amendment in 1919-1920, the NWP reorganized and shifted its focus to the passage of the Equal Rights Amendment (ERA). Between 1923 and 1972, the NWP's lobbying efforts resulted in the ERA being introduced in every session of Congress. To accomplish the passage of the ERA, Alice Paul and the NWP participated in numerous interviews with members of Congress, secured congressional endorsements through the distribution of candidate pledge cards; received Presidential support; sponsored radio broadcasts; formed ad hoc legislative and congressional committees; testified at hearings before the House and Senate judiciary committees, and lobbied against opposition tactics to minimize the effectiveness of the amendment among other efforts.[4]



Figure 2-1. 1913 Suffrage parade on Pennsylvania Avenue (Library of Congress).

In addition to the ERA, the NWP fought for the legal, social, and economic status of women, both in the United States and around the world. During the 1920s and 1930s, the NWP broadened women's rights on the state and local levels and from its headquarters drafted over 600 pieces of legislation aimed at equal rights for women including custody rights of children, jury service, property rights, divorce rights, estate administration, guardianship rights, and civil liability.[5] These efforts resulted in over 300 legislative changes and included the Fair Labor Standards Act of 1938 and the Civil Rights Act of 1964.[6]

Not long after the NWP dedicated its new headquarters at First Street NE, known as the "Old Brick Capitol," in 1922, the federal government threatened the property with condemnation for the construction of the US Supreme Court Building. With the help of prominent suffragist, president of the NWP, and benefactor Alva Belmont, the NWP purchased the brick house on the corner of Constitution Avenue and Second Street NE in 1929 from Senator Porter Dale to serve as its headquarters. Belmont said of the new headquarters, "may it stand for years and years to come, telling of the work that the women of the United



Figure 2-2. "When Tennessee the 36th state ratified, Aug. 19, 1920, Alice Paul, National chairman of the Woman's Party, unfurled the ratification banner ..." (Library of Congress).



Figure 2-3. Dedication of the Old Brick Capitol, 1922 (Library of Congress).

States have accomplished; the example we have given foreign nations; and our determination that they shall be—as ourselves—free citizens, recognized as the equals of men." Named the "Alva Belmont House" and later known as the Sewall-Belmont House, the property became the staging ground for the NWP's advocacy for the Equal Rights Amendment and other significant domestic and international action for women's equality.[7]

The NWP's headquarters at the Belmont House quickly became the nucleus for all of the NWP's national activities in Washington, including the location for meetings of the NWP's national council. It also became a place where the NWP could recruit new members and as a place for women to gather. Following Paul's mantra of holding the party in power responsible, its location on Capitol Hill near the House and Senate buildings made it ideal for the organization's lobbying efforts. The property was not only the NWP's headquarters and the center of its

political activism, but also served as a feminist gathering place and community for women. As expressed by Leila J. Rupp in "The Women's Community in the National Woman's Party, 1945 to the 1960s," the Belmont House "created a female world for members of the Woman's Party when they came to Washington and served as a feminist space for all women who identified with the women's movement."[8] Similar to its former headquarters at the Old Brick Capitol, the Belmont House was used as a hotel for members and women visiting Washington and during nice weather guests had their meals in the garden.[9]

Gardens played a large role in the use and activities of all of the NWP's headquarters, and the garden at the Belmont House was no exception. The garden served as a place for members to gather, hold meetings, and host guests. The NWP also welcomed federal employees who worked nearby, including members of Congress and their staff, to enjoy the house's garden.[10]

The House and Senate passed the ERA in 1971 and 1972, respectively. Yet in 1982 the time needed for ratification expired with only three additional states required for ratification. In 1972, Alice Paul retired from the NWP. Threats to the house by the construction of the Hart Senate Office Building in the late 1950s and 1960s led to the NWP headquarters being listed in the National Register of Historic Places in 1972 and its designation as a National Historic Landmark in 1974. In October 1974, Congress enacted PL 93-486, which designated the property a National Historic Site and authorized the Secretary of Interior to enter into a cooperative agreement with the NWP for the property's restoration and maintenance. Dwindling membership and funds for the upkeep of the house forced the NWP to establish the Woman's Party Corporation in 1977 as a means to protect its endowment, accept funds from the Department of Interior, and finance its educational activities.

In 1997, the NWP ceased as a lobbying organization and became a non-profit educational organization focused on telling the story of the NWP, the importance of the suffrage and equal rights movements, and advocating for women's political, social, and economic equality. In 2016, the NWP donated the property to the National Park Service and President Barack Obama designated the site as the Belmont-Paul Women's Equality National Monument and part of the national park system through Presidential Proclamation 9423. Since 2017, NPS has continued to tell the story of the courageous activism by American women through public interpretation and education at the property.[11]

Criterion B: Alice Paul - Politics

Alice Paul (1885-1977), founder of the NWP, "was the most significant figure in the final phase of the struggle for a Constitutional amendment granting [American] women the right to vote."[12] Born in 1885 to Quaker parents in Mount Laurel, New Jersey, Paul was well educated, with an undergraduate degree from Swarthmore College and a Master of Arts degree from New York School of Philanthropy (now Columbia University). While in England to study social work from 1907 to 1910, Paul joined the British suffrage movement with Emmeline Pankhurst, Pankhurst's daughters, and others working to secure the vote for British women. During her time in England, Paul participated in meetings, demonstrations, and depositions to Parliament that led to multiple arrests, hunger strikes, and force feedings and inspired her later work in the United States.

After returning to the United States and earning her PhD in sociology in 1912 from the University of Pennsylvania, Paul dedicated her life to women's suffrage. She became a member of the National American Woman Suffrage Association (NAWSA) and by 1912 served as the chair of its Congressional Committee in Washington, DC. Along with fellow suffragist Lucy Burns, Paul created the Congressional Union of Woman's Suffrage. Paul's and Burns' belief that the suffrage movement needed to concentrate on the passage of a federal suffrage amendment and not state-by-state amendments led to a disagreement with the NAWSA on tactics. In 1914, the Congressional Union broke ties with the NAWSA and evolved into the NWP by 1916.



Figure 2-4. Alice Paul at the Sewall-Belmont House in 1972 (Feminist.org).

Paul's strategy, adopted from her experience in Britain, was to hold the party in power responsible. On March 3, 1913, the day before President Woodrow Wilson's inauguration, Paul organized a women's suffrage parade down Pennsylvania Avenue in Washington, DC, with over 5,000 participants. Beginning in 1917, the NWP organized a series of nonviolent protests to demand President Wilson and Congress address women's suffrage. The NWP organized daily pickets in the form of "Silent Sentinels," women who stood outside the White House with banners displaying incendiary phrases directed at President Wilson. Many of these women, including Alice Paul, were attacked, arrested, and endured brutal prison conditions and force feedings. Newspaper headlines of Paul's and other NWP members' treatment garnered public sympathy and support for women's suffrage and by 1918, Wilson announced his support.[13] The House approved the 19th Amendment on May 21, 1919, and the Senate followed two weeks later on June 4, 1919. On August 18, 1920, Tennessee became the 36th state to ratify the amendment, the final state needed for ratification.

After the passage and ratification of the 19th Amendment, Alice Paul reorganized the NWP and worked tirelessly for women's rights, both in the United States and internationally. To help in her quest, Paul received three law degrees from American University in the 1920s, including a PhD in civil law. On the 75th anniversary of the Seneca Falls Convention in 1923, she announced the Equal Rights Amendment, a constitutional amendment authored by Paul that stated "Men and women shall have equal rights throughout the United States and every place subject to its jurisdiction."[14]

In 1938, Alice Paul formed the World Woman's Party, headquartered in Geneva, Switzerland, which served as the National Woman's Party's international office for the promotion of equal rights for women around the world. As part of the World Woman's Party, Alice Paul lobbied for the inclusion of equality provisions in the United Nations Charter and helped establish the United Nations Commission on the Status of Women. After returning to the United States in 1941, Paul continued her work in American women's issues and in 1943 rewrote the ERA, which then became known as the "Alice Paul Amendment." Through the efforts of Paul and the NWP, the ERA was introduced in every session of Congress from 1923 until its passage in 1972.[15]

Paul remained dedicated to fighting for women's equality for the rest of her life and was instrumental in adding a sexual discrimination clause to Title VII of the 1964 Civil Rights Act. She helped lead the NWP from its headquarters at the Belmont House from 1929 until 1972, when she retired. Until she suffered a stroke in 1974, Paul continued to campaign for the Equal Rights Amendment and its

ratification, which still has not occurred. Alice Paul died in 1977 at the age of 92. Paul once stated, "I never doubted that equal rights was the right direction. Most reforms, most problems are complicated. But to me there is nothing complicated about ordinary equality."[16]

Criterion C, Architecture

According to the 2001 Historic Structure Report (HSR), the Sewall-Belmont House is locally significant "for the evidence it provides of its physical evolution, rather than as an example of a particular style." Originally constructed in 1799-1800, the house was extensively damaged or destroyed in 1814 during the War of 1812 and subsequently rebuilt between 1814 and 1820. It was later remodeled in 1881, 1922-1929, and in the 1930s. The building as it stands today incorporates elements from most or all of these periods. As stated in the HSR, "Stylistically, most of these renovations, particularly in the early 20th century, have attempted to imitate the character and workmanship of the 19th century building, and the changes made during the various building periods testify not only to the changing tastes of the owners, but to the evolution of architectural styles in the city of Washington."[17] The house is a contributing building within the Capitol Hill Historic District.[18]

The Historic Structure Report for the Sewall-Belmont House identified a period of significance from 1799 to 1943 for the house's local architectural significance under Criterion C. This period of significance extends from the initial construction of the house in 1799-1800 to the completion of the Florence Bayard Hilles Feminist Library by the NWP in 1943. According to the HSR, "While the majority of the existing building is believed to have been constructed between 1814 and 1820, any foundations or archeological evidence that may remain from the first (1799-1800) construction period would contribute to the understanding of the property and its significance." The date of 1943 as the end of the period of significance represents the last historically significant alteration made to the building.[19]

Period of Significance (1929-1972)

The recommended period of significance for the Belmont-Paul Women's Equality National Monument cultural landscape under Criteria A and B is 1929 to 1972. The period of significance begins in 1929, when the National Woman's Party purchased the property at 144 Constitution Avenue NE as their headquarters. The period of significance ends in 1972, which marks the year of Alice Paul's retirement from the National Woman's Party, when the Senate and the House passed the Equal Rights Amendment, and the year that the Sewall-Belmont House was listed in the National Register of Historic Places. In the following years, the National Woman's Party began to shift its focus. In 1974, the Sewall-Belmont House became a National Historic Landmark and Historic Site, and the NWP signed a cooperative agreement with the National Park Service. This change prompted the creation of a separate entity to receive funds from the National Park Service for the restoration of the house and the eventual creation of the Woman's Party Corporation in 1977.

SITE HISTORY

LAND DEVELOPMENT PRIOR TO CONSTRUCTION OF THE SEWALL-BELMONT HOUSE

People have been living in the Chesapeake region for at least 10,000 to 13,000 years. The range of dialects present within the region by the 17th century (Algonquian, Siouan, and Iroquoian) speak to the number of tribes and nations that made this place their home.[20] Villages were typically located on high ground near streams, where occupants had access to a wide range of resources.[21]

When European explorers first arrived the region in the early 1600s, they encountered the Nacotchtanke or Nacostan Indians, whose ancestors had established trading sites and hunting and fishing settlements along the shorelines of the Potomac and Anacostia Rivers around 2,000 years ago. The Anacostia River was named for a large Nacotchtanke settlement on the river flats, and the Potomac was named after another Algonquian group, the Patawomeke.[22] No sites associated with Indigenous people have been identified within the study area.

In 1632, King Charles I granted the land for the English colony of Maryland, which included present-day Washington, DC, to Cecil Calvert, second Lord Baltimore. Calvert encouraged settlement in Maryland, establishing counties that were divided into smaller entities known as "hundreds." The property upon which the Sewall-Belmont House currently stands was part of the New Scotland Hundred, which extended from the mouth of the Oxon Branch, opposite Alexandria, Virginia, to Little Falls.[23]

The third Lord Baltimore granted a patent for 1,800 acres of land to George Thompson, Clerk of the Charles County Court, in 1663 or 1664. The entire property came under the name Duddington Manor. In 1670, Thomas Notley, who would later become the Deputy Governor of Maryland, leased the land from Thompson. Notley patented the land on March 1, 1671, under a new name, "Cerne Abbey Manor." Notley died in 1679 and left the property to his godson and heir, Notley Rozier, who changed the name of the parcel back to "Duddington Manor" in 1716.[24] After passing through several of Rozier's descendants, Daniel Carroll of Duddington inherited the land. Portions of Daniel Carroll's land were included in the area surveyed to be the new nation's capital.[25]

Little is known about the condition of the landscape during this time. Based on historic documents related to the general area within the District of Columbia, the land upon which the house and garden would later be built was used for farmland or pasture from the time the land was granted to the second Lord Baltimore in the 1630s to Robert Sewall's purchase of the property in 1799.[26]

ROBERT SEWALL AND DESCENDANTS DEVELOPMENT AND USE, 1793-1922

Known aspects of the landscape condition prior to 1922 are noted on drawing HP-1.

Construction and Occupation of the Robert Sewall House, 1793-1813

In 1790, a congressional act gave President George Washington the authority to appoint three commissioners of the District of Columbia to lay out the new federal city and oversee the construction of government buildings. Between 1782 and 1791, Andrew Ellicott and Benjamin Banneker surveyed a 10-mile area on each side of the Potomac River and its Eastern Branch, the Anacostia. Within this 100-square-mile diamond was a smaller area designated as the City of Washington. In 1791, President Washington appointed Major Pierre Charles L'Enfant, a French artist and engineer, to plan the new federal city under the supervision of the three commissioners. L'Enfant developed a baroque plan for the city with ceremonial spaces and grand radial avenues that respected the natural contours of the land.[27]

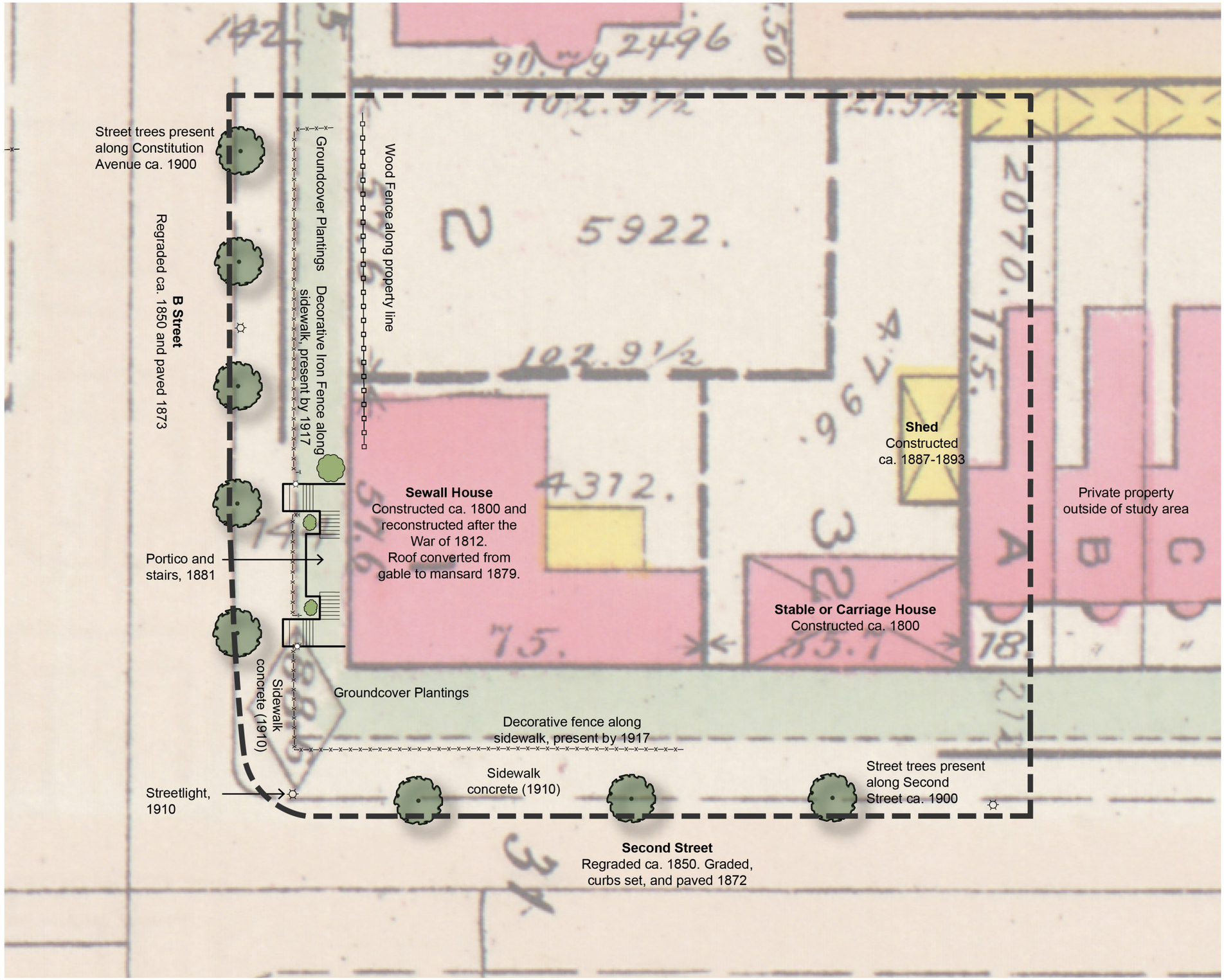
Upon the establishment of the District of Columbia, the owners of land within the area of the new capital signed an agreement that enabled the federal government to acquire land that was to become the capital city. The government purchased the land designated for federal buildings and reservations for $66.67 an acre. For land not set aside for federal buildings and reservations, owners donated the property for streets and avenues. The remaining land was divided into city blocks and further subdivided into lots, which were distributed evenly between the federal government and the original owners. The portion of Daniel Carroll's land that was included in the survey was transferred to the federal government in 1791. On October 18, 1793, Daniel Carroll of Duddington purchased lot 1 in Square 725 for $266.66, and Robert Sewall purchased lot 2 in Square 725 for $429.33. On this same date, the federal government gave lot 32 in Square 725 back to the original proprietor, Daniel Carroll of Duddington. Three years later on September 14, 1796, the city commissioners ceded back all of City Square 725 to Carroll. Robert Sewall purchased city lots 1 and 32 within Square 725 from Daniel Carroll of Duddington for $600.29 on January 29, 1799.[28]

City tax assessments indicate that a major improvement valued at $3,500 occurred on Sewall's lots by 1800, suggesting that Sewall constructed a substantial building on the property between the time that he purchased the lots in 1799 and the assessment in 1800.[29]

Predecessor documents have suggested that a section of the house now used as a kitchen may date to the 17th or 18th century. Evidence comes from the type

Belmont Paul Women's Equality National Monument
Cultural Landscape Report

1799-1921 Landscape Condition



Legend

- Study area boundary
- Street tree
- Shrub
- Wood lattice fence
- Iron fence
- Streetlight
- Brick building
- Frame building
- Right-of-way

Notes and Sources

1. Ehrenkrantz Echstut & Kuhn Architects et al. *The Sewall-Belmont House Historic Structure Report*. Washington, DC , 2001.
2. Baist Maps, Vol. 2, Plate 14, Library of Congress, 1903.

N

0 10 20 40 Feet

1 in = 20 ft

NPS No. BEPA 294 173684 | **HP-1**

of bricks used, workmanship, and the misalignment of the bricks in the kitchen wing with the masonry in the rest of the building. Secondary sources provide a date between 1680 and 1750 for this section of the building.[30] The 2001 Historic Structure Report, however, provided evidence that the kitchen wing does not predate the house.

As indicated in the 2001 Historic Structure Report, the only primary source that may provide information on an early structure at the site is a set of maps drawn by Nicholas King in 1791 to show the existing houses and outbuildings of property owners in the District of Columbia just before federal property acquisition in the newly surveyed city. The map includes only a portion of an individual landowner's property, typically showing the main cluster of buildings such as "mansion houses," kitchens, barns, stables, other outbuildings, and graveyards, with their dimensions, in relation to the recently surveyed future city streets. The map that showed the house and outbuildings of Daniel Carroll, the owner of the study area property at the time, indicated his well-known complex of buildings in southern Washington, DC, but was not broad enough to cover the vicinity of what became the Sewall-Belmont House. While this does not definitively prove that no house existed on the site, it does indicate that if a building existed on the property, it was not considered substantial.[31]

Another indicator that the house and kitchen wing were constructed around the turn of the 19th century and not before is the perfect alignment of the kitchen wing with Second Street NE, which would have been unlikely if this portion of the

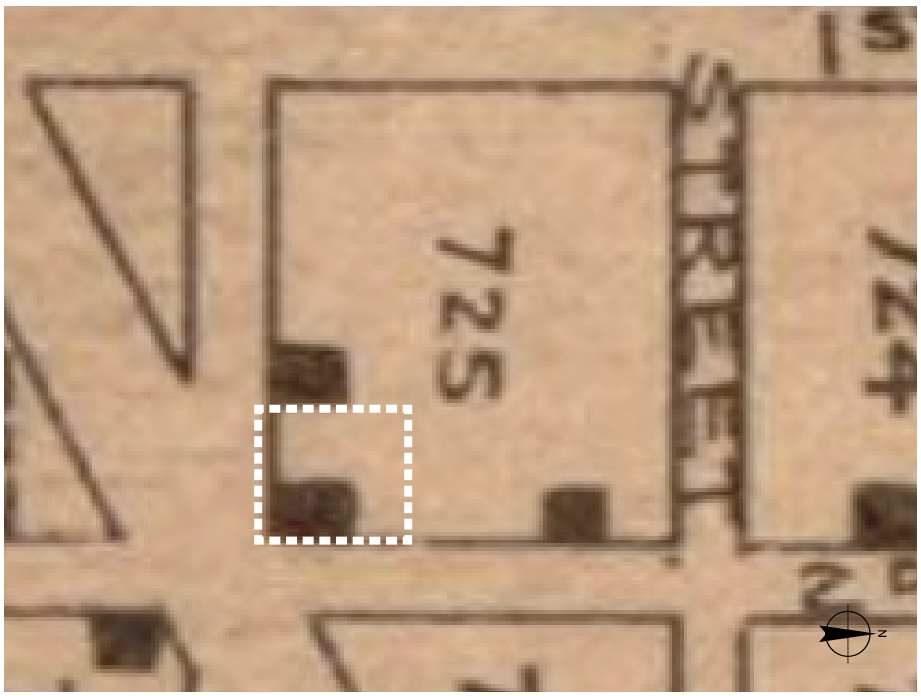


Figure 2-5. The Sewall property can be seen at the corner of B and Second Streets in block number 725 of the 1801 Harmon Map (Library of Congress, annotation of study area added by QE).

house was built before the 1790s survey of Washington that determined the city's street layout. The presence of a formal Flemish bond brick pattern on the side of the kitchen facing the street, compared with the common bond brickwork on the west side, also indicates that the kitchen wing had an intentional relationship to Second Street NE.[32]

The architect or builder of the original house is unknown; houses in Washington were commonly built by builders, carpenters, or other craftsmen at this time, and their designs were generally based on builders' guides.[33] The architect and builder Leonard Harbaugh has been suggested as a possible designer of the house based on his prior association with the owner, work done within the Catholic community, opportunity, and architectural style.[34] Robert Sewall was likely familiar with Harbaugh and his work, as Harbaugh is cited as the builder who completed "His Lordship's Kindness," the estate of Sewall's uncle Robert Darnell. By 1792, Harbaugh was practicing within the new federal city. Records indicate that Harbaugh worked on the design of the Rock Creek Bridge in 1792, as well as Holy Trinity Church and Old North in Georgetown. In 1798, Harbaugh was contracted to construct the Executive Office Building to the east of the White House and the War Office. Harbaugh's close personal and professional ties to the Catholic community, including the Holy Trinity Church and Old North projects, may have influenced selection of the architect by Sewall, a practicing Catholic.[35]

Shortly after completing the construction of the house, Robert Sewall rented it to Albert Gallatin, Thomas Jefferson's Secretary of the Treasury. Gallatin is believed to have occupied Sewall's house from 1801 until 1813. It is possible that during this time, Gallatin may have developed materials related to the Louisiana Purchase and entertained prominent statesmen in the house. Additionally, Gallatin may have used the house for informal working gatherings of members of the government.[36]

While Gallatin rented the house, the Sewall family presumably lived at the family's estate near Clinton, Maryland, then known as "Poplar Hill," and now referred to as "His Lordship's Kindness," which Sewall inherited upon the death of his uncle Robert Darnell in 1803.[37] After Gallatin left Sewall's Washington house in 1813, Robert Sewall's son William looked after the house. It is not known if William Sewall ever lived in the house, as he enlisted in Commodore Barney's American flotillamen during the War of 1812.[38]

War of 1812 Damage and Reconstruction, 1814-1820

The appearance of the original house is unknown, as the structure may have been substantially or completely rebuilt following significant damage in a fire on August 24, 1814, during the War of 1812. According to accounts of the time, the house was the only privately owned building in Washington to be deliberately burned by the British during their attack on the city, although no one was in residence in the house. The British targeted the house due to its brief occupation by retreating American sailors, who used it as a strategic firing position.[39]

The first known description of this event is an article in the *National Intelligencer* newspaper, published on August 31, 1814, which reported:

> When we remarked, in our paper of yesterday, that private property had in general been scrupulously respected by the enemy during his late incursion, we spoke what we believed from a hazy survey, and perhaps without sufficient inquiry. Greater respect was certainly paid to private property than has usually been exhibited by the enemy in his marauding parties. No houses were half as much plundered by the enemy as by the knavish wretches about the town who profited of the general distress. There were, however, several private buildings wantonly destroyed, and some of those persons who remained in the city were scandalously maltreated. Among the private buildings destroyed, was the dwelling house owned and occupied by Mr. Robert Sewall (formerly rented by Mr. Gallatin) from behind which a gun was fired at Gen. Ross, which killed the horse he rode; the houses built for Gen. Washington on the brow of Capitol hill, the large hotel belonging to Daniel Carroll of Duddn, and others, and recently occupied by Mr. Tomlinson, the rope walks of Tench Ringgold, Heath and Co. and John Chalmers, were destroyed by fire, without any pretence being assigned therefor that we know of.[40]

An 1817 publication by Dr. James Ewell, a physician who lived at the northeast corner of First and A Streets, SE, approximately 100 yards from the Sewall property, described the fire in greater detail.[41] Ewell witnessed the British arrival and the events leading up to the fire at his neighbor's house:

> About twilight the enemy made his appearance in the city, which was announced by the firing of muskets from the house of Mr Sewall, followed by several volleys from the British. The fire of our men from Mr Sewall's house killed two British soldiers, wounded several, and killed the horse of Major General Ross. The consequence was, this house was immediately set on fire and much valuable furniture consumed with it; and I was informed by some of the British officers that it was a most fortunate thing that Major General Ross was not killed, for in that event it would have been impossible to have restrained the soldiery, who idolized him, from committing the most horrid outrages, both on our city and its inhabitants.[42]

The diary of Michael Shiner, an enslaved person who lived in Washington at the time of the battle, also recorded the event:

> The British army still continued ther march on toward the Capitol ontill they got against a large brick house on Capitol Hill fronting Maryland . . . This house now sets to the Northe east of the United States Senate and as the British army approach that house under the command of General Ross and his aides, his horse wher shot from under him and in a twinkle of the eye the house wher so-rounded by the British army and search all through upstairs and downstairs ... but no man whar found . . . They put a globe match to the house and then stood oft a sertin distance . . . and those rockets burst until they came to the explosion part they made the rafters fly East and West.[43]

Research is inconclusive on the extent of damage to the house, although the earliest accounts of the fire support the view that the house was extensively damaged or entirely destroyed.[44] After the war, Robert Sewall and his descendants petitioned the United States Senate and the House of Representatives, seeking compensation for the damages done to the property. The petition for relief was raised in both chambers beginning in 1815, and repeated until at least 1847. Consistent with the early descriptions of the event, Sewall and his descendants used the words "destroyed" and "destruction" to describe the damage to both the house and interior furnishings.[45] The 1815 and 1816 claims, as reported in the Senate and House journals, read:

> Mr. Daggett presented the memorial of Robert Sewall, praying compensation for the loss and destruction of his property in the city of Washington, by the enemy, which was occasioned by having his house converted into a military fortress, as is stated in the memorial; which was read.[46]

> Mr. Herbert presented a petition of Robert Sewall, praying compensation for his house and furniture, destroyed by the British forces in the month of August, 1814, at their entrance into the City of Washington, in consequence of the occupancy of the said house, by a small detachment of American forces for purposes of defence.[47]

To support Sewall's war claims, another description of the fire was submitted to the Senate in 1819:

> That, on the retreat of the American forces from Bladensburg, on the 24th August, 1814, a party of Commodore Barney's men, then a portion of that force, threw themselves into the house of the petitioner, and made an attack from said house upon the advance party of the British army under the command of General Ross; by which attack General Ross's horse was killed, one or two of his men also were killed, and several were wounded. This adventurous and heroic party were immediately overpowered by the British force; three of them were taken prisoners in the house, whilst the remainder made their escape by flight. The house of the petitioner, thus made a block-house of by this gallant little band, was instantly set on fire by order of General Ross, and destroyed with all its costly furniture. The house had been deserted by its inhabitants, the proprietor having several months before removed to his farm in Prince

> George's county for the summer; and his son, Mr. William Sewall, in whose care the house had been left by his father, was then employed in the militia, who had been called into service some time before, when the enemy threatened the adjacent country.[48]

Congress denied Sewall's claim several times during the 1810s and 1820s on the grounds that the house had not been occupied under the orders of any US officer, and the US government was only required to reimburse claimants whose property was damaged as a result of its use by the US military.[49]

In 1834, both the Senate and the House of Representatives passed H.R. 157, "An Act for the Relief of Henry Sewall and Robert Sewall:"[50]

> CHAP. CXCVI.-*An Act for the relief of Henry Sewall and Robert Sewall.*
> *Be it enacted, &c*., That the Secretary of the Treasury be, and he is hereby, authorized and required, out of any money in the treasury not otherwise appropriated, to pay to Henry Sewall and Robert Sewall, of St. Mary's county, state of Maryland, the sum of ten thousand dollars; it being in consideration of property to them belonging, which was destroyed by the enemy in the late war between the United States and Great Britain, because of its occupancy by United States troops.
> APPROVED, June 30, 1834.58

While the substantial amount of $10,000 implies extensive damage to the house and its contents, it appears that the Sewall heirs did not receive this money, as their petition was again raised in the Senate, only to be rejected again in both 1844 and 1846.[51] Evidence that the house had been occupied under orders of an officer, rather than used as a convenient shelter without orders, was finally provided to the Senate Committee of Claims in 1847. For the first time, an affidavit taken from Lawson Ann Clark on December 14, 1816, was considered in the petition:

> Lawson Ann Clarke, of said county, who being duly sworn on the Holy Evangely of Almighty God, deposeth and saith, that while he was in the presence of the three men belonging to Commodore Barney's flotilla, which three men, as he before stated, were taken out of the house of Mr. Robert Sewall, in the city of Washington, by the British, for firing on them, I was at that time standing in front of the door of said house: a British officer came up and addressed himself to them; asked them if they did not think that they had great assurance in attacking such a force as they saw opposed to them. To which they replied, that if he would give them another opportunity, by permitting them to shut themselves up again in that house, (alluding to Mr. Sewall's house,) that they would do the same thing; to which the officer replied, they would be hung for what they had done as soon as they got them to their ships; to which one of the men answered, they might hang and be damned. This deponent further deposeth, that there was an officer belonging to the flotilla, with the three men before mentioned, who told this deponent that he had a wife in one of the Carolinas, and also gave him his address and name, but which this deponent does not recollect, nor does he recollect the name of this officer, nor his rank. And further this deponent saith not.

It is unclear if reparations were distributed to the Sewall heirs following the 1847 petition.

Despite repeated denials of the Sewall family's claims, Sewall sufficiently rebuilt the house for occupation by 1820. According to his obituary in the *National Intelligencer*, Robert Sewall was "at his home in this city" when he died on December 16, 1820. Certain features of the house, such as the bulls-eye corner blocks on the lintels above the windows of the south facade are typical of the 1820 time period.[52]

Occupation and Use by Sewall Heirs, 1821-1921

On December 16, 1820, Robert Sewall died in the house, leaving the property to his wife and four daughters, Elizabeth, Ann, Susan, and Mary, stipulating:

> that the house in which I at present live in this city, with the lot or lots appurtenant to it, should be kept for the residence of my wife and daughters as long as they choose to occupy it, or till my said daughters are successively married or unfortunately die, in the former of which cases, that in three months after their marriages, respectively, the indulgence referred to is to cease as to those, my meaning being that the house in question shall be kept as a home for my daughters as long as any of them remains single.[53]

Although it appears that it was Robert Sewall's intention that his daughters would move out of the house upon their marriages, Susan Sewall retained the property after her marriage to Henry Daingerfield, possibly because she outlived her parents and sisters. Susan Sewall Daingerfield died in 1837, leaving the property to her brother, Robert Darnell Sewall. He in turn left the property to his nieces Susan and Ellen Daingerfield (presumably the daughters of Susan Sewall Daingerfield) upon his death in 1853.[54]

The house appears on the Boschke Map of Washington, DC, created in 1857. On this map, the building occupies the southeastern portion of the lot in the corner of Square 725 (Figure 2-6). An L-shaped addition is present at the rear of the main block (Lot 2). Another L-shaped building stood with its long end along Second Street NE, in the location of the current site of the library (Lot 32). Lot 2, to the west of Lot 32, was vacant.[55] The 1861 update to this map depicts a similar layout (Figure 2-7).

Infrastructure improvements by the Board of Public Works under the direction of Alexander "Boss" Shepherd in the 1870s resulted in modifications to the perimeter conditions around the house and garden to meet the new road elevation.[56] In July 1872, improvements to Second Street NE between D Street and Virginia Avenue included grading, setting curbs, and laying pavement.[57] Additional

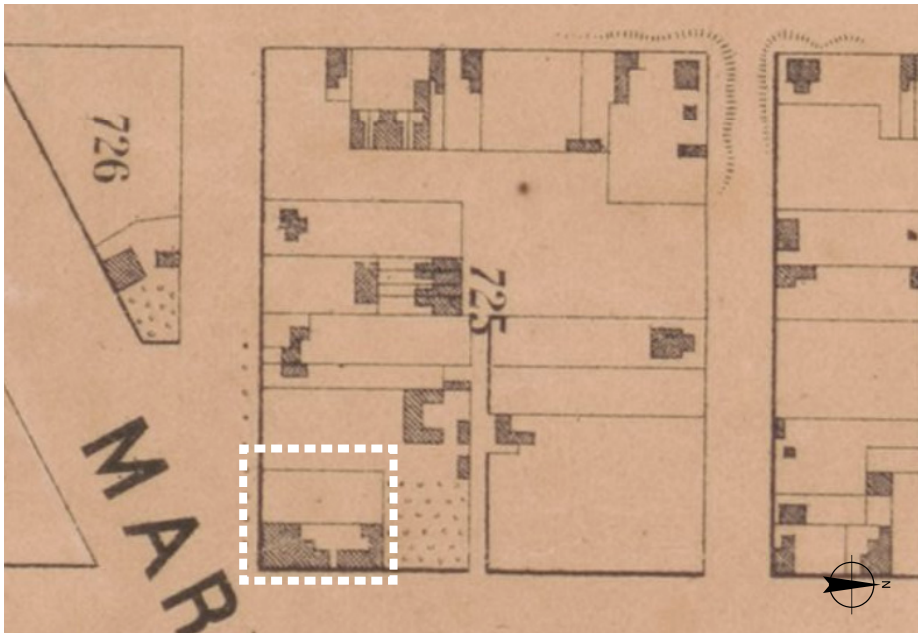


Figure 2-6. 1857 Boschke Map of Washington, DC, depicting the footprint of the main house and adjacent buildings (Library of Congress, annotation of property boundary added by QE).

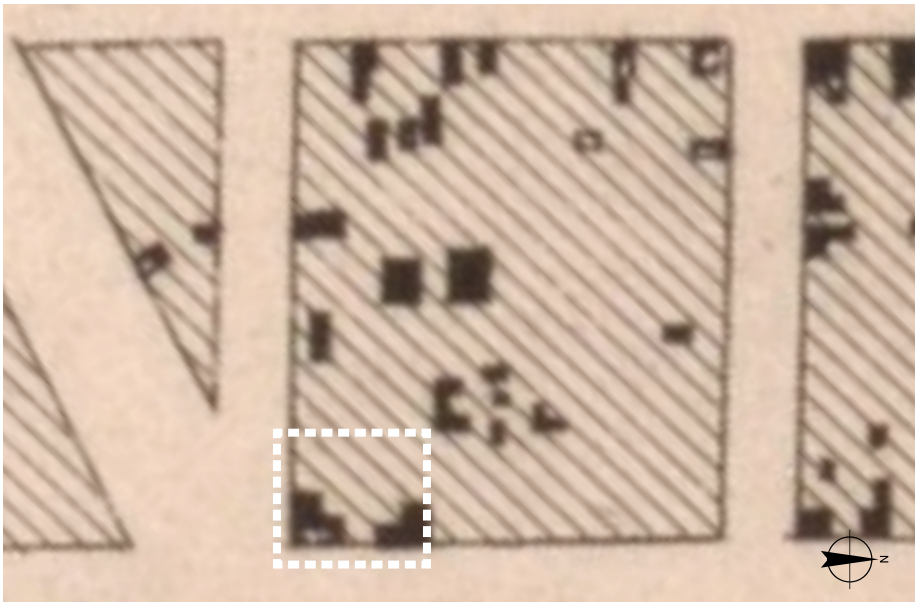


Figure 2-7. 1861 update of Boschke's Map of Washington, DC, indicating the layout of the main house and outbuildings (Library of Congress, annotation of property boundary added by QE).



Figure 2-8. John Strode Barbour (US Senate Historical Office).

work that involved laying pavement on B Street north (now Constitution Avenue) between First and Second Street NE occurred in September 1873.[58]

Susan Daingerfield's husband John Strode Barbour (Figure 2-8) was elected to represent Virginia in the US House of Representatives in 1880, and the Barbours likely took up residence at the house around this time. The Barbours lived at the house through John's three terms in the House and into his first term as a Senator in 1889. Later accounts described that during this time, the house was "one of the best liked and best known houses of Washington."[59]

The Barbours made modifications to the house in 1879 and 1881. It is possible that this work included the change of the earlier gable to a partial mansard roof in 1879. Tax records from this time indicate an improvement valued at $5,500, although it is unknown what this improvement entailed. Shadow lines near the roofline on the east and west sides of the main house indicate that the original roof was gabled.[60]

On November 17, 1881, Barbour received a building permit for the front portico and steps, as well as general repairs (Figure 2-9). Both the mansard roof and the portico are shown in the earliest known photograph of the house, likely taken in the 1880s or 1890s (Figure 2-10).[61] Following the changes to the entrance and roof, it appears that very little work was done on the house until the 1920s.

In 1886, Susan Barbour died from a fall in the house. Ellen Daingerfield, Susan's sister, kept house for John Barbour until his death in 1892, after which she inherited the house in keeping with Susan Daingerfield Barbour's will. Senator Barbour's obituary described the house as "large, old-fashioned, gabled-end."[62]

Barbour and Daingerfield made minor modifications to the outbuildings on the site during this time. Detailed plat maps of Washington, DC, properties survive from various years in the late 19th century. The 1887 Hopkins map indicates that there were two buildings on the site. The main house block with its L-shaped rear appendage occupied most of Lot 1, and a frame building, marked to indicate a stable or shed, stood across the eastern (Second Street NE) side of Lot 32 (Figure 2-11 and Figure 2-12). The 1893 version of the map shows the same footprints for the house and outbuilding, with an additional shed or stable along the north side of Lot 32 (Figure 2-13). This site configuration, consisting of the main house and two outbuildings, continued throughout the remainder of the period.

Early photographs provide limited documentation of the landscape during this period. The Sewall heirs may have used the site as a kitchen garden, or as an area

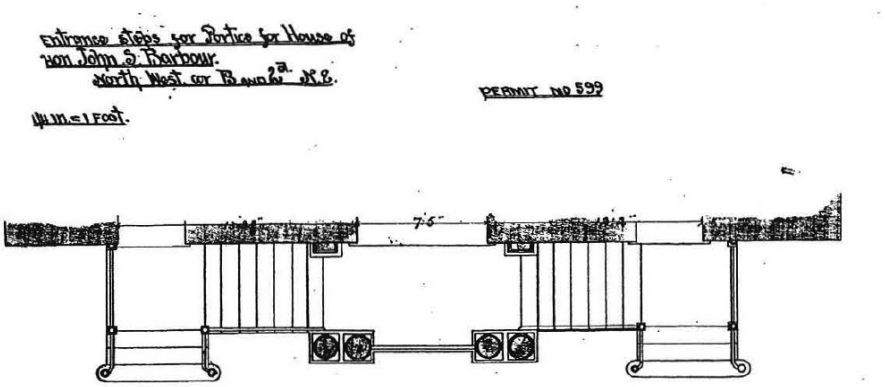


Figure 2-9. Plan view of the 1881 portico building permit (National Archives, 1881).



Figure 2-10. Earliest known photograph of the house, from before 1900. Note the front portico and the wooden fence to the west of the house (Library of Congress).



Figure 2-11. The shed/stable outbuilding to the north of the house is visible in a ca. 1910 photograph of the southeast corner of the property (DC History Center).



Figure 2-12. 1887 Hopkins Map (DC Public Library, property boundary annotation added by QE).

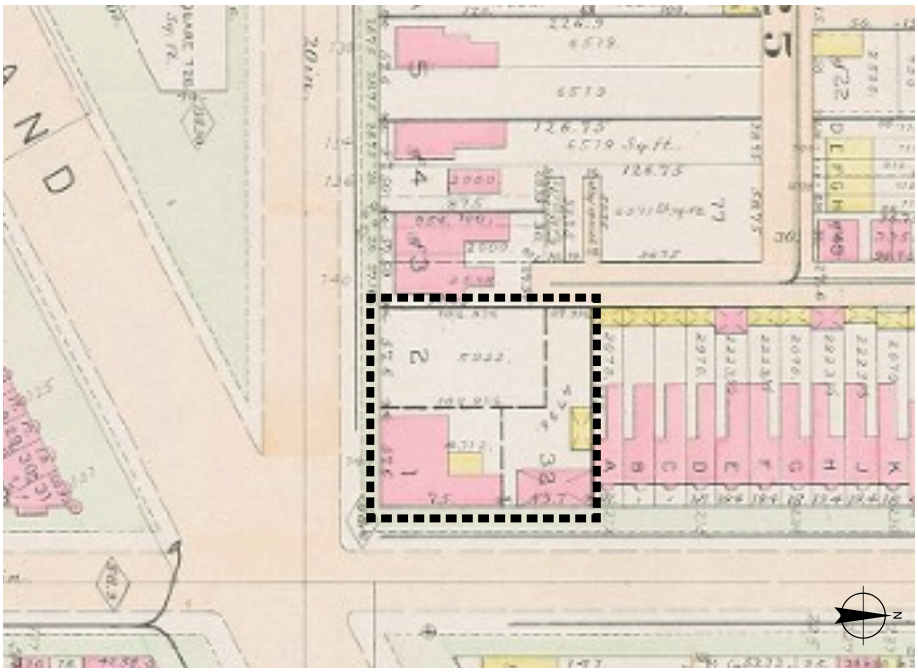


Figure 2-13. 1893 Hopkins Map (DC Public Library, property boundary annotation added by QE).

for social gatherings.[63] Between 1900 and 1920, large street trees were present along both Second Street NE and B Street (Figure 2-14). The yard along the sidewalk edges consisted of lawn and trees, with shrubs framing the portico. A low iron fence ran along the sidewalks on the south and east sides, with an approximately 6'-0" tall wooden fence abutting the house and enclosing the south end of the garden. It appears the wooden fence is on a higher grade than the sidewalk, which is consistent with the changes resulting from the regrading of the street in the 1870s. The original date of construction of these features is not known.[64]

Ellen Daingerfield died in 1912 with no husband or heirs, and the house passed to Richard Thompson, her executor. The property stood vacant for the next ten years. Near the end of ownership by the Sewall descendants, the grounds were said to have fallen into disrepair, implying that a maintained garden had previously existed.[65]



Figure 2-14. Street trees along B Street (now Constitution Avenue), ca. 1900 (DC History Center).

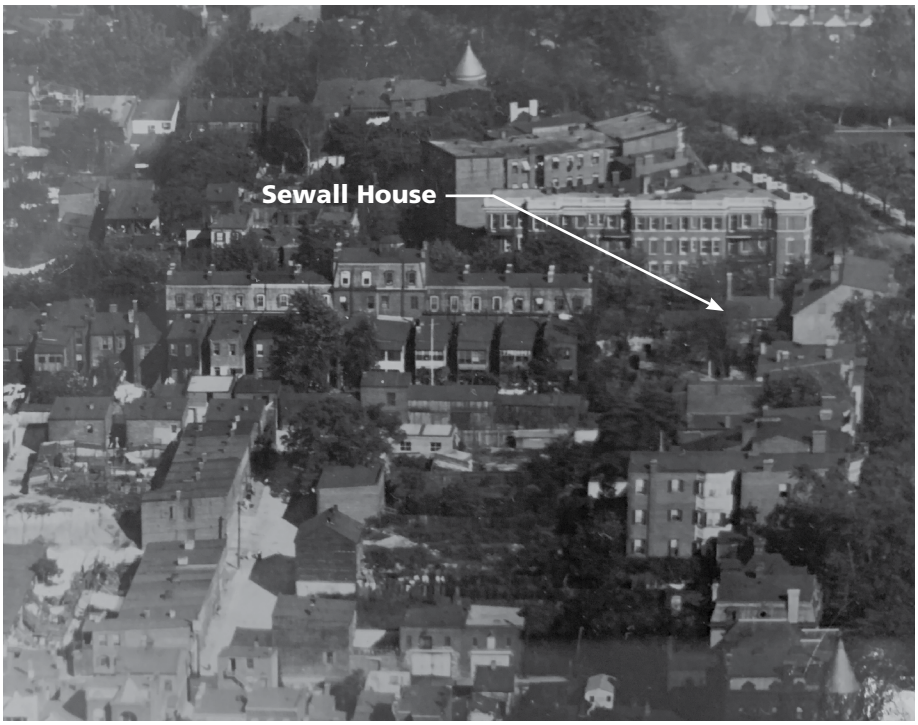


Figure 2-15. Aerial oblique of Square 725, ca. 1920 (Library of Congress).

SENATOR AND MRS. PORTER DALE DEVELOPMENT AND USE, 1922-1929

Known aspects of the landscape condition between 1922 and 1929 are illustrated on drawing HP-2.

Senator Porter Hinman Dale (Figure 2-16) purchased the Sewall property in 1922 from Richard Thompson. Dale had been elected to the United States Congress as a representative of the State of Vermont in 1915, and served until August 1923 when he resigned in order to run for the Senate seat vacated by the death of William P. Dillingham. Dale won the seat and was re-elected in 1926 and 1932. After the Sewall House sale in 1929, Dale continued to serve as senator until his death in 1933 at his summer home in Vermont.[66]



Figure 2-16. Senator Porter H. Dale (US Senate Historical Office).

Renovations of the property began soon after its purchase by the Dale family, and are documented through a series of building permits between 1922 and 1924. The first permit, issued on August 23, 1922, was to enclose the rear porch and convert it to a sleeping porch, and to construct a retaining wall along the south side of the property to replace the existing wooden fence (the wooden fence is visible on Figure 2-10, Figure 2-11, and Figure 2-14). The permit application states: "We desire to repair porch on rear of building and inclose same with sash so as to make it a sleeping porch, also to construct a retaining wall (13" brick) on owner's land across lot to prevent the rear of yard from washing down on the front of yard." The building permit for the retaining wall indicates that there was likely an existing drainage problem on this side of the property. As part of the retaining wall project, the grade along the southern edge of the property was significantly lowered. The retaining wall would also have allowed the grade within the garden to be leveled out, with the outer edge lowered to slope gently away from the wall. However, it is unclear if this occurred. The brick retaining wall was 6'-8" high with a 3'-0" high iron fence mounted on the top (Figure 2-17).[67] The Dales repaired a low iron fence located along the sidewalk edge of Constitution Avenue and Second Street NE in 1924. A 1928 photograph reveals that the Dales erected a flagpole along the south edge of the garden (Figure 2-18).[68]

The city granted a second building permit to the Dales on August 28, 1922, to complete extensive renovations to the house. The Dales converted three existing rooms into new bathrooms, laid new floors, added three windows, and made other minor repairs, such as adding a new kitchen sink and painting the interior and exterior of the building.[69]



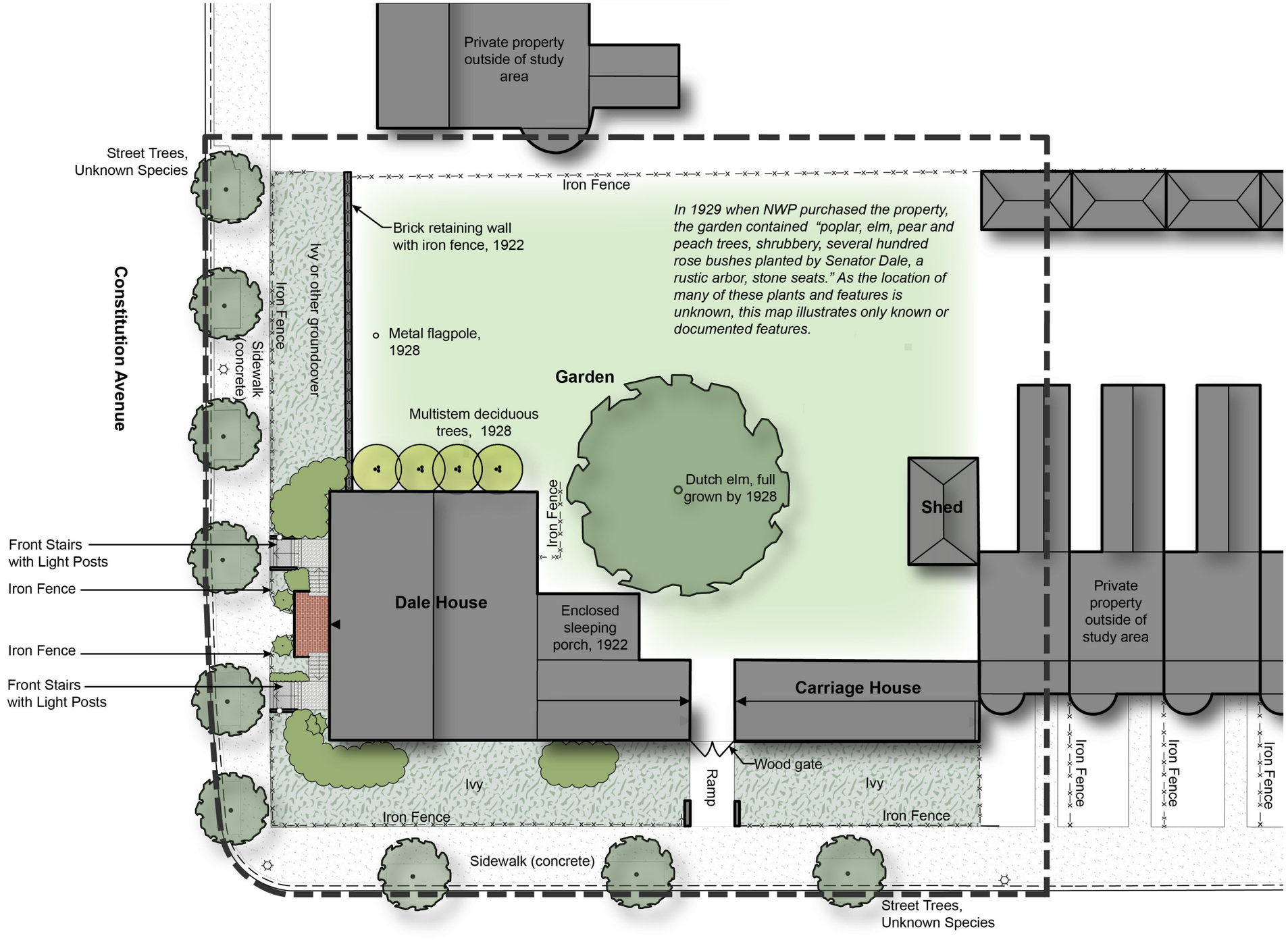
Figure 2-17. South and west facades of the house, 1928. Multi-stem deciduous trees were located along the house's western wall (DC History Center).



Figure 2-18. 1928 view of the Dale property from Constitution Avenue. The flagpole is visible on the left side of the image within the garden. An ailanthus tree was present at the southwest corner of the house, and evergreen shrubs and roses were planted adjacent to the portico and steps. Additional container plantings were located on the steps and portico porch (National Woman's Party).

Belmont Paul Women's Equality National Monument
Cultural Landscape Report

1922-1928 Landscape Condition



Legend

- Study Area Boundary
- Building
- Retaining Wall
- Road Edge and Curb
- Brick Walkway
- Concrete Walkway
- Aggregate Walkway
- Stone Walkway
- Deciduous Tree
- Ornamental Tree
- Shrub
- Groundcover
- Iron Fence
- Building Entrance
- Streetlight
- 1 Foot Contour

Notes and Sources

1. Ehrenkrantz Echstut & Kuhn Architects et al. *The Sewall-Belmont House Historic Structure Report*. Washington, DC , 2001.
2. Multiple Photographs, Library of Congress, National Woman's Party Papers.
3. Multiple Photographs, Historical Society of Washington.
4. Only details confirmed by photographic evidence are illustrated.
5. Quote from "The Feminists Capture a Landmark," *Washington Post*, 15 September, 1929.

N

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1 in = 20 ft

NPS No. BEPA 294 173684 | **HP-2**

According to several sources, the Dales planted an extensive rose garden on the property. After the National Woman's Party purchased the house from the Dales, the organization reported in its newsletter *Equal Rights*,

> Since Senator Dale purchased the house in 1922, he has planted a rose garden containing five hundred bushes, and though it is a place to dream of at any time, it would be difficult to imagine any more delightful sight than it affords in the summer when, as Mrs. Dale says, four thousand rose bushes may be seen blooming at one time.[70]

The size of the rose garden and other features were noted in an ca. 1941 magazine article (12 years after the Dales moved out of the house):

> Rare and beautiful furnishings were placed in the fine old rooms, and the overgrown garden, still clinging to its old-world charm, was made a place of beauty. It is said that Senator Dale planted a rose garden containing five hundred bushes. It was again one of the most gracious and hospitable homes in the city of Washington.[71]

The composition of plantings and other elements within the Dales' garden is unknown. The Dales appear to have substantially improved the yard, which had likely become overgrown during the decade that the property was uninhabited. A contemporary newspaper article described that the garden contained "poplar, elm, pear and peach trees, shrubbery, several hundred rose bushes planted by Senator Dale, a rustic arbor, stone seats."[72] Historic photographs reveal that few trees were present within the garden, which is consistent with the amount of light needed for roses.[73] During their residence, the Dales likely used their garden as a private space, occasionally opening it for entertaining and events.[74]

The only known photograph of the interior of the garden during this period was taken in 1928. The photograph depicts a group of delegates from the National Society of the Daughters of the Revolution of 1776 (now defunct), and a portion of the lawn in the southeast corner of the garden is visible in the background. A tree stood near the ell of the house on the north (left) side of the image, and the flagpole was west of the house. Mature street trees are visible in the background (Figure 2-19). Photographs showing the outside of the property illustrate several shrubs on either side of the portico along B Street, and on the eastern side of the house. Ivy grew on both the east side of the house and the retaining wall (Figure 2-20 and Figure 2-21).[75]



VERMONT DELEGATION TO CONVENTION OF THE NATIONAL SOCIETY OF THE DAUGHTERS OF THEREVOLUTION, IN ROSE GARDEN AT THE HOME OF SENATOR AND MRS. DALE IN WASHINGTON

Figure 2-19. Vermont delegation to the Convention of the National Society of the Daughters of the Revolution in Senator and Mrs. Dale's Rose Garden, 1928 (Library of Congress, *The Vermonter*).



Figure 2-20. 1928 view of the house illustrating mature street trees along Constitution Avenue and Second Street, and small shrubs in the planting beds adjacent to the sidewalk (DC History Center).



Figure 2-21. 1928 view of the house from the southwest illustrates the residential scale of the surrounding neighborhood. A brick retaining wall topped with an iron fence is visible along the south side of the property, as well as the flagpole in the south-center of the garden (DC History Center).

NATIONAL WOMAN'S PARTY DEVELOPMENT AND USE, 1929-2016

Property Acquisition and Initial Site Development by the National Woman's Party, 1929-1972

Known aspects of the landscape condition between 1929 and 1972 are noted on drawing HP-3.

In 1929, the National Woman's Party continued its tradition of occupying prominently and strategically located headquarters with its purchase of the property at 144 Constitution Avenue NE from Senator and Mrs. Dale. The property became the third and final official headquarters of the National Woman's Party.

When Alice Paul and Lucy Burns established the Congressional Committee of the National American Woman Suffrage Association (NAWSA), it acquired headquarters in the basement of a building at 1420 F Street NW, not far from the White House. From this location, the Congressional Committee organized the famous 1913 Suffrage Parade on the eve of Woodrow Wilson's presidential inauguration. Paul and Burns separated from NAWSA with their newly formed organization, the Congressional Union, in 1914. The new organization retained its headquarters at F Street until 1916 when it moved to 21 Madison Place, known as the Cameron House. Located prominently on Lafayette Square adjacent to the White House, the Cameron House was advantageous for the Congressional Union's and later the National Woman's Party's demonstrations and pickets of the White House. Early in 1918, the National Woman's Party moved across Lafayette Square to 14 Jackson Place, also convenient as a staging place for its continuous demonstrations at the White House.[76]

The National Woman's Party once again moved its headquarters following the reorganization of the party after the ratification of the 19th Amendment in 1920 and its shift in focus to the Equal Rights Amendment. In 1921 Alva Belmont, a prominent leader and benefactor of the National Woman's Party, purchased three rowhouses at 21-25 First Street, NE, known as the "Old Brick Capitol." Belmont conveyed the property to the National Woman's Party, which dedicated it as its headquarters on May 21, 1922. Its location on Capitol Hill in proximity to Congress solidified Alice Paul's position of holding the party in power responsible, and provided a convenient location for the National Woman's Party's lobbying efforts for the Equal Rights Amendment.[77]

In 1925, the NWP extensively remodeled its Old Brick Capitol headquarters to serve as a hotel and museum as well as offices for the party, with NWP state

chapters providing state-themed furnishings. However, the following year the United States Building Commission and the Congressional Committee on Public Buildings and Grounds chose a site including the Old Brick Capitol as the location of the new Supreme Court Building. Over the next three years, the NWP negotiated with the federal government to either retain the building or to receive adequate financial compensation. In 1927, Senator and Mrs. Dale signed an agreement with the National Woman's Party promising the sale of the house to the NWP for $100,000 in the event that the US government acquired the NWP's existing "Old Brick Capitol" headquarters "by condemnation or otherwise."[78]

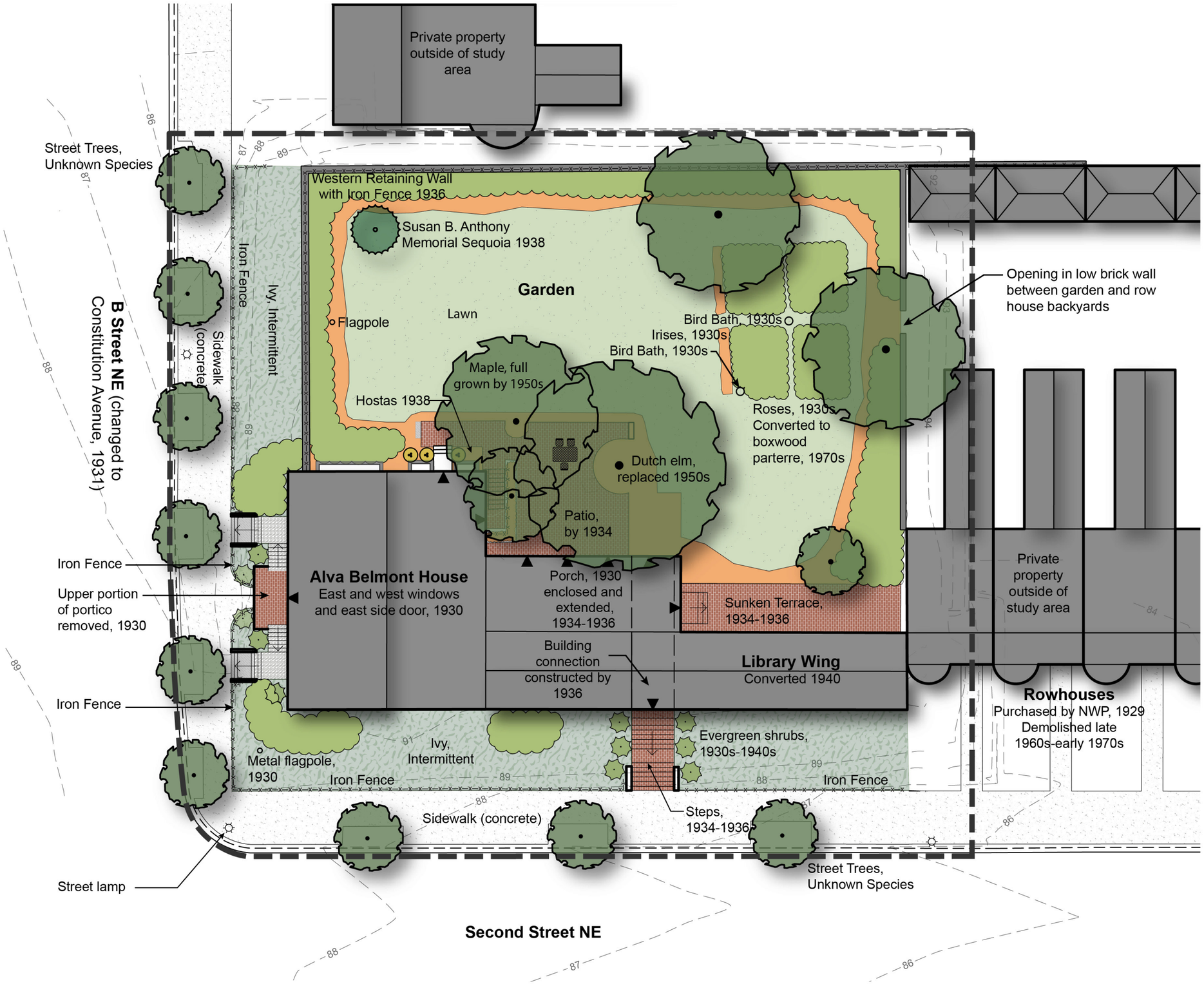
In 1928, with the help of Burnita Sheldon Matthews, who served as the NWP's legal counsel, a jury awarded the party $299,200 in compensation. Although the amount was well below the $1 million that the NWP had argued the building was worth, it was the largest condemnation award paid by the federal government at that time. The National Woman's Party purchased the house at 144 B Street NE from Senator and Mrs. Dale on April 18, 1929, and converted it into the Party's new national headquarters (Figure 2-22).[79] Only two blocks northeast of its former headquarters at the Old Brick Capitol, the NWP's new headquarters continued the party's goal of being strategically located near Congress for its lobbying efforts.

In addition to the property on Lots 1, 2, and 32, the National Woman's Party purchased two adjacent lots fronting Second Street NE to the north of the house, with the intention of using them for additional housing, offices, and/or meeting space. Deed Lot A, located at 212 Second Street NE immediately north of Lot 32, was purchased from Print Cranfield on May 14, 1929. Lot B, located at 214 Second Street NE, was purchased from Ada McKinley on May 15, 1929. The lots contained matching row houses with bay windows and mansard roofs (Figure 2-23).[80] The party placed a concrete marker inscribed with "BELMONT" on the property around this time to identify the house by its new name, "The Alva Belmont House." The marker is a carriage stepping stone that may have been relocated from another Belmont property. The original location of this marker within the property is unknown.[81]

Upon acquisition of the property, the NWP undertook a series of renovation projects to adapt the dwelling to include the office, meeting, dining, and bedroom spaces needed to serve the organization. The party created the House Remodeling Committee to direct the remodeling of the main house as well as the two adjacent rowhouses. The NWP selected interior decorator Madeleine McCandless to remodel the house. Although planning for the new headquarters was ambitious, a considerable amount of work initially considered for the renovation appears to

Belmont Paul Women's Equality National Monument
Cultural Landscape Report

1929- 1972 Landscape Condition



Legend

- Study Area Boundary
- Building
- Retaining Wall
- Road Edge and Curb
- Brick Walkway
- Concrete Walkway
- Aggregate Walkway
- Stone Walkway
- Deciduous Tree
- Evergreen Tree
- Ornamental Tree
- Shrub
- Perennial Planting
- Lawn
- Groundcover
- Wood Lattice Fence
- Iron Fence
- Building Entrance
- Streetlight
- 1 Foot Contour
- Lawn Furniture

Notes and Sources

1. Ehrenkrantz Echstut & Kuhn Architects et al. *The Sewall-Belmont House Historic Structure Report*. Washington, DC , 2001.
2. Multiple Photographs, Library of Congress, National Woman's Party Papers.
3. Multiple Photographs, Historical Society of Washington.
4. Only details confirmed by photographic evidence are illustrated.
5. Historic photographs indicate that garden furniture (tables and chairs) was varied and moved to accommodate specific events.

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1 in = 20 ft

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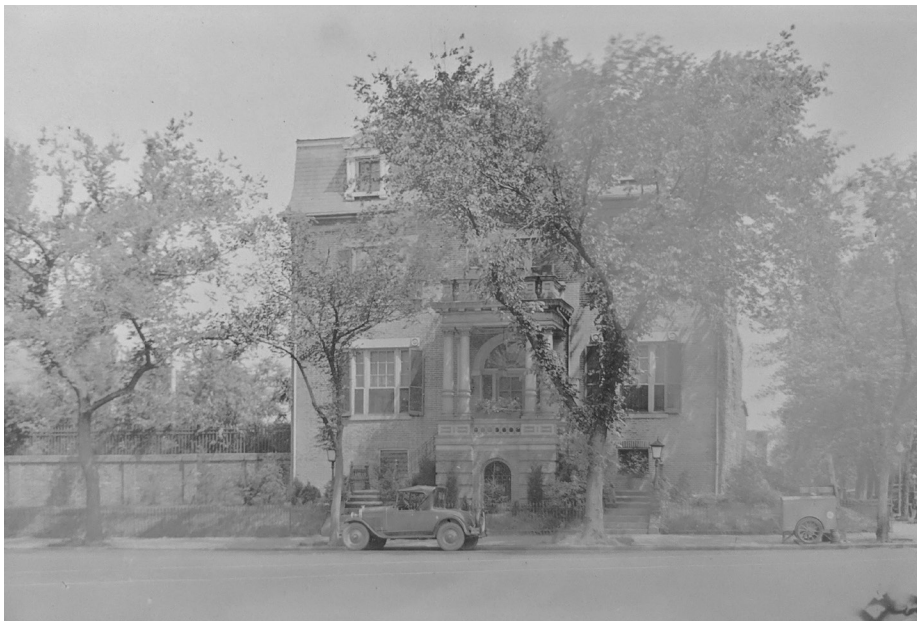


Figure 2-22. South elevation of the house at approximately the time of acquisition by the National Woman's Party (prior to removal of the upper portion of the portico) (National Woman's Party, 1929).



Figure 2-23. View of the shed/stable building on Lot 32 and two rowhouses to the north of the Alva Belmont House, 1929. This photograph was likely taken shortly after the National Woman's Party purchased the property and may have been used to show Alva Belmont the appearance of the two rowhouses and rear building (National Woman's Party).

have never been undertaken because of the expense of adapting the main house for NWP use.[82]

Madeleine McCandless and architect Edwind T. Tario produced drawings dated July 20, 1929, for the renovation of the house, and the NWP received its first building permit on August 7, 1929. The permit authorized the cutting of new windows in addition to other repairs. Although the location and number of windows added at this time are unknown, presumably some or all of the new windows specified in the July 1929 drawing set were added to the east and west walls of the house.[83] The new windows increased light into the working and living spaces of the house, and provided numerous visual connections to the garden from the southwest corner of the house.

In 1930, the National Woman's Party received a permit to replace the sleeping porch, located along the west side of the kitchen wing and constructed by the Dales, with a longer one-story open rear porch, also referred to as the terrace.[84] The terrace had a brick floor, wood columns, and a balustrade (Figure 2-26 through Figure 2-28).

Historic photographs and the Baist maps dating between 1929 and 1940 document a number of significant changes, although the specific dates associated with these changes are unknown. Consistent with Alva Belmont's vision for the property, the NWP modified the portico during this period. In correspondence to Miss Maude Younger, Belmont wrote that "We should enter the old building on the level of the sidewalk taking down the outside steps leading to the present front door."[85] No building permit has been identified for the removal of the portico and its removal is not indicated on Madeleine McCandless' drawings; however, photographs of the house indicate that the NWP removed the upper portion of the portico between 1929 and 1935 (Figure 2-20 and Figure 2-29).

Between 1931 and 1936, the NWP connected the former carriage house (now the library wing), to the kitchen wing, filling in what had previously been a space between the two that may have served as a route between the street and the garden. The earliest dated image of this new connection is a drawing from a 1936 newspaper article, which shows a door with a semicircular fanlight in this space, accessed by steps leading to the Second Street NE sidewalk (Figure 2-31 and Figure 2-32). It is likely that the NWP expanded the rear terrace to the north and enclosed it as part of the connection of the kitchen wing and carriage house.[86] By the late 1930s, the NWP called the former carriage house the "Coach House Tea Room," which was open to the public for meals and afternoon tea. The permanent connection of these two buildings may have occurred as a result of this use.[87] A



Figure 2-24. Alva Belmont House interior, 1930s (Library of Congress)



Figure 2-25. Alva Belmont House interior, 1930s (Library of Congress)

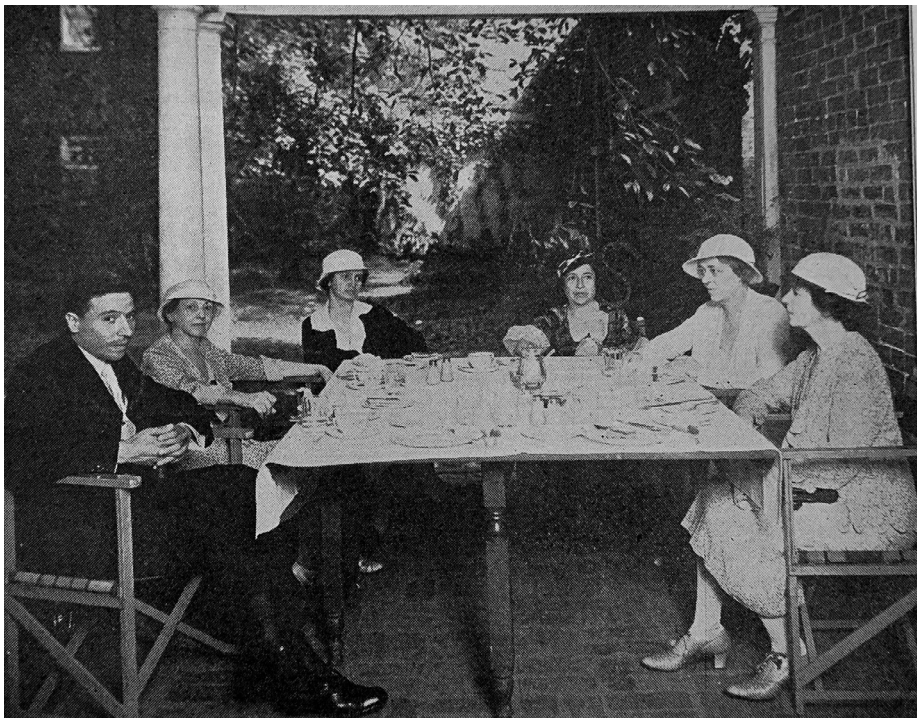


Figure 2-26. "Conference Breakfast at Alva Belmont House" on the terrace with distinguished Peruvian feminist Elisa Rodríguez Parra de Garcia Rosell. From left to right: Señor Rosell, Emma Wold, Burnita Shelton Matthews, Señora Rosell, Doris Stevens, and Clara Snell Wolfe. (*Equal Rights,* 9 September 1931).



Figure 2-27. "A Garden of Feminism. A few of the delegates to the Party's Worker Conference, recently held in Washington, DC, are seen under the trees in the garden of the Alva Belmont House. This garden, the scene of many important Feminist gatherings, was fragrant with roses at the time of the Conference and afforded a charming setting for various social events." (*Equal Rights,* 1931).



Figure 2-28. "A Conference in the Garden at National Headquarters," Alice Paul (right), Florence Bayard Hilles (center), and Anita Pollitzer. The photograph shows furniture used in the garden (*Equal Rights*, 1 July 1933).



Figure 2-29. Alva Belmont House dedication, 1931. The portico had been removed by this time (Library of Congress, National Woman's Party Papers).



Figure 2-30. Southeast corner of the Alva Belmont House, ca. early 1930s. The photo was taken after the portico was removed, but before the two rear wings were connected (National Woman's Party).



Figure 2-31. Alva Belmont House Second Street entrance, ca. 1930s (Library of Congress)



Figure 2-32. Earliest datable image of the connection between the kitchen wing and carriage house, 1936 (*Washington Post*).

"sunken terrace" located on the north side of the enclosed terrace and west side of the former carriage house may also have been built at this time to allow for outdoor dining adjacent to the tea room.[88]

In 1936, the NWP received building permits for the construction of a concrete retaining wall, capped with an iron fence, along the western edge of the lot. A second permit allowed for an identical wall on the west lot line of 212 Second Street NE, the property directly north of the house.[89]

Beginning in 1940, a committee led by Florence Bayard Hilles guided the conversion of the rear outbuilding into a library. Architect and NWP member Elise Dupont completed the design. It is possible Dupont's work was limited to the interior renovation, as the exterior work may have been completed in the 1930s. The library renovation was complete by October 1941. In November of the same year, the NWP dedicated the library as the Alva Belmont Feminist Library; it was rededicated as the Florence Bayard Hilles Feminist Library in December 1943.[90] The garden (west) side of the library wing is visible in a series of 1942 photographs, along with the enclosed terrace that was added in the mid-1930s. At the time of its conversion to a library, the NWP modified the building to include tall, shuttered openings that were capped by stone lintels with bulls-eye corner blocks. These new windows matched the existing windows in the main house (Figure 2-33 through Figure 2-35).[91]



Figure 2-33. 1942 meeting in the garden showing Dutch elm tree (National Woman's Party).



Figure 2-34. 1942 Meeting in the garden. Alice Paul is second from left (National Woman's Party).



Figure 2-35. Tea party in the garden, 1942 (National Woman's Party).

The building and garden became the location of many meetings and events related to the party's efforts to gain equal rights for women, including meetings of the NWP's national council. In particular, the garden became an important gathering place for members, guests, as well as special events, many of which the NWP used to attract new members.

Gardens had always played an important role in the activities of the National Woman's Party. The Cameron House, the NWP's first headquarters, had a large garden, described as "one of the largest in the city," where in 1916 the Congressional Union, the predecessor organization of the NWP, planted yellow, purple, and white flowers, the colors of the suffrage movement. The organization used the garden for outdoor meetings and teas. The garden also held tables "where suffrage pickets would rest and relax from the strain of protests."[92] When the NWP moved its headquarters to the Old Brick Capitol, the NWP "embellished the grounds with a garden."[93]

The spacious garden at the Alva Belmont House allowed the NWP to continue this tradition. Meetings often took place on the brick patio, and the NWP used the garden for social functions, including tea parties and theatrical performances.[94] *Equal Rights,* the National Woman's Party's official newsletter, often described these events. At the time of the National Woman's Party's formal dedication of the Alva Belmont House on January 4, 1931, the party emphasized the importance of the house and the garden and their connection with Alva Belmont:

> The various interests that have played an important part in Mrs. Belmont's life are finely synthesized in the national headquarters, which, bearing her name, is dedicated to the greater freedom of women. . . Her flair for gardens -- and her gardens have been internationally famous -- is simply but pleasingly exemplified in the roses and lilacs, the poplars and laurels and iris-beds, which give this house so much of its Old World charm.[95]

Even before the headquarter's dedication in January 1931, the National Woman's Party held frequent events in the garden. In June 1930, the National Woman's Party announced that it had purchased " new lawn chairs, lawn table, and bright umbrella as the result of a garden bridge party. . ." The article also noted that every Sunday the party held an open house at the Alva Belmont House, either in the "beautiful house or in the garden," for feminists to "meet to enjoy the pleasant surroundings and each other's company."[96] The chairs, umbrella, and table were used "every Sunday at the teas given there regularly"[97] (Figure 2-28).

A June 1931 article called the garden "A Garden of Feminism"[98] (Figure 2-27). The following month, *Equal Rights* reported that the new members of the National Woman's Party were guests of honor at a garden party held at the Alva

Belmont House: "Plans for the summer were discussed and tea was served under the trees in the garden where the famous roses make vivid pools of color."[99] In addition to being used by members, the NWP often used the garden for receptions to honor important guests. In July 1931, a Sunday tea took place in the garden with guest K. B. Menon, former associate of Mahatma Gandi and a member of the Indian National Congress. *Equal Rights* reported, "The gathering for the tea was unusually large and enthusiastic, in view of the few people left in Washington because of the heat, but the shady garden at the Alva Belmont House is undoubtedly one of the most delightful spots in the capital."[100] In 1935, Amelia Earhart attended an event in the garden of the Alva Belmont House after she completed her first solo flight across the Pacific Ocean (Figure 2-36).



Figure 2-36. Amelia Earhart at an event in the garden of the Alva Belmont House in 1935. The photograph is taken facing southeast, and the stairs and brick sidewalk accessing Alice Paul's office are visible in the background (National Woman's Party).

In addition to the National Woman's Party's headquarters, the house also served as a hotel, offering a place for members and guests to stay while visiting Washington. The garden played a role in this use as visitors were able to enjoy the peaceful surroundings during their stay. The house's proprietor reported in the April 1936 issue of *Equal Rights*, "The beautiful garden is always a joy to visitors. Tables under the trees, with meals served out of doors are a delight when the weather permits. . ." The NWP also served breakfast, lunch, afternoon tea, and dinner off the "Coach House Tea Room" in back of the house.[101]

A May 1936 article in *Equal Rights* also described the garden:

> Guests and residents of Alva Belmont House in Washington have always delighted in the out of door life made possible by the beautiful garden. During the Spring, Summer and early Autumn, all meals are served there when desired and when the weather permits.
>
> May is perhaps the most beautiful month of all in Washington. The iris is in full bloom now and the roses will soon be.
>
> It is hoped that every member and friend of the Woman's Party will enjoy the headquarters in Washington at one time or another.
>
> Plan to stay here while in Washington. The out of door "tea room" is an added delight.[102]

Records indicate that the NWP welcomed federal employees who worked nearby, including members of Congress and their staff, to enjoy the house's garden. The August 5, 1933, issue of *Equal Rights* featured a photograph of the ivy-covered house with the caption:

> Vine-covered, standing high upon Capitol Hill, there are few places where the summer heat of Washington is felt as little as in this spacious old house. Members of the House and Senate, officials of the Congressional Library, men and women prominent in the life of the nation's Capital, may frequently be

> seen in its flowering garden, one of the few places within the city arranged for dining-out-of-doors. Just now it is particularly lovely and in the evening those who have dined often linger on under the trees for conference of relaxation.[103]

The garden was also the site of theatrical performances sponsored by the National Woman's Party. In August 1930, the Young Women's Council of the National Woman's Party presented "Pierrott of the Minute" in the garden.[104] In June 1937, the National Woman's Party sponsored "Loves Labor Lost," under the direction of noted Shakespearean actor and producer Maurice Greet. Staged in an "ideal out of door setting in sylvan surroundings such as the England of Shakespeare's day knew," the performances attracted several hundred people, which were proceeded each evening by a buffet supper served in the garden (Figure 2-37 and Figure 2-38).[105]

The garden was organized around a central lawn area framed by dense shrub masses, with a brick patio located adjacent to the rear terrace. Although its date of construction is unclear, the brick patio can be seen in historic photographs by 1934 (Figure 2-39). At least one bench was also present within the lawn to the west of the brick patio (Figure 2-40). NWP member Irina Skariatina, a well-known journalist, gifted the marble bench to the NWP in honor of her husband, Captain Victor Blakeslee, in 1938.[106] Historic accounts suggest that National Woman's Party members brought wheelbarrow loads of brick over from the Old Brick Capital to pave the terrace and patio.[107]

Planting beds and shrubs bordered the north, west, and south sides of the garden terrace. Tulips, iris, and other perennials grew within the garden; other varieties of shrubs and perennials within the perimeter beds are not known.[108] Four square planting beds arranged in a grid occupied the north western portion of the garden. During the 1930s and 1940s, these four square beds held roses, with rows of iris located at the southern edges of the two southern beds and a bird bath located in the center of the four beds (Figure 2-40).[109] The iris that bordered the garden were the "purple, white and gold Iris, of that royal line of Iris, which bordered the garden of the Cameron House," the former headquarters of the National Woman's Party on Lafayette Square. At the south end of the rose garden was an arbor with "a rose said to have been planted by Martha Washington" on the grounds of the Capitol and later transplanted in the garden.[110]



Figure 2-37. "Love's Labour Lost," in the garden, June 1937 (National Woman's Party).



Figure 2-38. "Love's Labour Lost," in the garden, June 1937 (National Woman's Party).



Figure 2-39. National Council of the National Woman's Party meets in the garden on the brick patio, May 1934. Alice Paul seated second from right (*Equal Rights* 14 May 1934).



Figure 2-40. Garden looking southeast toward the house, ca. 1930s. Plantings within the garden at this time included a Dutch elm within the patio and columnar trees along the west side of the house. The four square beds containing roses and iris are visible in the foreground (Library of Congress, National Woman's Party Papers).

In August 1937, the *Washington Post* announced that the garden at the Alva Belmont House had been "transformed" that summer "under the hands of an expert and devoted gardener" Mrs. Frederick L. Ransome (Amy C. Ransome), a member of the National Woman's Party. "On the hottest Saturday of the torrid month of August, she was supervising the pruning of trees and the resetting of the fine old box hedge." With no available funds, Ransome made the best of what was already in the garden, and also planted additional roses. She planted "the Mexican rose of the mountains, a climbing vine with rose colored tendrils, as a background for the rose garden." Ransome also replanted the old dwarf box bushes to mark off the garden, widened the garden paths, reset the iris with proper spacing, and "extended the lawn by rearrangement of the shrubs." An old milepost found on the grounds became a step "passing from the rose garden into the rock garden," which Ransome was planning to build around the sunken terrace that flanked "the old coach house, used as a tea room." The National Woman's Party house chairwoman also approved Ransome's plans for grading the northeast section of the grounds and "making the sunken terrace with a wall and rock garden." In addition, a "little ledge in the northeast corner, overhanging the terrace, will be planted with bamboo and lilies. . . The pergola, overgrown with climbing roses, is to be improved." Under the pergola were "two hand-made benches and a table."[111] It is uncertain if all of the proposed changes were carried out; however, the *Washington Post* reported the following August that Ransome visited the Alva Belmont House garden and unlike last year, when she "was here for a longer time" and "she donned garden clothes and went at it with her own spade," "she gave directions to men whom she is trusting to do the work. . ."[112]

Over the course of the period, shade increased within the garden as large deciduous trees matured around the southern and western edges of the space (Figure 2-41). On February 15, 1938, to celebrate the birthday of Susan B. Anthony, the NWP dedicated a memorial sequoia in the garden (Figure 2-42).[113] After being presented by the National Park Service, US Congressman Horace Jeremiah Voorhis of California planted the sequoia.[114] The local newspapers reported that the "California big tree" was from the nursery at Sequoia National Park and that the "young sequoia" would become "a companion of two great elms and other interesting plant life" in the garden.[115]



Figure 2-41. View of the garden looking southwest, 1938. Note small trees growing along the edges of the garden. The woman in the photograph is unknown (National Woman's Party).





Figure 2-42. 1938 planting of a sequoia to honor Susan B. Anthony. The man in the photographs is likely US Congressman Horace Jeremiah Voorhis (National Woman's Party).

A large tree, "a lovely Dutch elm," stood at the northwestern edge of the patio in the 1930s and shaded "a corner of the garden and the coach house" (Figure 2-40).[116] The tree was incorporated into the patio and surrounded by a bed of ivy. The elm appears to have been replaced in the 1950s by a smaller tree in the same location (Figure 2-44).[117] Another large tree stood to the west of the north end of the library wing; this tree was mature by the 1940s (Figure 2-33).

Along the east and south sides of the property, the NWP planted tall evergreen shrubs in front of the house near the portico and shorter shrubs along the foundation on the east side of the house. The remainder of the beds, including the slopes adjacent to the sidewalks, held groundcover. Mature street trees lined the sidewalks along Constitution Avenue and Second Street NE. Ivy was frequently present on the east side of the house from the 1930s through the 1950s. The NWP erected a second flagpole on the southeast corner of the site near the corner of Constitution Avenue and Second Street NE by the time the property was dedicated in 1931. A January 24, 1930, article in *Equal Rights* reported, "The new silk, purple, white, and gold flag of the National Woman's Party, symbol of Equal Rights between men and women" was raised at the dedication ceremony of the Alva Belmont House in January 1931.[118] The beds adjacent to the portico held a mix of small trees, roses, and groundcover (Figure 2-46).

By the 1960s and the start of the modern feminist movement, the National Woman's Party was less influential in formulating policy and in directing the lobbying campaign for equal rights as it was in the decades prior. New feminist organizations, with more members and broader political objectives, began to dominate the position previously held by the National Woman's Party. The party had only a few hundred members by the 1960s and had done little to recruit new ones. In addition, no active fundraising occurred, leaving the organization with dwindling funds for the ERA campaign and the upkeep of its headquarters.[119]

The Alva Belmont House was the NWP's largest and most valuable asset, yet it was difficult and expensive to maintain. By the 1960s, the house had fallen into disrepair. As expressed in a letter from the National Trust for Historic Preservation in 1969, "The house is seriously deteriorated and the present owners are unable to afford the major structural repairs it needs at this time."[120]



Figure 2-43. ca. 1950 photo of the terrace and garden (National Woman's Party).



Figure 2-44. Foundation plantings were present along the east and south sides of the house, ca. 1936. The remainder of the beds along the sidewalk were occupied by groundcover. The 1931 flagpole is visible at the southeast corner of the house (Library of Congress, National Woman's Party Papers).



Figure 2-45. Plantings in the beds adjacent to the portico, ca. 1930 (National Woman's Party).



Figure 2-46. ca. 1959 view of the southeast corner of the property. At this time, ivy growth along the east side of the house was extensive (DC History Center).



Figure 2-47. ca. 1950-1960 view of the southwest corner of the house, including the south retaining wall and planting beds (DC History Center).

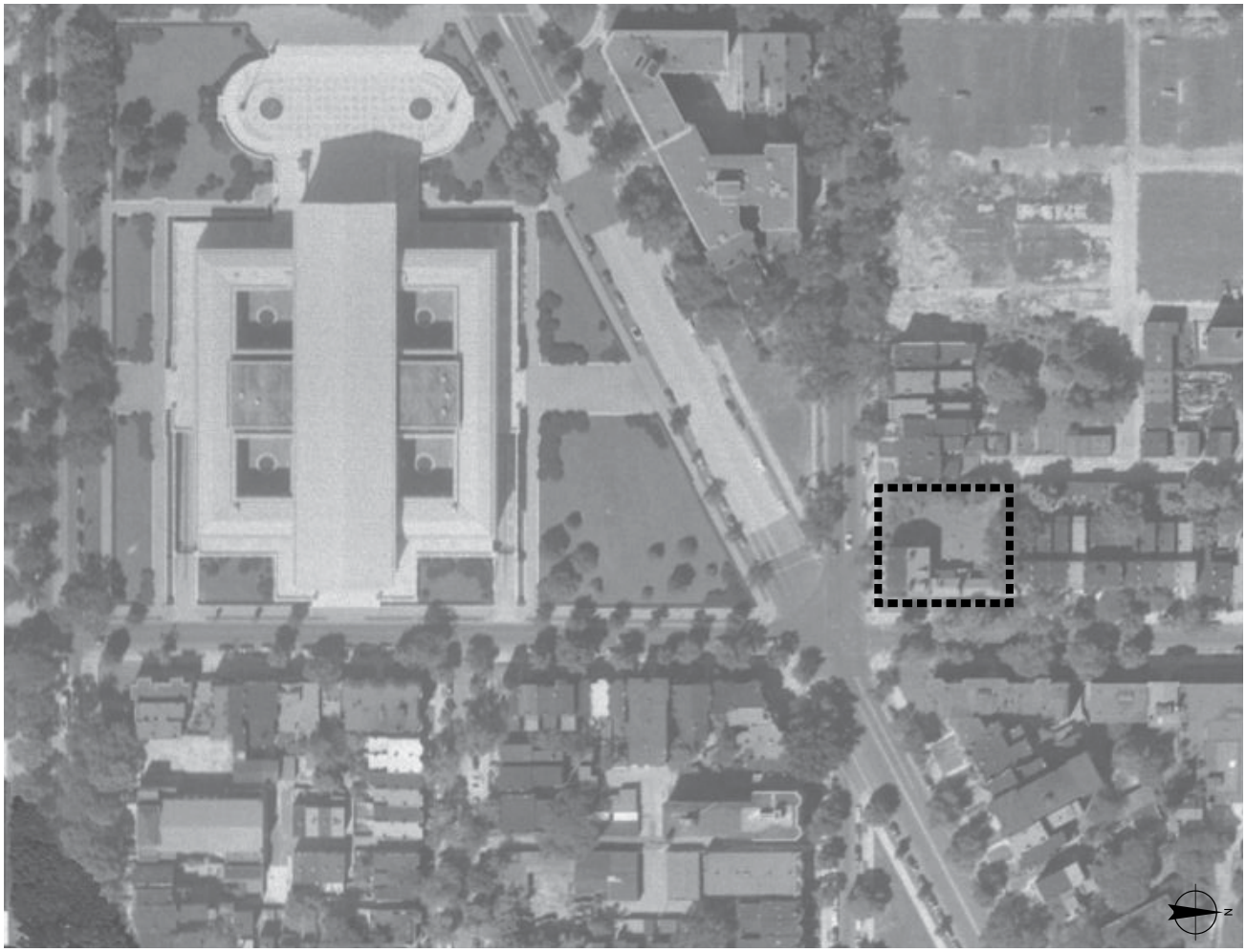


Figure 2-48. Aerial photograph of study area and surrounding neighborhood, 1951 (www.historicaerials.com; study area added by QE).

Despite its condition, the house's location remained crucial to the NWP's lobbying efforts for equal rights. However, like the Old Brick Capitol headquarters, the Alva Belmont House's prime location near government buildings, in particular the Senate office buildings, made it vulnerable to government expansion.

In the late 1950s and 1960s, the federal government threatened to take over the Alva Belmont House and the adjacent National Woman's Party property on Second Street NE for the construction of a new extension to the Dirksen Senate Office Building, later known as the Hart Senate Office Building. Although the government had attempted to take the property in the 1930s, it was unsuccessful. The next threat came two decades later in 1956 when Congress proposed the acquisition of Square 725, which included the Alva Belmont House, for the future extension of the Senate office building. In 1948, Congress acquired property east of the existing Russell Senate Office for a second office building that would accommodate the enlarged staff. The Senate approved plans for the new building in 1949, but construction was delayed until 1956.[121] A rider on the 1956 Urgent Deficiency Appropriations Bill included the condemnation of the NWP property, including the Alva Belmont House. Sen. Carl Hayden of Arizona led the support for the rider and indicated that the Senate needed the property immediately for parking purposes and possibly later for additions to the Senate office building. Although the NWP was able to defeat the rider with the support of Sen. Allen Ellender of Louisana, a bill authorizing the condemnation of the property remained in front of the Senate Public Works Committee.[122] Letters indicate that the NWP reached out to the American Institute of Architects, the National Trust for Historic Preservation, and the Capitol Hill Restoration Society for support.[123] In 1958, the Senate exempted the Alva Belmont House from the bill. According to the *Evening Star*, "Imminent condemnation of the house site was averted by negotiations between the amendment sponsor, Senator Hayden and the [NWP]." The newspaper noted that the passage of the bill did not preclude future legislation from including the acquisition of the Alva Belmont House.[124]

Recognizing after their win in 1958 that a new threat from Senate expansion was imminent, Alice Paul and National Woman's Party members began lobbying in the early 1960s to have the Alva Belmont House recognized as a National Historic Landmark, evidenced by letters between the National Woman's Party and the National Park Service.[125]

By 1968, the Senate agreed to keep the Alva Belmont House, but continued to pursue the party's two adjacent properties at 212 and 214 Second Street NE. The National Woman's Party argued that the two houses were "part of the historic buildings known as the Alva Belmont House." In an attempt to protect the rowhouses, the NWP, with support from the newer National Organization for Women (NOW) strategized to form a human ring around the structures, and honorary chairman Alice Paul sent telegrams to the House Majority Whip Hale Boggs of Louisiana and Senator B. Everett Jordan of North Carolina, encouraging them to delay action on the Senate Bill, and arguing that the property was "all one building and all one historic landmark."[126] Despite these efforts, the federal government demolished the rowhouses between 1968 and 1975 after the government took the properties for the Hart Building site.[127] On June 16, 1972, the Alva Belmont House was listed in the National Register of Historic Places.[128] Following the listing, the house became known as the Sewall-Belmont House.

With the support of other women's organization, including the National Organization for Women, the Senate passed the Equal Rights Amendment (ERA) on March 22, 1972, following its passage by the House the previous October. The ERA then went to the states for ratification (the ERA has still not been ratified). After the Senate passed the ERA, Alice Paul retired from the National Woman's Party and left Washington. She never returned to the NWP headquarters. Paul continued to lobby for ratification of the amendment state by state from her telephone at her lakeside cottage in Ridgefield, Connecticut.[129] Alice Paul organized supporters of the ERA until March 1974, when she suffered a mild stroke and eventually had to be transferred to a nursing home in Ridgefield. Two years later, Alice Paul moved to the Quaker Greenleaf Extension Home in Moorestown, New Jersey, not far from her childhood home. She died there on July 9, 1977 at the age of 92.[130]

Partnership with the National Park Service and construction of the Hart Senate Office Building, 1973-2016

On May 30, 1974, the Secretary of the Interior designated the Sewall-Belmont House a National Historic Landmark. Public Law 93-486, signed by President Gerald Ford on October 26, 1974, officially designated the Sewall-Belmont House a National Historic Site and authorized a cooperative agreement between the National Woman's Party and the Secretary of the Interior for the preservation and interpretation of the house. As a result, the Sewall-Belmont House became an affiliated area of the national park system, with the National Park Service providing financial and technical assistance for the preservation and interpretation of the property through a series of cooperative agreements.[131]

The 1974 designation of the Sewall-Belmont House as a National Historic Site set in motion a series of events that changed the nature of the organization. In 1977, the National Woman's Party established the Woman's Party Corporation, an entity originally designed to receive funds from the Department of the Interior and to hold the Sewall-Belmont House and the Investment and Endowment Fund. As a way to raise additional funds, the National Woman's Party began to rent out the house and garden for events, including weddings. In addition, the agreement with the National Park Service required the house to be open to the public for tours. Consequently, the National Woman's Party no longer offered the house as a place to stay for visiting members. After a lawsuit and the demise of the Woman's Party Corporation in 1996, the National Woman's Party became a 501(c)3, which no longer allowed it to accept funds for lobbying efforts. The focus of the National Woman's Party became the stewardship of the Sewall-Belmont House and the party's collection.[132]

A site plan dating to 1979 and a number of historic photographs document the condition of the landscape around the time of construction of the Hart Building (Figure 2-49 through Figure 2-57). The arrangement of open lawn with shrub and tree plantings along the perimeter continued to be maintained within the garden terrace. Trees including elms, magnolias, mulberries, maples, goldenrain tree, and locusts stood along the southern, western, and northern sides of the garden, and a cluster of lilacs grew in the northwest corner. A large rose bush was immediately southeast of the flagpole. By the 1970s, a formal parterre-style planting with boxwood lining the edges of each square replaced the four square iris and rose beds on the north side of the garden (Figure 2-56).[133]

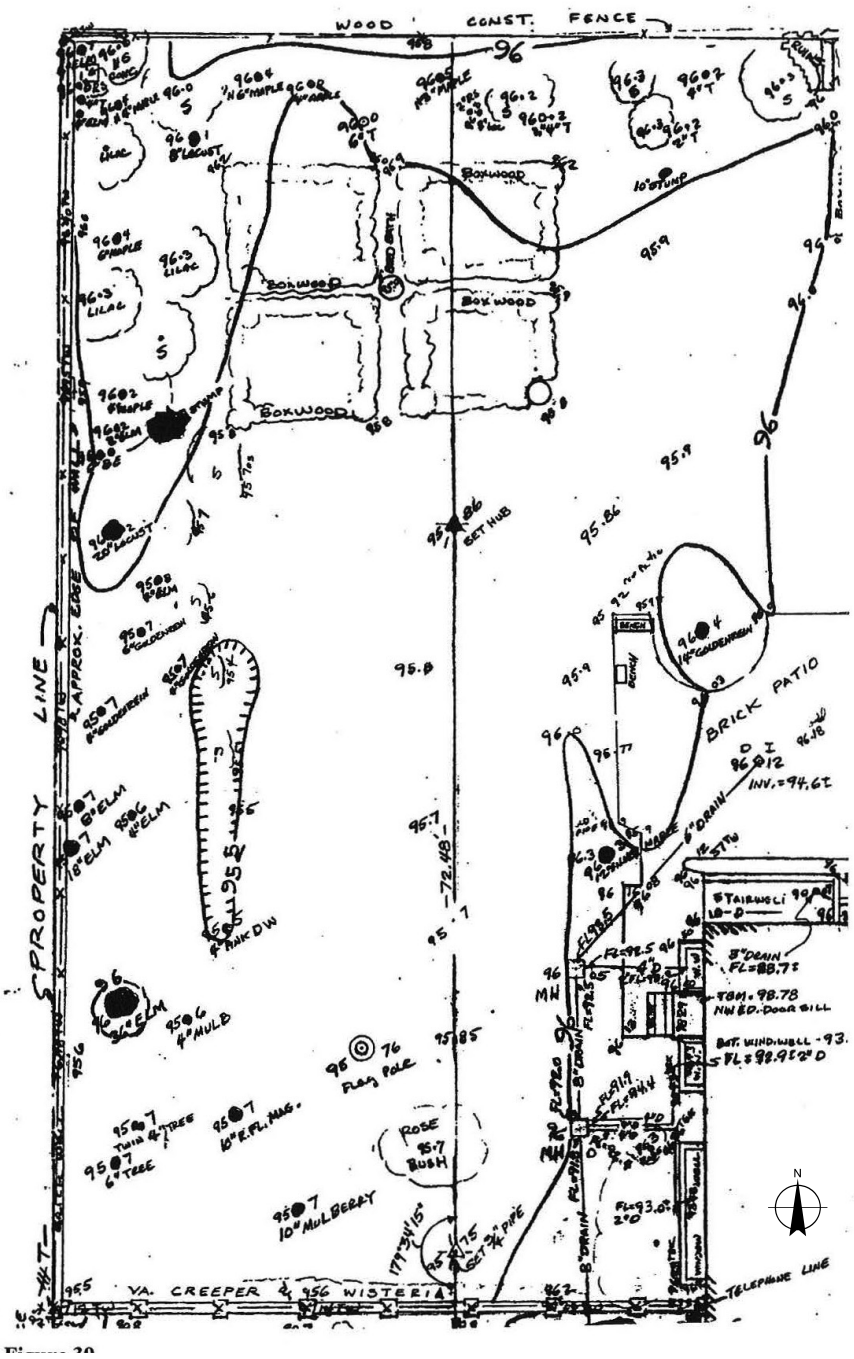


Figure 2-49. 1979 garden sketch (National Park Service).

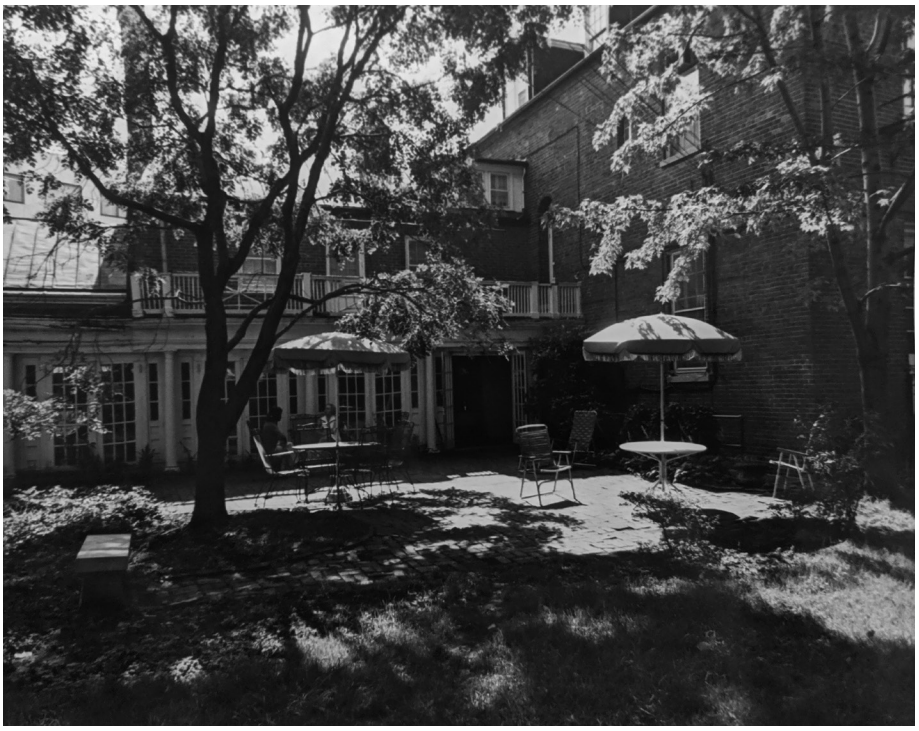


Figure 2-50. 1974 view of the terrace and brick patio. Site furnishings including several sets of tables and chairs and a stone or concrete bench were present on the patio (National Woman's Party).

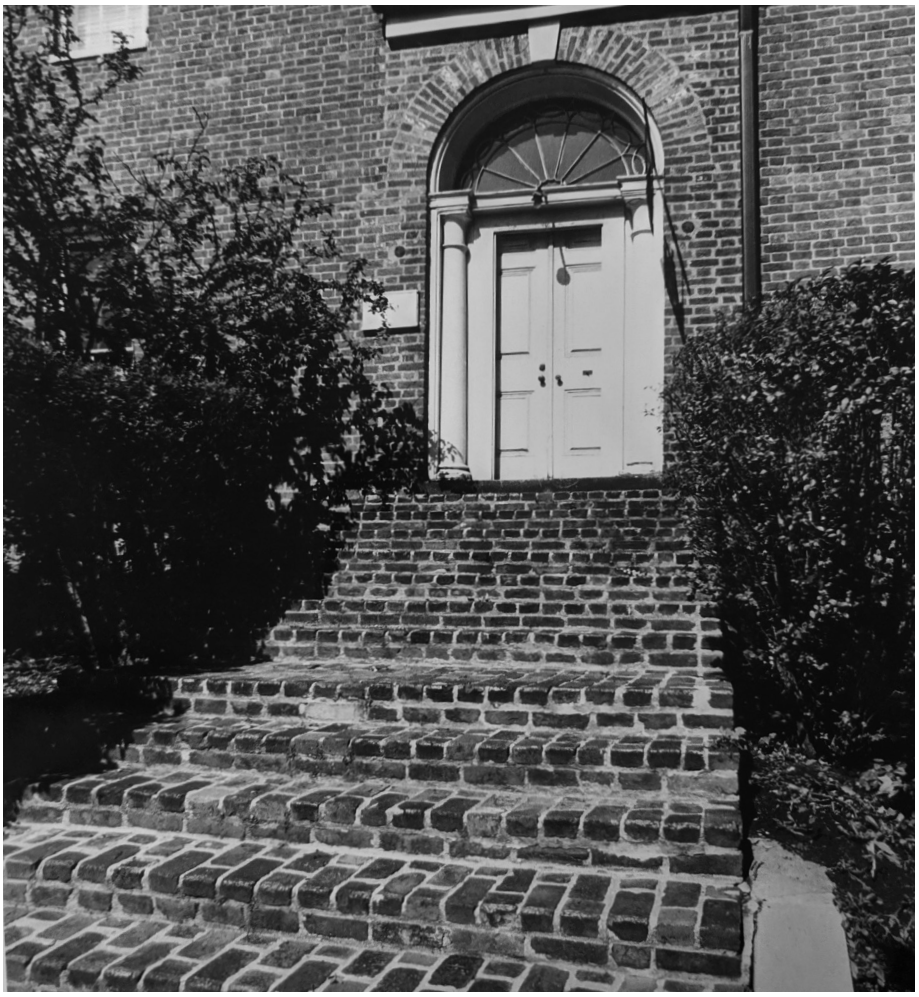


Figure 2-51. 1974 photograph of the Second Street entrance and stairs. (National Woman's Party.)



Figure 2-52. 1974 view of the library wing and garden. Dense plantings framed the north end of the garden at this time (National Woman's Party).



Figure 2-53. View of north end of west wall of the study area and garden as viewed from a parking lot located north of the property, 1975 (Architect of the Capitol).



Figure 2-54. Corner of south and west retaining walls as viewed from adjacent parking lot, 1975 (Architect of the Capitol).



Figure 2-55. South elevation of house, 1979. (National Woman's Party).



Figure 2-56. ca. 1970s view of the garden from the north. Note the parterre planting beds and low brick retaining wall in the foreground (National Woman's Party).



Figure 2-57. Southeast corner of the property, ca. 1975-1985 photo of the house. By this time, ivy had been removed from the east and south elevations (DC History Center).

Photographs dating to the mid-1970s indicate that the NWP had removed the ivy along the east side of the house by this time. Evergreen shrubs grew at the southeast corner of the house, and a cluster of shrubs was near the Second Street NE entrance. The NWP kept the shrub and groundcover plantings in the beds adjacent to the portico (Figure 2-57).

The Architect of Capitol specifically charged John Carl Warnecke & Associates, architect of the Hart Building, with designing a building that would preserve the Sewall-Belmont House and its adjacent garden.[134] Construction on the Hart Building began in 1975 and was completed in 1982. The new nine-story office building directly to the north and west of the Sewall-Belmont House and its garden significantly affected both the context and conditions within the garden. The low-height, residential setting around the site was gone, and the light conditions within the garden became significantly more shaded. In conjunction with the construction of the Hart Office Building, the Architect of Capitol built a reinforced concrete retaining wall around the north and west sides of the property.[135]

Modifications to the study area landscape were also undertaken at this time as part of the partnership between the National Woman's Party and National Park Service. One of the most significant projects was the replacement of the enclosed rear terrace in 1979-1980, which extended along the west side of the kitchen wing to the south end of the library, with a new terrace building that was several feet wider (Figure 2-58). The project also replaced and expanded the brick paving of both the sunken terrace and the patio (Figure 2-59). The stairs extending from Second Street NE to the sunken terrace along the north side of the study area were also constructed in 1980 (Figure 2-60). In 1986, the patio was repaved once again with custom-made bricks.[136]

In 1981, crepe myrtle trees were added to the banks along the Constitution Avenue and Second Street NE sidewalks. American holly trees were planted on either side of the Second Street NE entrance. The plan also called for the installation of azaleas along the north steps and beds adjacent to the portico, although it is unknown if these plants were added to the site. In conjunction with the new plantings, existing shrubs and a large elm were removed from the beds adjacent to the sidewalks.[137]

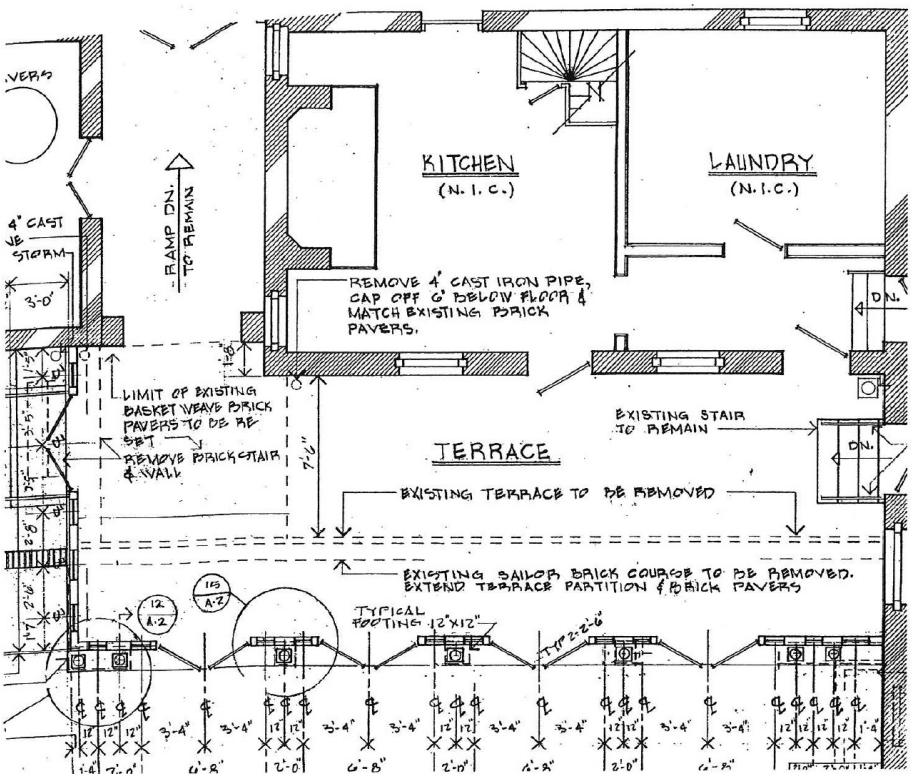


Figure 2-58. Plan of reconstructed enclosed terrace and patio, ca. 1980 (National Park Service).



Figure 2-59. Enclosed terrace, sunken terrace, and patio reconstruction, 1980. The four parterre beds located in the northwest corner of the garden are also visible in the foreground (Architect of the Capitol).



Figure 2-60. Construction of stairs on the north side of the study area, 1980 (Architect of the Capitol).

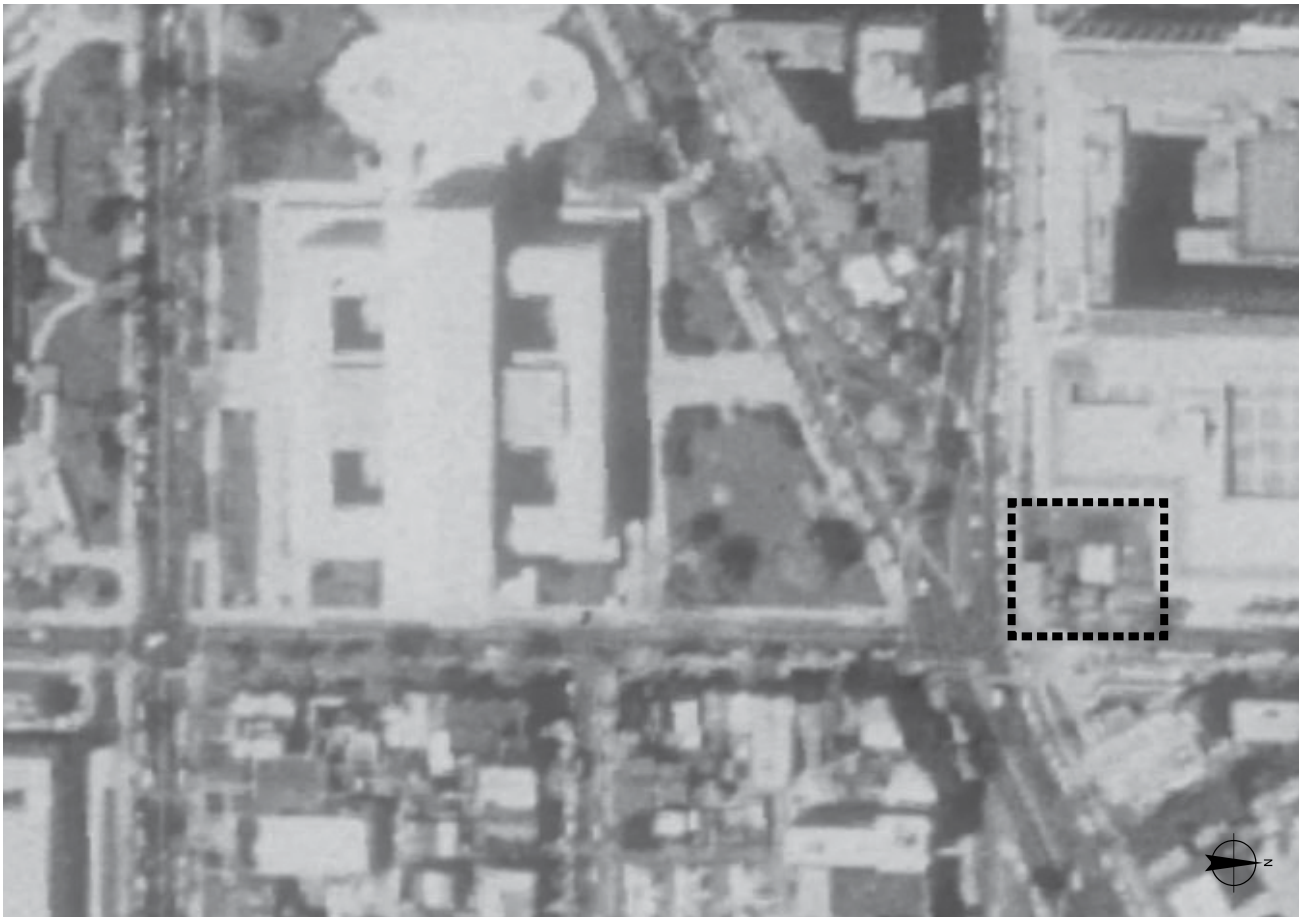


Figure 2-61. Aerial photograph of study area and surrounding neighborhood, 1988 (www.historicaerials.com; study area boundary added by QE).

The Historic American Buildings Survey documented the Sewall-Belmont House and site in 1998. By this time, a dense screen of trees along the north and west sides enclosed the garden, and the formal boxwood plantings were no longer present (Figure 2-58). A shed stood in the northern portion of the garden to the west of the sunken terrace.[138] By the fall of 1998, the NWP installed a canopy with side walls over the existing garden patio and a 30 x 60 tent over the garden lawn to expand its capacity and draw for events.[139] In November 1998, the Lorton Historical Society donated the Occoquan Steps, previously part of the Occoquan Workhouse where NWP members were imprisoned for protesting for suffrage, to the National Woman's Party. The steps were placed in a planting bed adjacent to Constitution Avenue on the south side of the property.[140] As part of their installation, the NWP considered incorporating the steps into a sculpture garden and carving the names of the women who were arrested into the stone steps.[141]

A Historic Structure Report was completed for the Sewall-Belmont House in 2001.[142] The report identified needed treatment for the site and landscape including:

- Move the Occoquan Steps to a higher visibility location, and consider using them as functional steps within the site.
- Monitor the condition of the south retaining wall.
- Replace the existing tent with a permanent structure to accommodate outdoor events.
- Preserve the existing brick patio.
- Supplement existing exterior lighting by replacing the two lamp posts at either side of the entrance and adding small indirect low voltage fixtures at various locations in the garden.
- Repair or replace the existing flagpole in the garden.
- Provide a memorial recognizing Susan B. Anthony in the garden.
- Interpret remaining historic fragments.
- Retain perimeter plantings along Constitution Avenue and Second Street NE.
- Enhance plantings at the main entrance with annual plantings and additional roses.
- Monitor street tree health and replace as needed.
- Maintain use areas within the garden.
- Remove and replace silver maples within the garden.
- Thin existing trees along the western and northern edges of the garden and remove invasive species.
- Plant evergreen trees and shrubs along the western and northern edges of the garden to screen views of the Hart Senate Office Building.
- Preserve trees in good condition.

INDEX OF PLANT MATERIAL

KEY	BOTANICAL NAME	COMMON NAME
AJ	AUCUBA JAPONICA	AUCUBA
AS	ACER SPECIES	MAPLE
BS	BUXUS SPECIES	BOXWOOD
CS	CRATAEGUS SPECIES	HAWTHORN
IS	ILEX SPECIES	HOLLY
LS	LIGUSTRUM SPECIES	PRIVET
MS	MAGNOLIA STELLATA	STAR MAGNOLIA
MT	MALUS SPECIES	CRABAPPLE
MU	MYRTACEAE SPECIES	CRAPE MYRTLE
PS	PITTOSPORUM TOBIRA	MOCK ORANGE
QS	QUERCUS SPECIES	OAK
RS	ROBINIA SPECIES	LOCUST
US	ULMUS SPECIES	ELM

UTM COORDINATES

ZONE 18
326222.015 EASTING
4306721.199 NORTHING

LOCATION PROVIDED BY JAMES STEIN AND DEIDRE McCARTHY, NATIONAL PARK SERVICE, CULTURAL RESOURCES, STEWARDSHIP & PARTNERSHIP, GEOGRAPHIC INFORMATION SYSTEMS USING A TRIMBLE GEO EXPLORER GLOBAL POSITIONING SYSTEMS RECEIVER

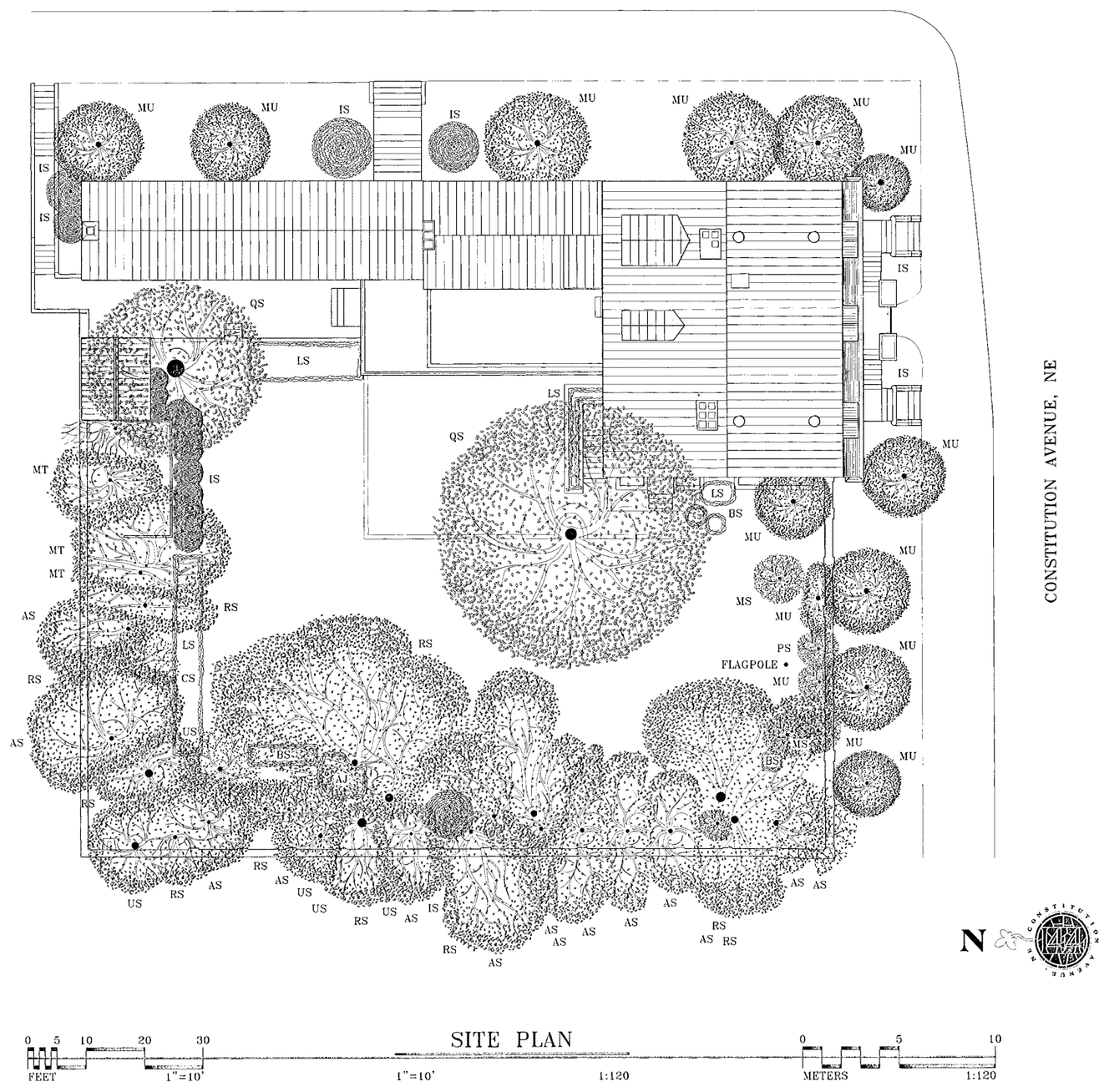


Figure 2-62. Sewall-Belmont site documentation by the Historic American Buildings Survey, 1998 (HABS).

- Enhance existing perennial beds with all season color.
- Improve turf quality.
- Improve drainage along the exterior of the house and within the garden.[143]

Implementation of the site recommendations identified in the 2001 Historic Structure Report appears to have been limited to updates to planting beds. Based on the existing condition of the site, invasive species were removed along the northern and eastern sides of the garden, evergreen trees and shrubs were added to screen views of the Hart Building, and plantings at the main entrance were enhanced. Recommendations from the HSR that are consistent with the landscape analysis in this Cultural Landscape Report are incorporated into Chapter 5.

Phase I renovations to the house were funded in part by a Save America's Treasures (SAT) grant, and included extensive interior and exterior work to stabilize the structure, replace the HVAC system, repair masonry, restore interior features and finishes, repair the roof, restore exterior doors and windows, and repair plaster ceilings and walls.[144]

The National Woman's Party undertook a number of additional planning projects between 2001 and 2016. In 2003, Eryl Wentworth completed an interpretive plan for the property.[145] The NWP initiated a strategic planning process in 2004-2005, which resulted in a new mission statement for the Sewall-Belmont House and Museum, and adoption of goals related to interpretation, preservation, and educational programming.[146]

Ehrenkrantz, Eckstut & Kuhn Architects conducted an accessibility study in 2005. The study presented two options for access to the house and garden: construction of a ramp at the Second Street NE entrance, and either an interior or exterior elevator at the north side of the house, near the intersection of the main house with the library wing.[147]

In 2006, Ehrenkrantz, Eckstut & Kuhn Architects prepared a Master Plan for the property. The master plan recommended improvements to site drainage, enhancement of plantings and lighting within the garden, and construction of a permanent pavilion for events within the garden.[148] Although the master plan recommended installation of an elevator near the intersection of the house and the enclosed terrace, a lift was constructed in a different location at the north end of the property.[149]

NATIONAL PARK SERVICE DEVELOPMENT AND USE, 2016-2019

On April 12, 2016, Presidential Proclamation 9423 established the property as the Belmont-Paul Women's Equality National Monument. The National Woman's Party donated the house and 0.34 acres to the National Park Service.[150] At its dedication, President Barack Obama emphasized the importance of the site for future generations:

> "I want young girls and boys to come here, 10, 20, 100 years from now, to know that women fought for equality, it was not just given to them. I want them to come here and be astonished that there was ever a time when women could not vote. I want them to be astonished that there was ever a time when women earned less than men for doing the same work. I want them to be astonished that there was ever a time when women were vastly outnumbered in the board-room or in Congress, that there was ever a time when a woman had never sat in the Oval Office."[151]

With the establishment of the national monument, the partnership between the NPS and the NWP changed. The new partnership provided for cooperative interpretation and management activities at the site. The NWP continued to embody the history and significance of the property and serve as the steward of the party's collections while the NPS provided technical assistance and the overall management of the physical site. In 2016, the NWP and the NPS signed a general agreement to formalize the partnership and outline the roles and responsibilities between the two organizations. The NWP and NPS continued to collaborate on developing educational and outreach programs about the women's suffrage and equal rights movements.[152] Under the agreement, the NWP maintained its administrative offices in the house, but relocated to the basement. The NPS moved its administrative offices and functions to the third floor. The facility is



Figure 2-63. President Barack Obama and Page Harrington, Executive Director of the Sewall-Belmont House and Museum, view artifacts at the Belmont-Paul Women's Equality National Monument in Washington, DC, April 12, 2016. (Official White House Photo by Pete Souza).

open to the public and NPS provides interpretation and education primarily based on the house, extending out into the site. A list of recent planning projects is provided in Appendix B.

Coinciding with the establishment of the national monument, businessman and philanthropist David M. Rubenstein donated $1 million to the National Park Foundation to fund critical repairs and restoration of the newest national park site. Presented during the NPS's Centennial year, the donation helped ensure the proper protection and care of the National Woman's Party's collection, stored in the library, and will support much-needed repairs to the house's HVAC system, chimney, roof, gutters, and windows.[153]

With the donated funds, the NPS began a two-phase rehabilitation project on the property in 2017. Phase 1 was completed in 2018 and focused on deferred maintenance and building restoration, including:

- Structural repair of portions of first floor, second floor, and roof framing;
- Removal, salvage, and reinstallation of existing floorboards on first and second floor in coordination with structural repairs;
- Interior plaster repair;
- Exterior building envelope repair and painting;
- Chimney reconstruction;
- Fire egress stair repair;
- Repair of roof terrace roof assembly and railing.[154]

Phase 2 is projected to begin in 2021, and will include:

- Repair of interior features, including plaster repair, painting, new finishes and lighting fixtures for mechanical rooms, and coordination with structural and HVAC work including removing and replacing floor finishes, plaster, and blocking;
- Painting and repairing exterior wood doors and trim;
- Full window restoration;
- Installation of a fire suppression system in the library;
- Structural repair including installation of a concrete footing beneath a load bearing wall, installation of supports for wood framing members, strengthening of existing joists on third floor, and repair of stair landings between the second and third floors;
- Asbestos abatement and removal of all mercury-containing light tubes and ballasts;
- Removal and replacement of portions of the existing storm sewer;
- Removal and restoration of existing brick paving as required for utility work;
- Underground roof drain repair;

- Mechanical upgrades including removal and replacement of existing boiler, chiller, and Pepco meter; installation of new HVAC equipment on second and third floors; and installation of electrical supply to new equipment.[155]

Continuing its tradition to use the house and garden to host activities and gain membership, the NWP promoted several new outreach events after the establishment of the national monument. One of the most popular was the evening Equality Salons, held to foster discussion on contemporary issues of importance to women's equality. In addition, the NWP held Book Talks, which included discussions and book signings by women authors, and happy hours to draw new members to the house. With its focus on attracting new members through engaging public programs and its emphasis on the preservation of the collection, the NWP experienced a surge in membership, and fundraising efforts to support the educational activities of the NWP increased.[156]

Despite the NWP's fundraising efforts, the generosity of the Board, the success of its events, and the talent of the NWP staff, the NWP's financial struggles continued. Funds raised were not enough to support even a small staff, programming, and the expenses of the organization. The situation was exacerbated by the late 2018 stock market crash and a decline in charitable donations; the government shutdown in early 2019, which resulted in the cancellation of a planned fundraiser during that period; and an overall trend of giving toward political campaigns and organizations since the 2016 election. The resulting financial shortfall caused the NWP to drastically reduce staff and expenses and ended its ability to conduct programming.[157]



Figure 2-64. U.S. Supreme Court Justice Ruth Bader Ginsburg at the 2018 Equality Day Event at the Belmont-Paul Women's Equality National Monument (NPS).

With these funding limitations, the NWP's focus once again shifted to sharing and preserving the NWP's collection. During the 2020 centennial of the 19th Amendment, the NWP loaned significant pieces of its collection to museums around the country, including the National Archives, Library of Congress, National Portrait Gallery, Brandywine River Museum of Art, and the Virginia Capitol Visitor's Center. NWP staff also created two traveling exhibits, one of which celebrates the life and work of the NWP's cartoonist Nina Allender. The other, entitled "Standing Together: Women's Ongoing Fight for Equality," links the NWP's fight for suffrage and equality begun 100 years ago to the ongoing fight for the ERA and equality today. These exhibits were in or slated for multiple locations across the country when the COVID-19 pandemic of 2020 caused museums across the country to close their doors to visitors.[158]

In 2019 the NWP Board of Directors and all voting NWP members unanimously approved the transfer of the remainder of the party's permanent collection to the National Park Service and the Library of Congress. The NWP first donated parts of its collection to the Library of Congress in 1941. The party made a second donation to the library in 1979, after Alice Paul's death. The final transfer will ensure that the NWP's important collection is cared for and available to the public in perpetuity and shared far more broadly than the NWP has the resources to do.[159]

At the end of 2020, the National Woman's Party secured its future by dissolving as an independent nonprofit and joining with the Alice Paul Institute (API), a non-profit organization founded in 1984 and based in Mount Laurel, New Jersey, at Alice Paul's birthplace, Paulsdale. Both organizations are connected through the legacy of Alice Paul and "share a dedication to the preservation and celebration of the history of women's suffrage, and the continued fight for constitutionally protected equal rights for all."[160]

Almost 100 years after Alice Paul and the NWP introduced the Equal Rights Amendment, the fight for its ratification continues. Supporters of the ERA continue to see its relevance in ending discrimination in the workplace, helping women achieve pay equality, requiring states to intervene in cases of domestic violence and sexual harassment, and even bolstering protections for lesbian, gay, bisexual, transgender, and queer people. Although opponents continue to argue that the ERA is unnecessary because the 14th Amendment guarantees everyone the "equal protection of the laws," supporters of the ERA recognize that there are still gaps in existing laws at both the federal and state level and that the ERA would address these comprehensively. In 2017, Nevada state Senator Pat Spearman persuaded the state legislature to ratify the ERA, even though the 1982 deadline

had long passed. The move revived interest in the ERA across the country and in 2018 Illinois became the 37th state to approve the amendment. In January 2020, Virginia ratified the ERA, becoming the 38th state to approve the ERA.[161]

With Virginia's ratification, the ERA reached the three quarter assent required. However, since 1982, five states voted to rescind their ratifications.[162] On February 13, 2020, the US House of Representatives passed a joint resolution to remove the original time limit assigned to the Equal Rights Amendment. The support of the Senate is still needed. New organizations, such as the ERA Coalition, have taken over the role of the National Woman's Party in the fight for the passage of the ERA, yet it is the NWP's vision and relentless actions that have kept the ERA alive since 1923.

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Landscape Existing Condition & Analysis

Chapter 3

Chapter title page: “Love’s Labour Lost,” in the garden, June 1937 (National Woman’s Party).

Chapter 3: Landscape Existing Condition & Analysis

This chapter documents the existing condition of the Belmont-Paul Women's Equality National Monument and provides an analysis of integrity for the cultural landscape.

A site survey was conducted in November 2019 to record conditions within the 0.39-acre study area. The 2018 *Rehabilitation of the Belmont-Paul Women's Equality National Monument* project provided a survey base for documentation of the landscape condition.[1] Two plan drawings illustrating existing landscape condition are included within this chapter:

- EC-1: Study Area Existing Condition (1" = 20')
- EC-2: Existing Vegetation (1" = 20')

The analysis identifies those qualities and features that retain integrity and contribute to the significance of the property. Evaluation of integrity compares the current landscape condition to the condition present during the period of significance (1929-1972).

SUMMARY OF INTEGRITY

The Belmont-Paul Women's Equality National Monument is nationally significant under National Register Criterion A in the area of politics as the headquarters of the National Woman's Party (NWP) since 1929 and under Criterion B for its association with Alice Paul as the founder of the NWP. The site's significance and period of significance (1929-1972) are detailed in Chapter 2.

Integrity is the ability of a property to convey its significance, or how well the physical features of the landscape relate to its historic significance. In order to be listed in the National Register, a property must be shown to have significance under one of the four criteria, and also must retain a degree of its historic integrity. The National Register of Historic Places defines seven aspects or qualities that collectively contribute to a property's integrity: location, design, setting, materials, workmanship, feeling, and association. Several or all of these aspects must be present for a site to retain its historic integrity.

Location

Location is the place where the cultural landscape was constructed or the landscape where the historic event occurred. The Belmont-Paul Women's Equality National Monument retains integrity of location. It continues to occupy its historic location at the corner of Constitution Avenue and Second Street NE in the Capitol Hill neighborhood of Washington, DC. Collectively, the features that contribute to the significance of the cultural landscape remain in their original locations and maintain their historic relationships.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. The Belmont-Paul Women's Equality National Monument cultural landscape retains integrity of design. As a vernacular residential landscape, the design of the site has evolved over time to respond to the uses and needs of its occupants. In general, the broad organizational patterns of the landscape are retained from the period of significance, in particular the spatial relationship of the house to the garden and the surrounding neighborhood, and the character of the garden as an open lawn enclosed by perimeter plantings. Although changes have been made to accommodate new uses of the site since the end of the period of significance, the landscape design remains intact.

Setting

Setting is the physical environment of the cultural landscape. The Belmont-Paul Women's Equality National Monument no longer possesses integrity of setting. At the time that the property was purchased by the NWP, it was located within a residential setting composed of similarly-scaled rowhouses near Capitol Hill. The loss of the residential setting of the adjacent properties through demolition of the rowhouses to the north of the national monument and addition of the Hart Building in the space immediately adjacent to the cultural landscape has altered the setting of the cultural landscape.

Although the cultural landscape no long retains integrity of setting, some aspects of the setting are intact and contribute to the historic character of the landscape. The prominent location of the house on a highly visible street corner within this neighborhood was a key factor for selection of the property as the headquarters of the National Woman's Party. The site retains its key proximity to key government buildings, including the US Capitol.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The property's connection to historic events is readily apparent in several locations. In particular, feeling is retained at the Sewall-Belmont House, including the experience within the house and connections between the interior and the exterior garden and streetscape spaces. Along the streetscape, feeling is intact at the portico, which provided a high-visibility space for NWP messaging that can still be understood today. Within the garden, there is potential for a connection to historic events to be expressed within the landscape, but this feeling is impacted by the addition of the Hart Building on the north and west sides of the space, modifications to the patio layout, and the addition of a tent over the patio beginning in 1998.

Materials and Workmanship

Materials are the physical elements that were combined or deposited during a distinct period of time in a particular pattern or configuration to form a historic property. Within the study area, materials are closely related to the aspect of workmanship, which is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Overall, the cultural landscape retains integrity of materials and workmanship as evidenced by the continued presence of numerous elements dating to the period of significance. Features with intact materials from 1929-1972 include the Sewall-Belmont House, retaining walls and iron fences on the west and south sides of the property, the Second Street NE staff entrance, the portico, and short iron fences along the Constitution Avenue and Second Street NE sidewalks.

As the most prominent feature within the cultural landscape, materials and workmanship of the Sewall-Belmont House are a critical factor in evaluating overall site integrity. The house's brick construction and stone foundation are largely original and representative of the workmanship and design choices of early- to mid-19th-century builders, carpenters, or other craftsmen in Washington, DC. Modifications made to the house during the period of significance also survive, including the mansard roof and library wing. They retain their original materials and evidence the high degree of workmanship expected of a prominent building in the nation's capital during the late 19th and early 20th centuries. The retaining walls, iron fences, and circulation routes remaining from 1929-1972 also retain original materials and evidence of workmanship that convey the property's significance.

However, materials and workmanship representative of the period of significance have been lost in some locations within the property. The NWP rebuilt the terrace,

patio and sunken terrace shortly after the end of the period of significance. The patio was reconstructed from historic brick in a different layout and paving and structures were added in the place of garden spaces along the exterior of the property. In addition, many original plants were replaced with new species that are not representative of historic plantings. While these changes diminish the materials and workmanship in some locations, they are not substantial enough to alter the overall historic character of the landscape.

Association

Association is the direct link between the important historic event or person and a cultural landscape. The landscape retains a strong association with Alice Paul, Alva Belmont, and the National Woman's Party for the period beginning with NWP purchase of the property in 1929 and concluding with passage of the Equal Rights Amendment by the Senate and the retirement of Alice Paul.

CONTRIBUTING FEATURES

Features that contribute to the historic character of the cultural landscape are the significant individual elements or physical characteristics remaining from the period of significance, 1929-1972. Noncontributing features are recent additions (constructed or emerging after 1972) that do not embody the historic character of the landscape. Examples include recent plantings, modifications to the patio, and site furnishings and signs. Noncontributing features may be considered compatible when they fit within the physical context of the historic period and do not impact the historic integrity of the property; for example, replacement iron fences in historic locations. Incompatible features are those that are not harmonious with the quality of the cultural landscape and, by virtue of their existence, can lessen the historic character. The contributing features are described and assessed using the following landscape characteristics in the Existing Condition and Analysis section of this chapter.

Land Use

1. Commemoration
2. Education
3. Interpretation
4. Preservation
5. Political activities
6. Events

Spatial Organization

7. Sewall-Belmont House
8. Garden organized around central lawn
9. Sidewalk interface

Topography

10. Flat topography of upper (western) portion of garden
11. Sunken terrace in eastern portion of garden
12. Topographic relationship between garden and street level

Views

13. View of Sewall-Belmont House from intersection of Constitution Avenue and Second Street NE
14. View from the portico to the surrounding landscape
15. View from garden toward Supreme Court Building
16. Enclosed view looking east toward patio
17. Enclosed view looking west from patio
18. View from Sewall-Belmont House into the garden

Vegetation

19. Mown lawn
20. Planting bed adjacent to Constitution Avenue sidewalk
21. Planting bed adjacent to Second Street NE sidewalk
22. Portico planting beds
23. Planting bed at southern end of garden
24. Planting bed at northern end of garden

Circulation

25. Front portico
26. Stairs at Second Street NE entrance
27. Sidewalks along Constitution Avenue and Second Street NE*

Buildings and Structures

28. Sewall-Belmont House
29. South retaining wall and associated iron fence
30. West retaining wall
31. Iron fence along sidewalks

Small-Scale Features

32. "BELMONT" concrete marker
33. Marble bench
34. Bird baths (2)

*Not owned or managed by NPS

EXISTING CONDITION & ANALYSIS

This section describes the existing condition of the Belmont-Paul Women's Equality National Monument cultural landscape. Existing condition descriptions are followed by an analysis which compares current landscape conditions to those present during the period of significance, 1929-1972.

The existing condition and analysis of the study area is assessed according to landscape characteristics. Landscape characteristics are the tangible and intangible features and elements of a landscape that, individually and collectively, give a landscape character and aid in understanding its cultural value.[2] The landscape characteristics relevant to the Belmont-Paul Women's Equality National Monument include:[3]

Land Use is tied to the ways that people have used the landscape and often relates to patterns of spatial organization.

Spatial Organization is the arrangement of elements that define and create space through the ground, vertical, and overhead planes, including topography, vegetation, natural systems, and buildings and structures.

Topography is the three-dimensional configuration of the landscape surface, characterized by slope and orientation.

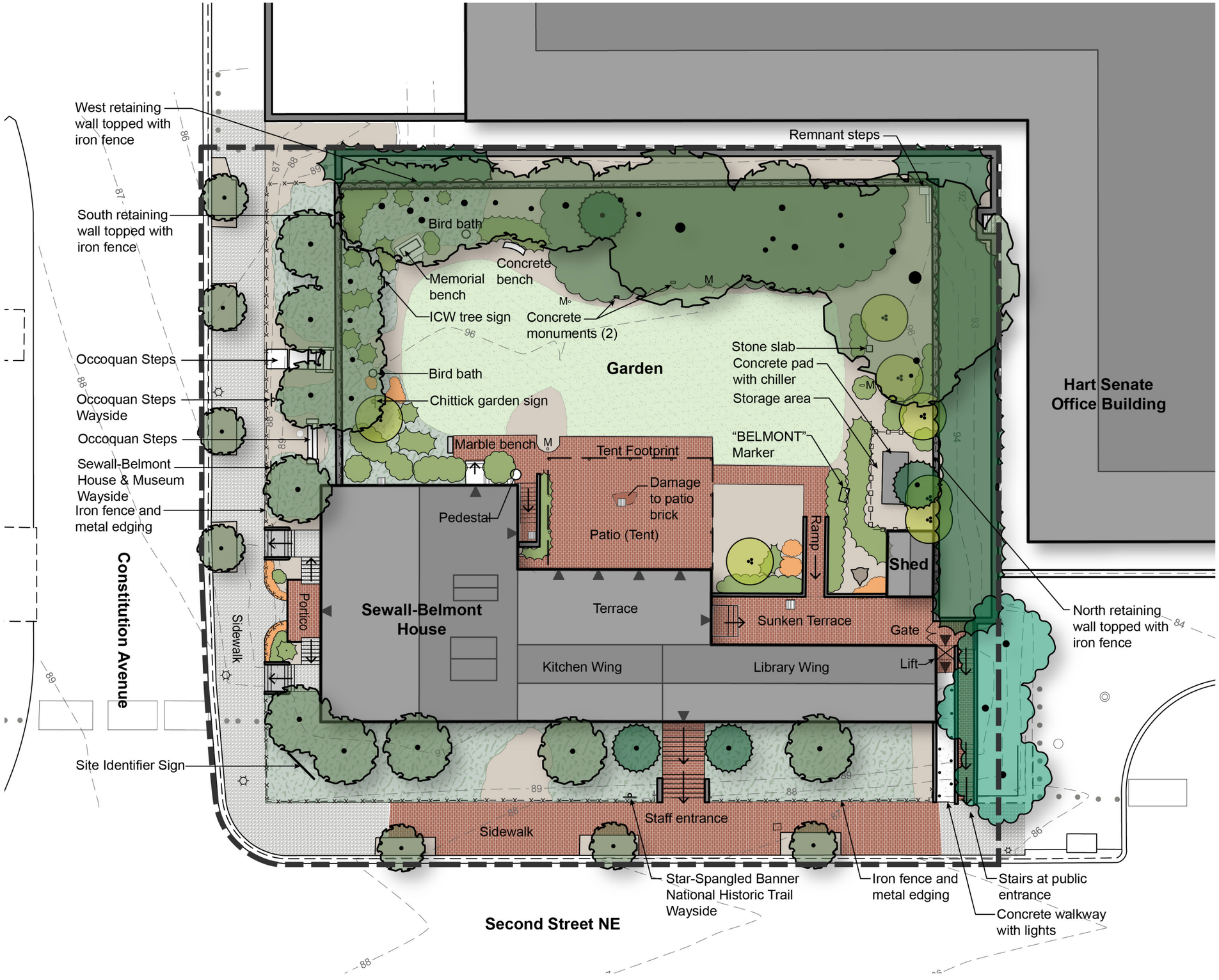
Views and Vistas are groupings of features that create or allow a range of vision, which can be natural, or designed and controlled.

Vegetation is indigenous or introduced trees, shrubs, vines, ground covers, herbaceous plants, and lawn.

Circulation consists of the features and materials that constitute systems of movement including vehicular routes such as roads and parking areas and pedestrian routes such as walks and trails.

Buildings and Structures are three-dimensional built features such as houses, outbuildings, retaining walls, and fence systems. In the landscape, these features create mass, scale, and contribute to character by their style and appearance.

Small-Scale Features are landscape elements that provide specific functions at the site. These include historic site furnishings and monuments as well as contemporary features such as flagpoles, signs, waysides, tables, benches, lighting, and utilities.



Belmont Paul Women's Equality National Monument
Cultural Landscape Report

Existing Landscape Condition

Legend

- Study Area Boundary
- Building
- Retaining Wall
- Road Edge and Curb
- Brick Walkway
- Concrete Walkway
- Aggregate Walkway
- Stone Walkway
- Deciduous Tree
- Evergreen Tree
- Broadleaf Evergreen Tree
- Ornamental Tree
- Shrub
- Perennial Planting
- Stump
- Bamboo
- Lawn
- Groundcover
- Mulched Planting Bed
- Wood Lattice Fence
- Iron Fence
- Bollard
- Drain
- Building Entrance
- Sign
- Footlight
- M — Metal Spike
- 1 Foot Contour

Notes and Sources

1. Alpha, Survey for Rehabilitation of Belmont-Paul Women's Equality National Monument, 2018.
2. Field investigations, Quinn Evans, November 2019.

N

0 10 20 40 Feet

1 in = 20 ft

NPS No. BEPA 294 173684 | **EC-1**

The existing condition of the landscape is evaluated using the following criteria except for trees, which were evaluated using a separate system detailed on drawing EC-2.

Good: There are no major problems and the features do not require intervention. Only minor or routine maintenance is needed.

Fair: Some deterioration, decline, or damage is noticeable; the feature may require immediate intervention. If intervention is deferred, the feature likely will require attention within five years.

Poor: Deterioration, decline, or damage is serious; the feature is seriously deteriorated or damaged, or presents a hazardous condition. The feature requires extensive and immediate attention.

No longer extant: A feature important during the period of significance is no longer present within the cultural landscape.

LAND USE

Existing Condition

The Belmont-Paul Women's Equality National Monument cultural landscape is currently used for preservation, interpretation, education, commemoration, and events associated with women's equality and the activities of the National Woman's Party. The National Park Service manages the site and facilitates these functions as part of the National Mall and Memorial Parks.

The house is open to the public, and serves as the hub of interpretive and educational activities, including interior exhibits erected by the National Woman's Party. Three waysides associated with the house and museum, the Occoquan Steps, and the property's role in the War of 1812 are located along the Constitution Avenue and Second Street NE sidewalks. Although visitors are routed through a portion of the garden to access the house, interpretation within the garden is limited, and it is used for only small outdoor gatherings.

As the national monument is located at the eastern terminus of the National Mall, it is also an integral part of the entire National Mall and Memorial Parks landscape, US political center, and global tourist destination.

Analysis

Commemoration, education, interpretation, preservation, political activities, and event land uses are consistent with use of the landscape during the period of significance. Throughout its occupation of the site, the National Woman's Party used the property for education and interpretation related to the story of the NWP, its members, and the importance of the suffrage and equal rights movements, and as headquarters for advocacy for women's political, social, and economic equality. Through the efforts of NWP members, the Sewall-Belmont House was recognized and preserved as a National Historic Landmark.[4]

The property was used as the headquarters of the National Woman's Party until early 2021. Continued educational, interpretive, and commemorative land uses are evidenced through retained interpretive exhibits and waysides, as well as commemorative features such as signs and plaques that identify memorial trees and the honorary name of the southern portion of the garden. Advocacy, campaigns, and education related to the Equal Rights Amendment (ERA) continue to be disseminated from the national monument.

Historic photographs document numerous NWP gatherings and events within the garden, including meals, tea receptions, speakers, and theatrical performances. Outreach events continue to occur at the national monument under NPS ownership, including evening Equality Salons, held to foster discussion on contemporary issues of importance to women's equality and diversity, and book talks, which include discussions and book signings by women authors.

Table 3-1 provides a list of contributing and noncontributing land uses.

Table 3-1. Land Use Analysis

LAND USE	C/NC	RATIONALE	ASSOCIATED PERIOD			
			1799-1922	1922-1929	1929-1972	1972-2016
Commemoration	C	Consistent with commemorative efforts begun by the NWP			x	x
Interpretation	C	Consistent with NWP use of the site			x	x
Education	C	Consistent with NWP use of the site			x	x
Preservation	C	Consistent with NPS use of the site			x	x
Political activities	C	The site served as the headquarters of the NWP from 1929 to 2021.			x	x
Events	C	The NWP used the garden for events and performances; outreach events continue under NPS ownership			x	x

FEATURE SIGNIFICANCE ABBREVIATIONS
C = Contributing
NC = Noncontributing
NLE = No longer extant
X = Present during period.
? = Unknown if present during period.

SPATIAL ORGANIZATION

Existing Condition

Arrangement of the elements within the Belmont-Paul Women's Equality National Monument is driven by buildings, structures, and topography within the site. The two and a half story Sewall-Belmont House is the central and most dominant feature within the landscape. The house stands at the southeast corner of the lot, with the library wing extending to the north. It spatially divides the site into two distinct zones: the garden and the sidewalk interface.

The garden is on the west side of the house. Raised approximately 8'-0" above the sidewalk grade, the garden's boundaries are the Sewall-Belmont House, the Hart Building, and a series of retaining walls, fences, and dense ornamental plantings that enclose the garden both physically and visually. The approximately 80'-0" by 110'-0" space is organized around a central lawn, with ornamental plantings arranged on the perimeter. A small portion of the southern end of the garden is denoted the Elizabeth Chittick Garden, in memory of the chairman of the NWP from 1971 to 1975 and president from 1975 to 1989. A shed and fenced utility and storage area stand in the northeast corner of the garden. Two brick patios create a transition between the garden and the house. A large, open-sided, semi-permanent tent covers the majority of the upper patio, which provides access to the entrance vestibule in the Sewall-Belmont House. A smaller sunken brick terrace borders the east side of the library wing, and provides access to the vestibule via a short staircase. The grade change between the sunken terrace and the upper portion of the garden further subdivides the space.

Sidewalks along Constitution Avenue and Second Street NE border the south and east sides of the national monument property. The interface between these sidewalks and the house and garden consists of sloped planting beds edged with a low iron fence. Crepe myrtle and holly trees within these beds partially screen the house and terrace from view. In contrast to the enclosed garden, this space reads as part of the streetscape.

Analysis

The house, garden, and sloped planting beds adjacent to the sidewalks retain their spatial relationship from the period of significance. The general organization of the property was established during its ownership by descendants of the Sewall family, with the placement of the house at the corner of Constitution Avenue and Second Street NE and the construction of retaining walls that separated the upper garden space from the sidewalk interface. By the time the NWP became the owners of the property in 1929, the site included the house, a shed or stable (later the library wing), an elevated garden space organized around a central lawn, and

sloped sidewalk planting beds. Shortly after establishing their headquarters at the property, the NWP constructed the enclosed terrace, patio, and sunken terrace. These primary spaces remain today. Therefore, the overall organization of the site contributes to the historic character of the landscape.

Major changes to the spatial organization of the cultural landscape since the period of significance have typically occurred in spaces outside the study area, in adjacent areas that have a strong influence on the historic landscape. Between the late 1960s and early 1970s, the federal government demolished the two rowhouses in the NWP complex, severing the property's connection to the residential landscape to the north. The construction of the Hart Senate Office Building, completed in 1982, drastically changed the character of the garden by enclosing its north and west sides with a much larger structure than previously present. At nine stories tall, the addition of the Hart Building altered the quality of light within the garden, which would have been more open and sunlit prior to construction of the office building.

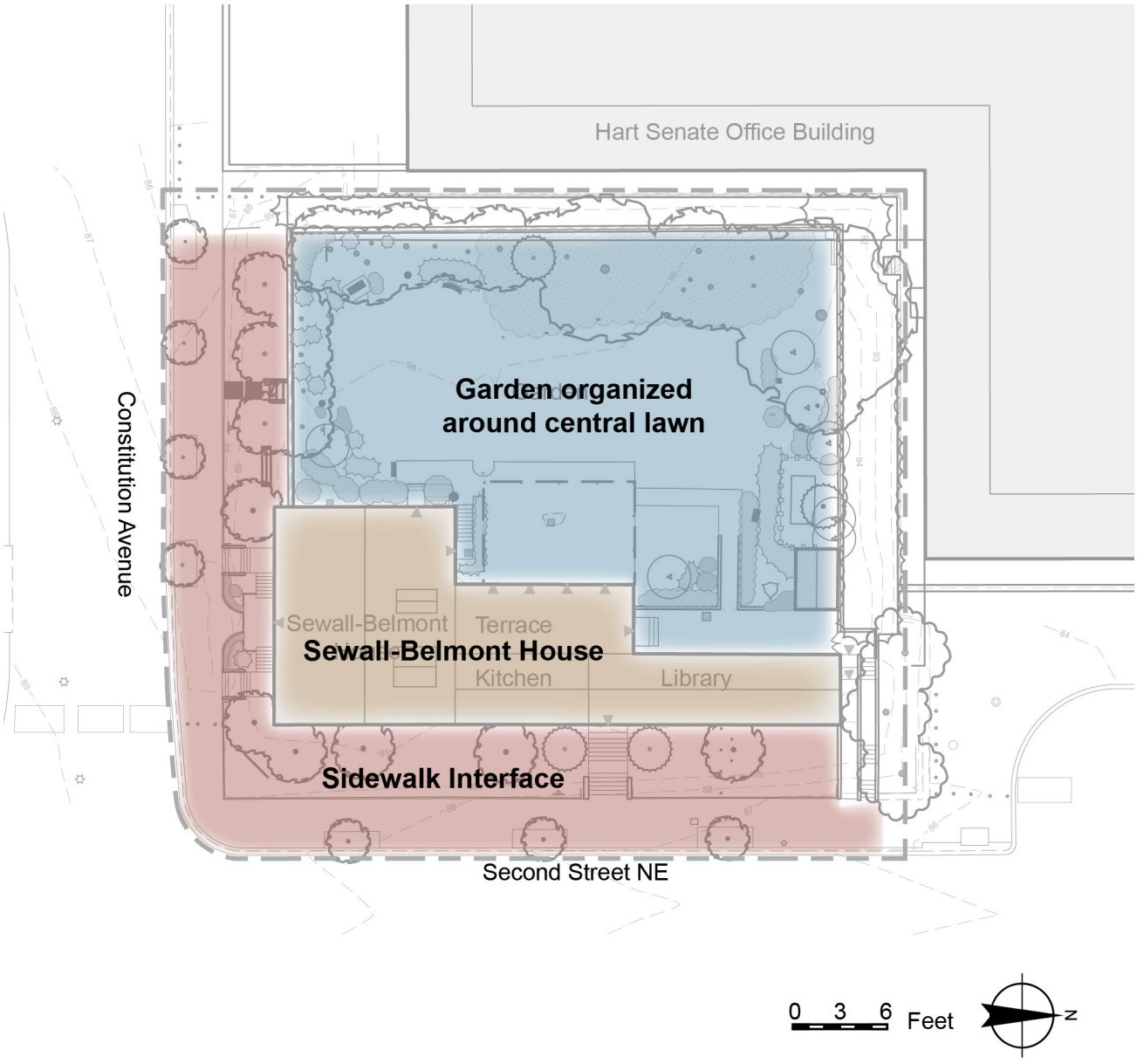
Table 3-2 and Figure 3-1 identify contributing spatial organization.

Table 3-2. Spatial Organization Analysis

FEATURE	C/NC	RATIONALE	ASSOCIATED PERIOD			
			1799-1922	1922-1929	1929-1972	1972-2016
Sewall-Belmont House	C	Dominant spatial feature within the site since its construction ca. 1799	x	x	x	x
Garden organized around central lawn	C	The garden has been generally organized around a lawn since the Dale Period	?	x	x	x
Sidewalk interface	C	Placement of the house and alterations to the street grade in the 19th century created a spatially distinct interface between the exterior of the property and the sidewalks	x	x	x	x

FEATURE SIGNIFICANCE ABBREVIATIONS
C = Contributing
NC = Noncontributing
NLE = No longer extant
X = Present during period.
? = Unknown if present during period.

Figure 3-1. Study area spatial organization.



TOPOGRAPHY

Existing Condition

The garden and terrace are elevated approximately 9-0" above the grade of the sidewalks along Constitution Avenue and Second Street NE. The first floor of the Sewall-Belmont House sits approximately 2'-0" above the elevation of the terrace (Figure 3-2). A 6'-0" tall retaining wall on the north, west, and south sides of the garden and the house on the east side of the study area accommodate the grade change. The remaining grade change from the base of the retaining wall to the street level occurs through steeply sloped plant beds on the east and south sides of the study area. Erosion is present on the bare earth portions of these plant beds (Figure 3-3). A second set of retaining walls to the north and west of the study area provide for access to the Hart Senate Office Building below street level.

Topography is relatively flat within the garden. At its northeastern corner, there is a grade change of approximately 1'-6" to accommodate the elevation of the sunken terrace. The sunken terrace measures approximately 48'-0" long and 10'-0" wide, and is situated at an elevation approximately 8'-0" above street level, similar to the finish floor elevation of the library wing. A ramp connects the garden and the sunken terrace.

There are several drainage issues within the garden terrace. Approximately half of the roof drainage sheds toward the building exterior along Second Street NE and Constitution Avenue; the remaining water discharges to the interior of the garden. Roof drainage is typically conveyed away from the building by gutters and leaders.

Water from both the garden and the sunken terrace conveys to inlet drains located within the paved portions of each space and connected to the combined sewer on Constitution Avenue. Within the garden, water runs to a central drain in the patio (Figure 3-4). Site occupants report that stormwater backs up into the vestibule during major rain events or when the drain is clogged. Similarly, the sunken terrace is designed to drain to an inlet located southeast of the ramp. Water from the sunken terrace periodically overflows into the library wing.



Figure 3-2. Relative elevation of Constitution Avenue and Sewall-Belmont House first floor (QE, 2019).



Figure 3-3. Erosion on slope near Second Street sidewalk (QE, 2019) .



Figure 3-4. Problems associated with the drain have caused water damage to the brick of the patio (QE, 2019).

Analysis

The topography of the sloped planting beds between the Sewall-Belmont House and the sidewalks along Constitution Avenue and Second Street NE is consistent with the condition during the period of significance. Prior to the beginning of the period of significance, infrastructure improvements in the 1850s and 1872-1873 lowered the grade of the street approximately 9'-0" below the level of the garden.[5] Since 1972, minor alterations have occurred at the north end of the property to facilitate construction of the lift and stairs, resulting in construction of retaining walls adjacent to these features. Similarly, the topography along the southern end of the study area, consisting of the 1922 brick retaining wall and sloped planting bed to the sidewalk, is largely retained from the period of significance.

Within the garden, the topography largely remains from the period of significance. Historic photographs reveal that the western portion of the garden was relatively flat, and descriptions of a "sunken terrace" along the library wing date from as early as the 1930s. The primary alteration to the topography within this area is the addition of a ramp connecting the patio and sunken terrace after the end of the period of significance.

Construction of the Hart Senate Office Building after the end of the period of significance resulted in several changes to the study area topography. A 6'-0" tall retaining wall was added along the northern edge of the property, with a 3'-0" earthen berm along its northern (exterior) side. A second set of retaining walls was added approximately 6'-0" to the west and north of the existing retaining walls to allow for below-grade access to the Hart Building. Although these outermost retaining walls were constructed to the north and west of the study area, the cut created by these walls creates a perception that the Sewall-Belmont House and garden are located at a significantly higher elevation than the existing adjacent buildings. This contrasts with the condition during the period of significance, when the Sewall-Belmont House and garden were located at a similar elevation above the street level as adjacent rowhouses.

Table 3-3 provides a list of contributing topographic features.

Table 3-3. Topography Analysis

FEATURE	C/NC	RATIONALE	ASSOCIATED PERIOD			
			1799-1922	1922-1929	1929-1972	1972-2016
Flat topography of the upper (western) portion of the garden	C	Consistent with grade changes described in association with 1922 retaining wall		x	x	x
Sunken terrace in eastern portion of the garden	C	Present by ca. 1934-1936			x	x
Topographic relationship between garden and street level	C	The house and garden have been elevated above street level since the streets were regraded in the 1850s and 1872-1873	x	x	x	x

FEATURE SIGNIFICANCE ABBREVIATIONS
C = Contributing
NC = Noncontributing
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? = Unknown if present during period.

VIEWS

Existing Condition

Significant views associated with the study area are primarily defined by buildings, circulation, and vegetation. Views are differentiated between enclosed views within the garden; long, relatively open views along Constitution Avenue and Second Street NE; and views from the Sewall-Belmont House into the garden. Descriptions and analysis of specific views are provided in the next section.

Analysis

This analysis identifies six historically significant views associated with development of the study area, which are noted on Figure 3-5 and Table 3-4.

View A: View of Sewall-Belmont House from intersection of Constitution Avenue and Second Street NE

The Sewall-Belmont House stands on a prominent corner within the Capitol Hill neighborhood, with key views to and from nearby government buildings, including the US Supreme Court Building to the south and the US Capitol Building to the southwest.

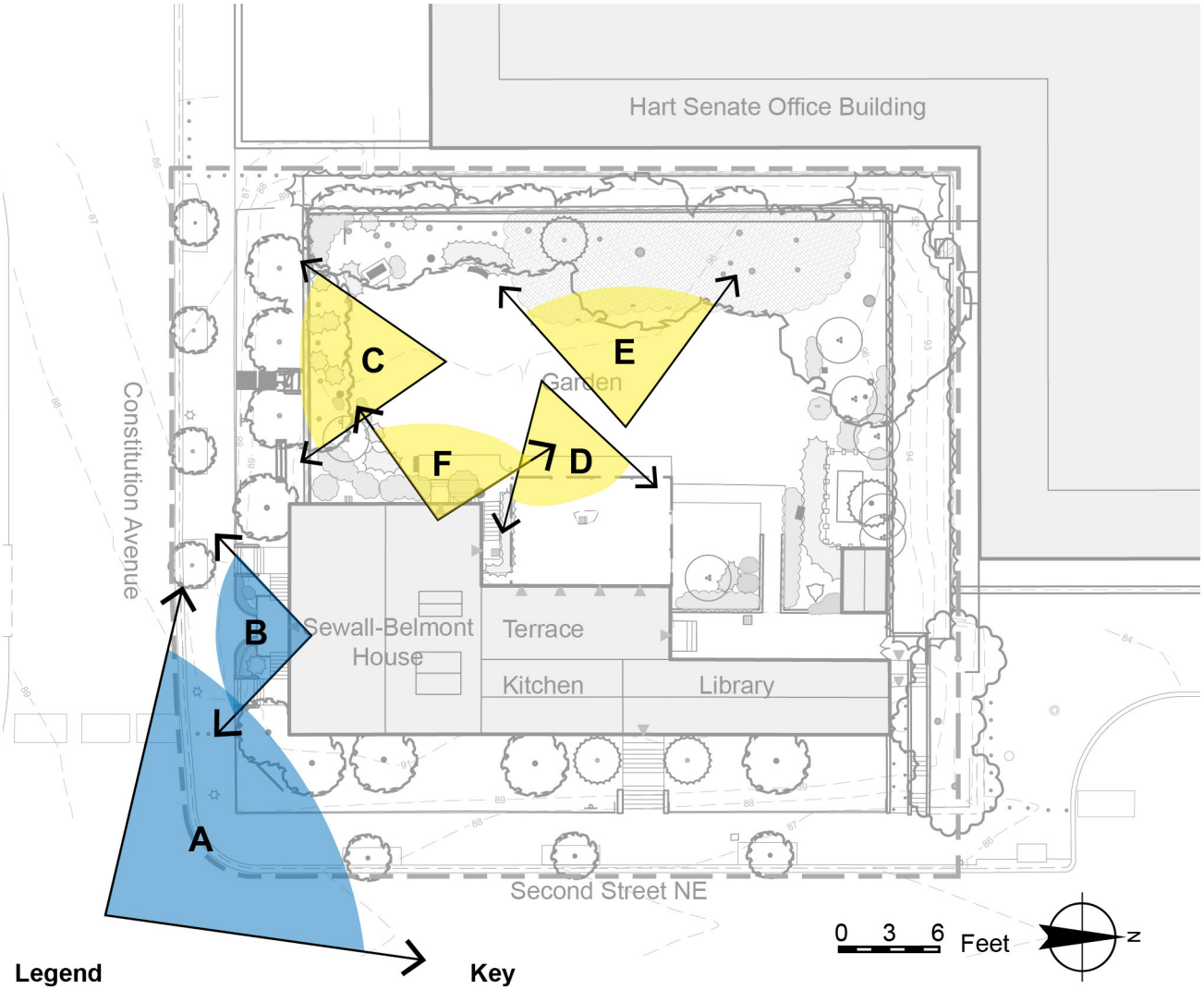
Although there are no indications in the historic record that these visual connections would have been an important factor in site selection, proximity to Congress was a strategic consideration in the location of the NWP headquarters. The prevalence of photos documenting the southeast corner of the house from the intersection of Constitution Avenue and Second Street NE also suggests that views toward the house were significant to the NWP. During the period of significance, this corner of the Sewall-Belmont House was used by the NWP for messaging and signage.

A comparison of historic and existing photographs of this view reveals that while the appearance of the national monument property is relatively consistent with its appearance prior to 1972, the character of the surrounding streetscape has changed substantially. Throughout most of the period of significance, the property was situated within a neighborhood of brick rowhouses of a similar scale. The conversion of the surrounding properties to large office buildings has impacted the visual character of the corner occupied by the national monument (Figure 3-6 and Figure 3-7).

View B: View from the portico to the surrounding landscape

As a key location for messaging, views from the portico to the surrounding landscape were also important during the period of significance. While there are no known historic photographs looking south and east from the portico, NWP

Figure 3-5. Significant views.



members would have had visual connections to the US Capitol Building and US Supreme Court Building from this location. The view to the Supreme Court Building is retained (Figure 3-8), although new development partially obscures views to the Capitol Building.

View C: View from the garden toward the Supreme Court Building

Similar to View B, nearby government buildings would also have been visible looking south from the garden during the period of significance. Two rows of crepe myrtle planted after the end of the period of significance now obscure this view (Figure 3-9).

View D: Enclosed view looking east toward patio

Within the garden, the Sewall-Belmont House and dense perimeter plantings enclose views within the garden, creating an intimate vegetated space. This condition is relatively consistent with historic views of the garden during the period of significance, which were frequently taken looking toward the patio (Figure 3-10 and Figure 3-11). The view is somewhat impacted by modifications to the patio layout and the addition of the tent, which was not present during the period of significance.

View E: Enclosed view looking west from patio

Historic photographs also document views looking west within the garden, which are similarly enclosed by dense vegetation (Figure 3-12 and Figure 3-13). Existing views to the north and west within the garden are now impacted by the visual dominance of the Hart Senate Office Building, which has affected light conditions within the space and is visible through the vegetative screen on the west and north sides of the garden.

View F: Views from Sewall-Belmont House into the garden

Several modifications to the Sewall-Belmont House during the 1930s and 1940s speak to the importance of visual and physical connections between the interior of the house and the garden. These include the addition of windows on the west facade of the Sewall-Belmont House, the conversion of the stable to the library wing with extensive windows on its west facade, the addition of a door connecting Alice Paul's office to the garden, and the construction of an interior-exterior terrace in place of the Dale's sleeping porch. During the period of significance, each of these modifications would have provided a west-facing view into the enclosed space of the garden, similar to View E. Existing views into the garden are retained from each of these locations. However, recent additions to the site including the expanded patio, ramp, noncontributing vegetation, and the visually

dominant Hart Senate Office Building impact existing views from the house to the garden (Figure 3-14).

Table 3-4. Views Analysis

FEATURE	C/NC	RATIONALE	ASSOCIATED PERIOD			
			1799-1922	1922-1929	1929-1972	1972-2016
View A: View of Sewall-Belmont House from intersection of Constitution Avenue and Second Street NE	C	View consistent with period of significance	x	x	x	x
View B: View from the portico to the streetscape	C	View consistent with period of significance			x	x
View C: View from garden toward National Mall/Supreme Court Building	NLE	Impacted by vegetation added after 1972			x	
View D: Enclosed view within garden looking east toward patio	NLE	Impacted by modifications to patio after the end of the period of significance	?	?	x	
View E: Enclosed view within the garden looking west from patio	NLE	Impacted by visual presence of Hart Senate Office Building		?	x	
View F: Views from the Sewall-Belmont House into the garden	NLE	Impacted by visual presence of Hart Senate Office Building			x	

FEATURE SIGNIFICANCE ABBREVIATIONS
C = Contributing
NC = Noncontributing
NLE = No longer extant
X = Present during period.
? = Unknown if present during period.



Figure 3-6. View A: View of the house from across the intersection of Constitution Avenue and Second Street NE, 2019 (QE, 2019).



Figure 3-7. Similar ca. 1935 view of the house from across the intersection of Constitution Avenue and Second Street NE (DC History Center).



Figure 3-8. View B: View from house (portico) south toward the Supreme Court building (QE, 2019)



Figure 3-9. View C: View from garden toward the Supreme Court Building (QE, 2019)



Figure 3-10. View D: Existing view towards the patio and house (QE, 2019).



Figure 3-11. Similar 1942 view towards the patio and house (National Woman's Party).



Figure 3-12. View E looking west from within garden terrace (QE, 2019).

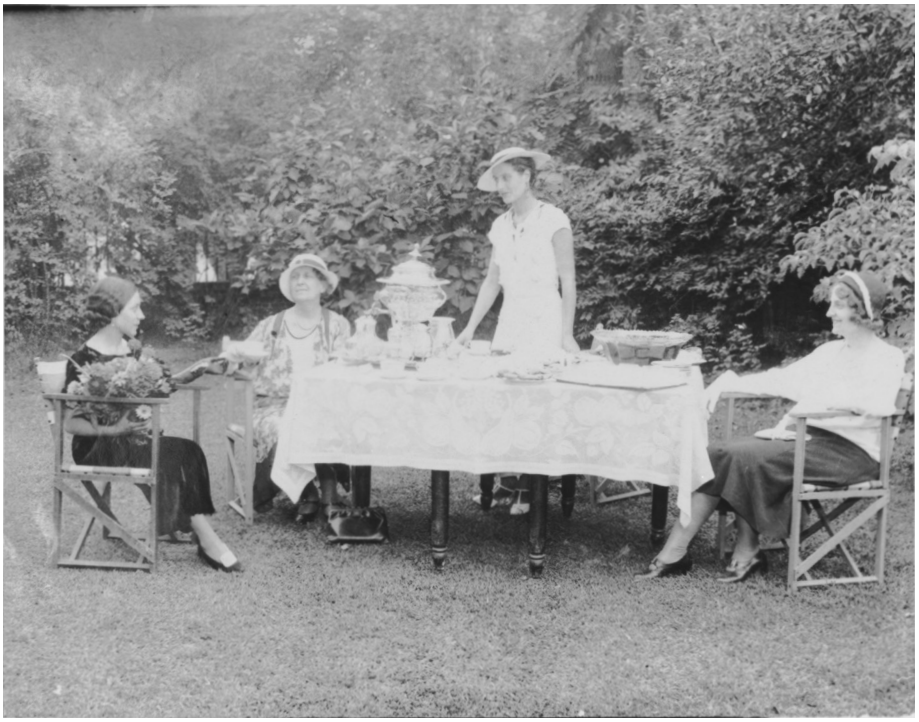


Figure 3-13. Similar view looking west within the garden terrace (Library of Congress, National Woman's Party Papers, 1934).



Figure 3-14. View F: View from interior of Sewall-Belmont House to garden (QE, 2019).

VEGETATION

Existing Condition

Vegetation within the study area includes lawn; individual canopy trees; a large cluster of bamboo; and ornamental planting beds including small trees, shrubs, and groundcovers. All inventoried vegetation is recorded in drawing EC-2 on page 3-31.

Mown Lawn

Vegetation within the central portion of the garden is composed of cool season grasses (predominantly Kentucky bluegrass, *Poa pratensis*) maintained as mown lawn. The grass in this approximately 3,000 square foot area has become patchy due to shade and poor drainage.

Individual Trees

Forty-three individual trees are located within the garden. The trees are a mix of intentional plantings and volunteer saplings. Eight maples (*Acer saccharum* and *Acer platanoides*) and seven locusts (*Robinia pseudoacacia*), one hackberry (*Celtis occidentalis*) and one basswood (*Tilia americana*) are located along the western side of the garden adjacent to the retaining wall (Figure 3-15), forming a visual screen of the adjacent Hart Senate Office Building. These trees are typically six to twenty inches in diameter. On the north side of the terrace is an irregular cluster of trees, including locust (*Robinia pseudoacacia*), maple (*Acer saccharum* and *Acer platanoides*), holly (*Ilex opaca*), and mock orange (*Philadelphus speciosa*). Large hollies form a screen around the shed and chiller unit. Several trees within the garden are wired with spotlights. Trees are generally between fair and good condition, with many suffering from vine growth and poor light.

Seven small street trees are planted within tree wells along the Constitution Avenue and Second Street NE sidewalks. The trees are a mix of basswood (*Tilia americana*), cherry (*Prunus serotina*), white oak (*Quercus alba*), and tulip poplar (*Liriodendron tulipfera*).

Hollies are planted along the outside of the retaining walls on the western and northern sides of the study area. A few pioneering maple saplings are found in the more shaded portions of these planting beds.

Bamboo

A large cluster of bamboo (*Bambusa speciosa*) is located along a portion of the west side of the garden (Figure 3-16). The bamboo is dense, and is encroaching upon the lawn and other plantings.

Ornamental Planting Beds

Ornamental planting beds are adjacent to the sidewalks along Constitution Avenue and Second Street NE, and around the perimeter of the garden.

The beds located adjacent to the Constitution Avenue and Second Street NE sidewalks hold nine evenly-spaced mature crepe-myrtle trees (*Lagerstromia indica*) at the top of the slope, adjacent to the retaining wall and Sewall-Belmont House (Figure 3-17). Two holly trees (*Ilex opaca*) frame the staff entrance on Second Street NE. Groundcover within the beds is a dense blanket of English ivy (*Hedera helix*) (Figure 3-18).

Two small planting beds frame the portico on the south side of the study area. The bed adjacent to the eastern portico stair includes a large yew (*Taxus bacata*), three roses (*Rosa speciosa*), and a mix of liriope (*Liriope muscari*) and English ivy (*Hedera helix*) as ground cover (Figure 3-19). The bed adjacent to the western portico stair includes two roses (*Rosa spp.*) with English ivy (*Hedera helix*) as groundcover, and liriope (*Liriope muscari*) planted along the sidewalk edge.

Planting beds occupy the southern and northern ends of the garden, as well as a small bed along the ramp. The planting design is informal, characterized by loose groupings of plants within curvilinear beds.

The Elizabeth Chittick garden, dedicated in 1991, is located at the south end of the garden. The Chittick garden consists chiefly of a large planting bed anchored by a row of crepe myrtles (*Lagerstromia indica*) (Figure 3-20). The trees, combined with those on the street level, form a dense screen between the garden and Constitution Avenue. A shrub layer including winged elm (*Ulmus alata*),

leatherleaf viburnum (*Viburnum rhytidophyllum*), holly (*Ilex crenata*), boxwood (*buxus speciosa*), Japanese laurel (*Acuba japonica*), spirea (*Spiraea speciosa*), and nandina (*Nandina domestica*) frame the planting bed. Clusters of liriope (*Liriope muscari*) are along the edge of the planting bed near the Sewall-Belmont House. English ivy (*Hedera helix*) forms a dense groundcover on the western side of the planting bed, becoming intermixed with periwinkle (*Vinca minor*) on the eastern side of the planting bed (Figure 3-21).

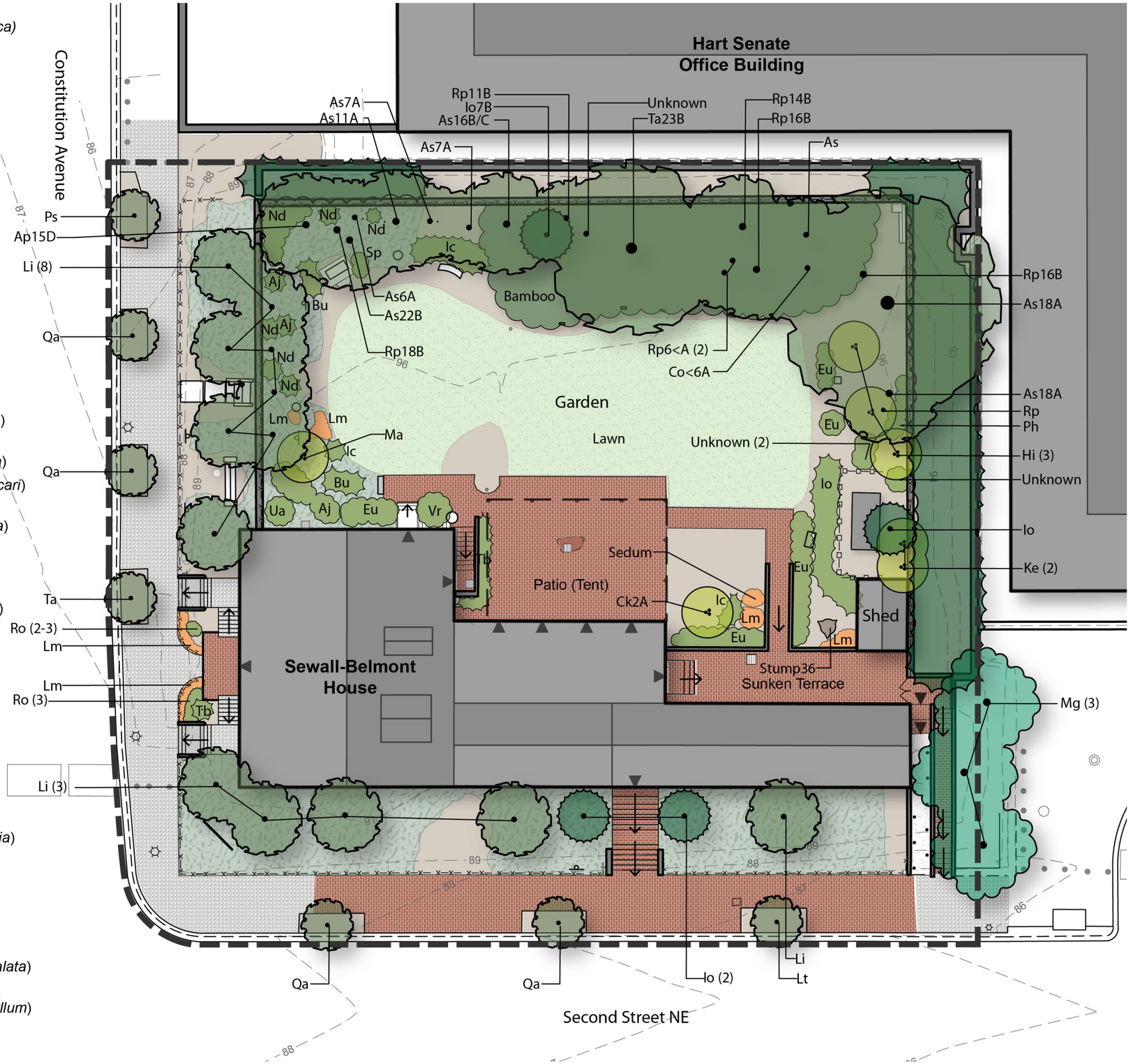
Another planting bed is at the northern end of the terrace, heavily shaded by basswood (*Tilia americana*) and locust (*Robinia pseudoacacia*) trees (Figure 3-22). This bed includes an irregular grouping of rose of sharon (*Hibiscus syriacus*) underlain by English ivy (*Hedera helix*). Clusters of euonymous (*Euonymus spp.*) frame the bed. Adjacent to the shed, at the far eastern end of the bed, is a large grouping of liriope (*Liriope muscari*). It is unclear which plantings in this bed are intentional and which are volunteers.

A small planting bed is on the south side of the ramp connecting between the lower and upper patios (Figure 3-23). The eastern side of the bed has a line of euonymous (*Euonymus spp.*), forming a backdrop for a small dogwood (*Cornus kousa*), holly (*Ilex crenata*), sedum (*Sedum speciosa*), and liriope (*Liriope muscari*). The western portion of the planting bed is bare ground.

Existing Vegetation

Vegetation Key

Aj	Acuba (*Acuba japonica)*
Ap	Norway Maple (*Acer platanoides)*
As	Sugar Maple (*Acer sacchrum*)
Bu	Boxwood (*Buxus spp.*)
Ck	Kousa Dogwood (*Cornus kousa*)
Co	Hackberry (*Celtis occidentalis*)
Eu	Euonymus (*Euonymus spp.*)
Hi	Hibiscus (*Hibiscus*)
Ic	Japanese Holly (*Ilex crenata*)
Io	American Holly (*Ilex opaca*)
Ke	Golden Rain Tree (*Koelreuteria elegans*)
Li	Crepe-Myrtle (*Lagerstroemia indica*)
Lm	Lily Turf (*Liriope muscari*)
Lt	Tulip Poplar (*Liriodendron tulipfera*)
Ma	Magnolia (*Magnolia spp.*)
Mg	Southern Magnolia (*Magnolia grandiflora*)
Nd	Sacred Bamboo (*Nandina domestica*)
Ph	Mock Orange (*Philadelphus spp.*)
Ps	Black Cherry (*Prunus serotina*)
Qa	White Oak (*Quercus alba*)
Ro	Rose (*Rosa spp.*)
Rp	Black Locust (*Robinia pseudoacacia*)
Sp	Spirea (*Spirea spp.*)
Ta	Basswood (*Tilia americana*)
Tb	English Yew (*Taxus baccata*)
Ua	Winged Elm (*Ulmus alata*)
Vr	Leatherleaf Viburnum (*Viburnum rhytidophyllum*)



Legend

- Study Area Boundary
- Deciduous Tree
- Evergreen Tree
- Broadleaf Evergreen Tree
- Ornamental Tree
- Shrub
- Perennials
- Stump
- Bamboo
- Lawn
- Groundcover
- Mulched Planting Bed

Tree species condition assessment key

Tree species/genus → **ACSA3 M36B** ← Size in caliper; Canopy condition; Multiple stem

Canopy condition

- **A** Good: full crown, vigorous growth, no immediate care required
- **B** Fair: minor probems, maximum of 2" deadwood, minor pruning
- **C** Poor: Major problems, deadwood of 3-4" and limited major pruning, monitor for hazard
- **D** Failing: major dieback in crown, near dead or standing
- **E** Dead: hazard to be removed, stump or depression

Notes and Sources

1. Alpha, Survey for Rehabilitation of Belmont-Paul Women's Equality National Monument, 2018.
2. Field investigations, Quinn Evans, November 2019

N

0 10 20 40 Feet

1 in = 20 ft



Figure 3-15. Individual trees and shrubs on the west edge of the garden (QE, 2019).



Figure 3-16. Maple, locust, and bamboo screen views of the Hart Senate Office Building from the garden (QE, 2019).



Figure 3-17. Crepe myrtles and English ivy along the Constitution Avenue sidewalk (QE, 2019).



Figure 3-18. English ivy and holly adjacent to the Second Street sidewalk (QE, 2019).



Figure 3-19. Planting beds adjacent to the portico, including yew and rose bushes (QE, 2019).



Figure 3-20. Euonymous, leatherleaf viburnum, boxwood, and holly shrubs are clustered around a magnolia at the southern end of garden (QE, 2019).



Figure 3-21. Young maples and shrubs occupy the southwest corner of the garden (QE, 2019).



Figure 3-22. The north end of the garden is characterized by a mix of woody volunteers and clusters of shrubs (QE, 2019).



Figure 3-23. Ornamental planting bed on the south side of the ramp (QE, 2019).

Analysis

Broad-scale vegetation patterns within the study area are retained from the period of significance and contribute to the historic character of the landscape. These include the pattern of mown lawn surrounded by ornamental planting beds to the south, west, and north within the garden; two trees at the northwest corner of the site; shrub and perennial plantings adjacent to the portico; and planting beds adjacent to the Constitution Avenue and Second Street NE sidewalks. It is unclear how many of the individual plants within the study area date to the period of significance ending in 1972. The basswood and sugar maple trees near the northwest corner of the study area are visible in historic photographs and, according to the 2001 *Sewall-Belmont House Historic Structure Report*, at least one of the varieties of roses (*Rosa spp.*) within the portico beds is a cutting from the original roses planted in the garden by the Dales.[6] Although planting beds were present along the north, west, and south sides of the garden during the period of significance, the layout of these beds and composition of plantings within them have shifted since 1972; the vegetation within these beds is identified as noncontributing but compatible with the character of the historic landscape.

A number of new plantings were added to the site after the end of the period of significance, and do not contribute to the significance of the landscape. Rows of crepe myrtles (*Lagerstromia indica*) and holly (*Ilex opaca*) were planted along the sidewalks and southern end of the garden and a row of maples planted along the western side of the garden after the end of the period of significance. Several planting beds were also added or reconfigured in association with renovation of the patio and sunken terrace in 1986. Although many of these plantings obscure views of adjacent modern development, they also alter the quality of light within the garden and block important visual connections and do not follow historic vegetation patterns.

The NWP made frequent changes to the plantings within the garden during the period of significance, and several known specimens are missing from the current garden. A sequoia tree (*Sequioadendron giganteum*) planted in honor of Susan B. Anthony was located near the southwest corner of the garden. A stump located immediately south of the shed evidences a large tree, likely an oak (*Quercus spp.*), that was present in the garden since at least 1970. A set of four square planting beds was present in the north western portion of the garden, and during the period of significance were planted with roses and iris. A missing pergola in the southern portion of the garden was planted with climbing roses during the period of significance.

Table 3-5 and Figure 3-24 identify contributing and noncontributing vegetation.

Table 3-5. Vegetation Analysis

FEATURE	C/NC	RATIONALE	ASSOCIATED PERIOD			
			1799-1922	1922-1929	1929-1972	1972-2016
Mown lawn	C	Consistent with pattern of lawn established during Dale and NWP ownership		x	x	x
Large basswood and sugar maple in northwest corner of site	C	Present during period of significance			x	x
Planting bed adjacent to Constitution Ave sidewalk	C	Planting bed in this location is consistent with period of significance; individual plantings are not representative of historic condition	x	x	x	x
Planting bed adjacent to Second Street NE sidewalk	C	Planting bed in this location is consistent with period of significance; individual plantings are not representative of historic condition	x	x	x	x
Portico planting beds	C	Planting bed in this location is consistent with period of significance; specific plants have changed		x	x	x
Planting bed at southern end of garden	NC-C	Planting bed in this approximate location is consistent with period of significance; specific plants and edges of the planting beds have changed.			x	x

FEATURE SIGNIFICANCE ABBREVIATIONS

C = Contributing

NC = Noncontributing

NC-C = Noncontributing compatible

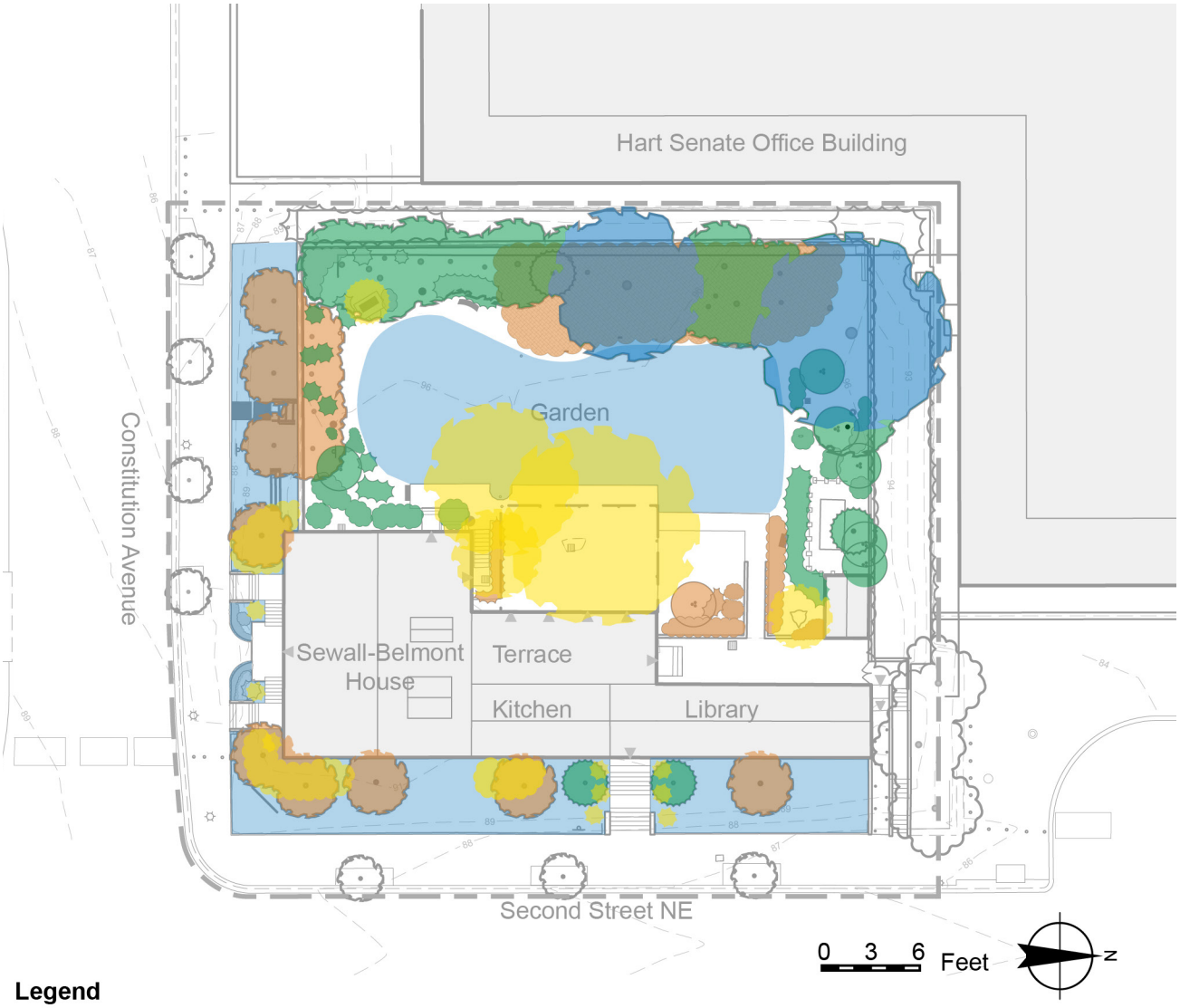
NLE = No longer extant

X = Present during period.

? = Unknown if present during period.

FEATURE	C/NC	RATIONALE	ASSOCIATED PERIOD			
			1799-1922	1922-1929	1929-1972	1972-2016
Planting bed at northern end of garden	NC-C	Planting bed in this approximate location is consistent with period of significance; specific plants and edges of the planting beds have changed.			x	x
Planting bed along western side of garden	NC-C	Planting bed in this approximate location is consistent with period of significance; specific plants and edges of the planting beds have changed.			x	x
Planting bed along south side of ramp, next to the Upper Patio	NC	Added following renovation of patio			x	x
Susan B. Anthony Sequoia	NLE	Present during period of significance			x	
Oak near shed	NLE	Present during period of significance			x	
Four square planting beds	NLE	Present during period of significance			x	
Rose trellis	NLE	Present during period of significance			x	
Trees adjacent to patio	NLE	Present during period of significance			x	

Figure 3-24. **Vegetation analysis. See EC-2 Existing Vegetation for plant species, size, and condition.**



Legend

- Contributing vegetation
- Significant vegetation no longer extant
- Noncontributing vegetation
- Noncontributing compatible vegetation
- Study area boundary

CIRCULATION

Existing Condition

Circulation within the study area is composed of entirely pedestrian routes, and most existing circulation patterns are derivative of patterns present by the end of the period of significance in 1972. Circulation features are illustrated in EC-1 Existing Landscape Conditions Plan, found on page 3-11.

Although there are no vehicular routes within the study area, the national monument sits at the corner of two major Washington, DC, roads: Constitution Avenue and Second Street NE. These routes have a major impact on the character and visitor experience of the site, and are discussed at the end of this section.

From the Belmont Paul Women's Equality National Monument, pedestrians access the National Mall and other adjacent political institutions by traveling west along Constitution Avenue NE (toward Senate office buildings and Upper Senate Park), south along Second Street NE (toward the Supreme Court), or southwest along Maryland Avenue NE (toward the Capitol).

Pedestrian Routes

Second Street NE and Constitution Avenue Sidewalks

The sidewalks adjacent to Constitution Avenue and Second Street NE are immediately south and east of the national monument, respectively, and provide access to the site. The primary visitor entrance is at the northeast corner of the study area. The Architect of the Capitol owns the sidewalks per Public Law 96-432, and the District of Columbia conducts major repairs. The NPS manages the maintenance and custodial activities (such as snow removal).

Both sidewalks are 11'-0" wide. The Second Street NE sidewalk is primarily brick, which transitions to exposed aggregate concrete near the intersection (Figure 3-25). There are many uneven and loose bricks within the sidewalk. The Constitution Avenue sidewalk is exposed aggregate concrete. At least two different size aggregates have been used for patches within the sidewalk (Figure 3-26).

Front Portico

The front portico faces onto Constitution Avenue and consists of two sets of mirrored stairs leading from the first floor of the Sewall-Belmont House to the sidewalk (Figure 3-27). Between the two stairs at street level is an entrance into the basement of the house. The stairs consists of two parts: the first four treads are stone, and the remainder are exposed aggregate concrete. The landing at the first floor door is brick.

The portico steps are in poor condition. There is extensive wear on the stair treads, and the concrete below the stairs on both sides is deteriorated (Figure 3-28). A decorative metal railing lines the portico steps and is in good condition.

Second Street NE Staff Entrance

This 9'-0" wide staircase is on the east side of the site, leading from the Second Street NE sidewalk into the main entrance vestibule (Figure 3-29). The brick steps exhibit heavy wear, with multiple loose bricks, plant growth, and missing mortar. Previous repairs are inconsistent with the historic character, and the wear is beginning to cause excessive slope on the tread of the steps. Two 0'-9" wide concrete cheekwalls are located along the lower four risers, where the grade is steepest. The cheekwalls are in fair condition, with some spalling and patching along the edges. A 3'-2" tall coated metal railing is located on both sides of the stairs. The railing is in poor condition; it exhibits dented verticals and chipping paint.

Main Entrance Steps and Lift

A set of brick steps lead from the sidewalk on Second Street NE at the northeastern corner of the site up to the lower patio (Figure 3-30). The steps measure 3'-6" wide, and are constructed on a freestanding concrete and brick foundation. Low brick walls extend from the foundation on both sides of the steps to form cheekwalls. A coated metal railing sits atop the low brick cheekwalls on both sides of the stairs, the combined height of which is below the 2'-9" required by code. The steps and cheekwalls are in good condition, with limited mortar loss and wear to the treads. This railing is in fair condition, with some chipping and rust.

Immediately adjacent to the main entrance steps is a lift, which provides an accessible route from Second Street NE to the garden terrace (Figure 3-31). A 4'-0" wide concrete walkway with embedded lights connects from the sidewalk to the lift; the walkway is in good condition. Lift operability has been reported as unreliable.

Sunken Terrace and Ramp

The sunken terrace is a narrow brick patio that leads from the entry stairs directly to the vestibule on the west side of the library wing, and measures approximately 48'-0" long and 10'-0" wide (Figure 3-32). The sunken terrace has uneven bricks and the drainage is poor, with an improvised system of tubing and pipes drawing water from the library windows to a drain.

A brick ramp connects between the sunken terrace and patio (Figure 3-33). The ramp measures approximately 4'-0" wide and 24'-0" long, and is in good condition. The ramp has a short brick cheekwall, which becomes a small retaining wall along the western edge of the lower patio. The height of this wall begins on-grade at the top of the ramp and extends to 1'-9" at the lower patio. The wall is in fair condition. It exhibits some moss growth, biological growth on mortar, and deteriorating brickwork. A coated metal railing extends from the portion of the wall along the ramp, and is in fair condition.

A set of three brick steps measuring 6'-6" wide lead from the lower patio into the entrance vestibule (Figure 3-34). The steps have significant wear to the lip of the risers, lending the entire staircase a slanted appearance. A coated metal railing located on both sides of the steps is in good condition.

Patio

The patio is located within the garden, immediately west of the house vestibule. The patio is constructed of brick and measures approximately 35'-0" by 28'-0" (Figure 3-35). The majority of the space is covered by a semi-permanent tent. There are uneven bricks and buckling around the hole cut for a previous tree.

The current accessible route into the Sewall-Belmont House is from the upper patio to the southernmost French door. The small brick ramp into the vestibule door has a slope of over 20 percent and the button to open the door is located in a planting bed where it is obscured by a yew hedge (Figure 3-36).

A set of ten 3'-0" wide brick steps lead from the upper patio into the basement. The steps are in fair condition. The entrance at the bottom of the stairs has been sandbagged to address ongoing drainage issues (Figure 3-37).

An approximately 4'-0" wide brick sidewalk extends from the patio south to the door on the southwest ell of the house (Figure 3-38). The walkway is in fair condition.

Vehicular Routes

The study area is located at the corner of two prominent vehicular routes. Second Street NE is located along the east boundary of the study area. Constitution Avenue is immediately south of the study area, transitioning to Maryland Avenue on the eastern side of Second Street NE. All streets within the vicinity of the project area are owned and maintained by DDOT.

Constitution Avenue NE

Constitution Avenue (US Alt 1) is an east-west street that forms the southern boundary of the site. It is a four-lane asphalt road with a speed limit of 25 mph. The road experiences heavy use during the morning and evening commute, with continuous traffic throughout the day.

Second Street NE

Second Street NE is a north-south street adjacent to the site's eastern boundary. It is a two-lane asphalt road with a speed limit of 25 mph. Similar to Constitution Avenue, Second Street NE is heavily used by commuters traveling to and from the Capitol, and it has continuous light traffic throughout the day.



Figure 3-25. Brick and aggregate sidewalk adjacent to Second Street (QE, 2019).



Figure 3-26. Aggregate sidewalk adjacent to Constitution Avenue (QE, 2019).



Figure 3-27. Portico and stairs facing Constitution Avenue (QE, 2019).



Figure 3-28. Deterioration under portico stairs (QE, 2019).



Figure 3-29. Second Street staff entrance stairs (QE, 2019).



Figure 3-30. Lift and main entrance steps, looking west toward the garden (QE, 2019).



Figure 3-31. Lift (QE, 2019).



Figure 3-32. Sunken terrace looking south toward vestibule (QE, 2019).



Figure 3-33. Ramp between sunken terrace and patio (QE, 2019).



Figure 3-34. Brick steps from sunken terrace into vestibule (QE, 2019).



Figure 3-35. Patio with semi-permanent tent (QE, 2019).



Figure 3-36. Accessible entrance off upper patio. The ramp is steeper than 20 percent and the automatic door button is becoming overgrown by yew (QE, 2019).



Figure 3-37. Brick steps from patio to lower level of house (QE, 2019).



Figure 3-38. Sidewalk connecting to metal stairs at the south end of the garden (QE, 2019).

Analysis

Numerous modifications to the circulation routes within the study area have occurred since the end of the period of significance to accommodate construction of the adjacent Hart Senate Office Building, changing uses by the NWP, and visitor access provided by NPS. As a result, only a limited number of circulation features remain from the period of significance and contribute to the historic character of the landscape.

The National Woman's Party constructed a patio and sunken terrace in the garden during the 1930s. The NWP extensively used these areas for events, performances, meals, and as a space for quiet relaxation. Although a patio and sunken terrace are present within the garden today, both features were entirely reconstructed in 1979-1980. The footprint of the patio was expanded at this time, and the surface was again replaced in 1986. The sunken terrace retains its general layout from the period of significance, but has been altered by the later addition of a ramp connecting to the patio and a set of stairs connecting to Second Street NE. These features are compatible with the historic character of the garden, but are not contributing features.

In contrast, the circulation routes along the south and east sides of the property have been largely retained from the period of significance. The existing condition of the portico and steps and Second Street NE staff entrance is consistent with the changes made to these features by the National Woman's Party prior to the end of the period of significance in 1972. The relationship of the study area to Constitution Avenue and Second Street NE and their associated sidewalks is also consistent with the historic period. Along the exterior of the property, the primary alteration to circulation features after the period of significance was the addition of the north stairs and lift.

Table 3-6 and Figure 3-39 identify contributing and noncontributing circulation features.

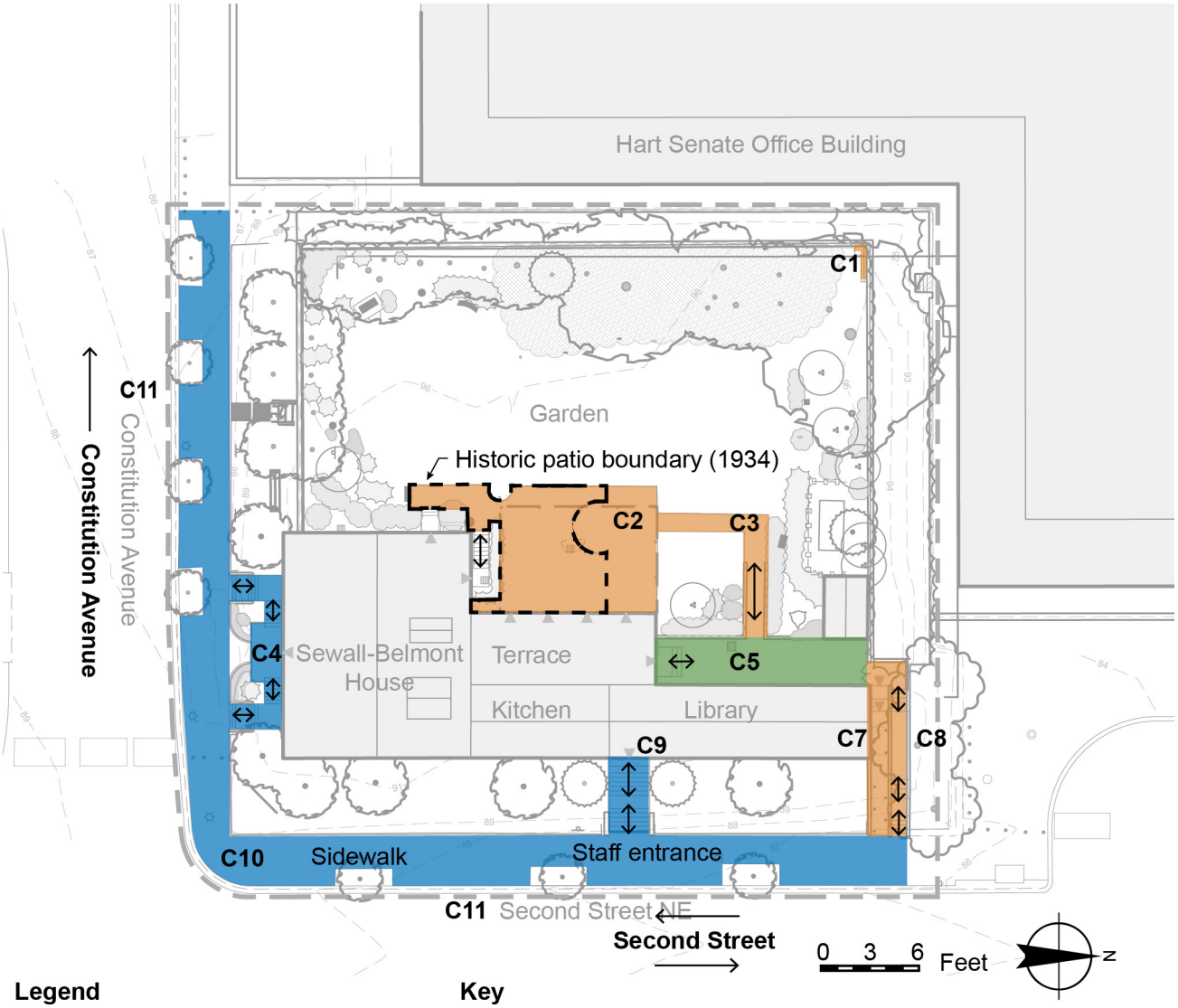
FEATURE SIGNIFICANCE ABBREVIATIONS
C = Contributing
NC = Noncontributing
NLE = No longer extant
X = Present during period.
? = Unknown if present during period.

Table 3-6. Circulation Analysis

FEATURE	C/NC	RATIONALE	ASSOCIATED PERIOD			
			1799-1922	1922-1929	1929-1972	1972-2016
Constitution Avenue*			x	x	x	x
Constitution Avenue sidewalk*			x	x	x	x
Second Street NE*			x	x	x	x
Second Street NE sidewalk*			x	x	x	x
Front Portico	C	Constructed in 1888 and modified by NWP in 1930	x	x	x	x
Second Street NE Staff Entrance	C	Constructed between 1934 and 1936			x	x
Main Entrance Steps	NC	Constructed in 1980				x
Lift	NC	Installed after 2006				x
Patio	NC	Although a similar feature was present during the period of significance, the patio was rebuilt and expanded after 1972				x
Sunken Terrace	NC	Although a similar feature was present during the period of significance, the sunken terrace was rebuilt after 1972			x	x
Ramp	NC	Added after 1998				x
Remnant of steps in northwest corner of garden terrace	NC	Constructed after the removal of the two neighboring row houses				x

* Not owned or managed by NPS

Figure 3-39. Circulation analysis.



Legend

- Contributing
- Noncontributing
- Noncontributing compatible
- Study area boundary
- Building entry

Key

C1 Remnant Steps
C2 Patio
C3 Ramp
C4 Portico
C5 Sunken Terrace
C7 Concrete walkway with lights
C8 Stairs at public entrance
C9 Staff entrance
C10 Sidewalk
C11 Constitution Avenue & Second Street NE

BUILDINGS AND STRUCTURES

Buildings and structures within the study area include the Sewall-Belmont House, a small shed located at the northeast corner of the garden, the patio tent, the system of concrete and brick retaining walls and iron fences along the exterior of the site, and other fence systems present along the Constitution Avenue and Second Street NE sidewalks and around the chiller. Within this section, buildings and structures are described as elements within the Belmont-Paul Women's Equality National Monument landscape. A full assessment of architectural and structural characteristics is outside of the scope of this project. Buildings and structures are illustrated on EC-1 Existing Landscape Conditions Plan on page 3-11.

Existing Condition

Sewall-Belmont House

The Sewall-Belmont House is a two-and-a-half story, L-shaped building located at the southeast corner of the national monument property (Figure 3-40 through Figure 3-45). The main block measures approximately 50'-0" along the south side of the property, and 70'-0" along the east. A two-story kitchen wing extends to the north along the eastern property boundary. On the west side of the kitchen wing is an enclosed terrace. Immediately north of the kitchen wing is the library, which is connected to the house via a one-story breezeway. Originally constructed as a stable, this single story building is oriented north-south along the same axis as the kitchen wing, and measures approximately 17'-0" by 50'-0". The NWP renovated the building in 1941 to serve as the Alva Belmont Feminist Library; it was rededicated as the Florence Bayard Hilles Feminist Library in December 1943. While the overall style of the ca. 1799 house is federal, it includes modifications that reflect architectural styles and details prevalent in the late 19th century, such as the shift from a gable roof to a partial mansard roof and the addition of the portico. Additional architectural characteristics are described in the 2001 *Sewall-Belmont House Historic Structure Report*:

> The roof of the main block is gabled on the north while a late 19th century mansard roof on the south has replaced the original gable... Three gabled dormers with pediments penetrate the mansard on the south and two similar gabled dormers, of different periods, penetrate the north gable. All sloped roof sections are covered with painted standing seam metal and dormer side walls are clad with painted sheet metal. The mansard roof is clad with rectangular slate. The roof on the kitchen wing is a simple gable which runs the length of the kitchen wing and extends north over the library.
>
> Two central chimneys penetrate the roof of the main block, and a third chimney is present on the north gable end of the kitchen wing. Chimneys are constructed of red brick with corbelling and exposed chimney pots at the top.

> Exterior masonry walls are constructed of red brick; street-facing facades are laid in Flemish Bond while less visible walls are laid in common bond. Exposed foundation walls are most often constructed of red brick laid in common bond with some areas, such as the southeast comer of the main house, constructed of field stone.
>
> Wood windows are generally multi-light double-hung and most are accented on the exterior with limestone sills and lintels with bulls-eye end blocks. Later windows have brick lintels with steel angle reinforcing and limestone sills, and basement windows have brick window wells. Primary window types include double hung tripartite windows with central units of 9-over-6 lights and flanking units of 3-over-2 lights, tripartite units of central 6-over-6 lights and flanking 2-over-2 lights, and single units of 6-over-6 lights.
>
> The principal (south) facade is the most ornate, with three bays defined by large windows and an elegant central portal. The large front door has six raised panels and features stained-glass sidelights and a peacock fanlight. The door is topped with a molded limestone arch with keystone and plinths. Access to this door is by way of [the portico,] a paired stair constructed of iron and concrete with a painted iron rail. The landing of the stair is accented with two wood pedestals surmounted by cast iron urns.
>
> Other points of access to the house include a basement level door (directly below the main door) at sidewalk level which is reached through a brick vaulted areaway [archway] below the main stair and through the enclosed patio from the garden.
>
> The breezeway [between the library and kitchen wing] is accessed from the east side of the property up a flight of brick steps and through a set of 6-panel double doors. The doorway is accented with a brick arch with stone keystone, a wood fanlight transom atop modified Doric pilasters, and wood trim.
>
> The rectangular building... has a simple gable roof of painted standing seam metal over sheathing boards, with a single chimney at the north gable end. New aluminum gutters and leaders are present at the east and west eaves of the library. Similar to the house, exterior walls are of red brick laid in Flemish and common bonds. Stone lintels with bulls-eye end blocks and sills are similar to those found on the house. There is no basement, but exposed brick perimeter foundation walls of common or random brick are visible on the east side; brick paving on the south and west sides level with the library floor conceal the foundation walls on those sides.[7]

The NPS initiated a rehabilitation project in 2017 to address structural upgrades, the replacement of the HVAC system, and life safety issues related to the fire suppression system. At the time of writing, Phase 1 projects including roof system repairs, chimney stabilization, railing repair, restoration of masonry, structural repairs, plaster wall and ceiling repair, historic window rehabilitation, and repairs to the existing exterior fire egress stair had been completed. The Sewall-Belmont House is currently in fair condition. It is anticipated that the building will be in good condition following completion of Phase 2 projects including installation of the new HVAC system, plaster repair, painting and repairing exterior doors and



Figure 3-40. South (front) elevation of Sewall-Belmont House (QE, 2019).



Figure 3-41. East elevation of library wing of Sewall-Belmont House (QE, 2019).



Figure 3-42. Interior exhibits, first floor, Sewall-Belmont House (QE, 2019).

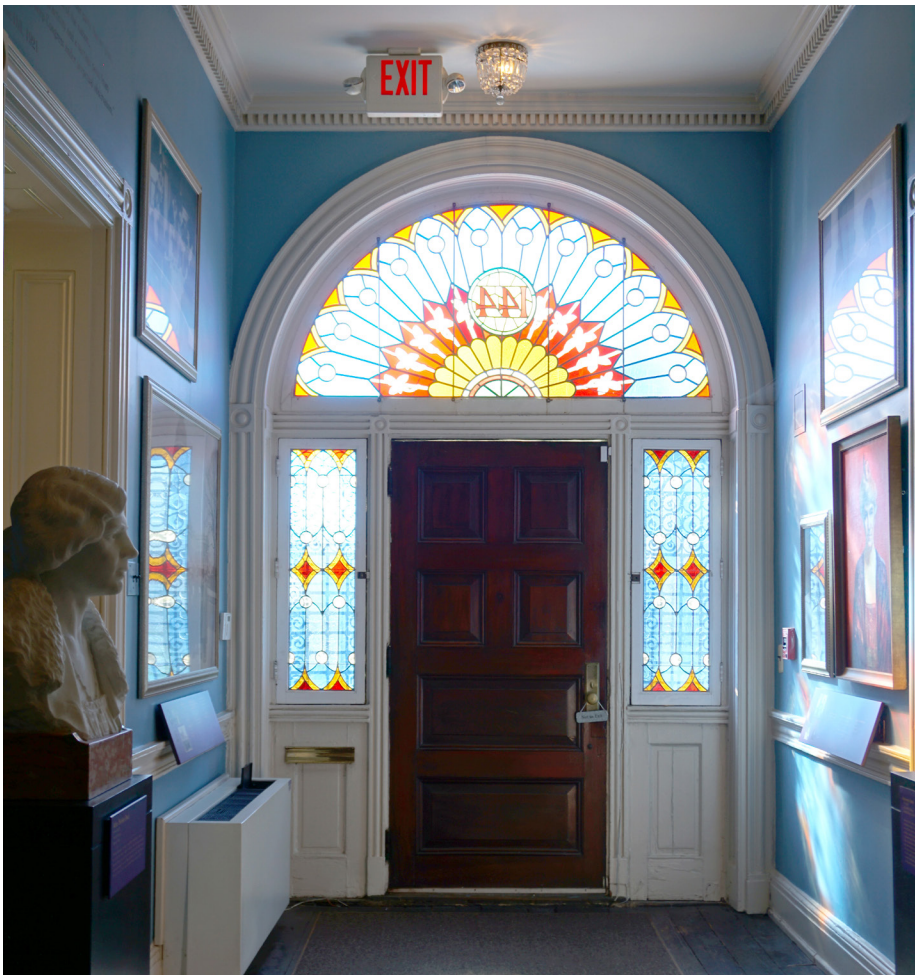


Figure 3-43. Stained glass at front door (portico) entry to Sewall-Belmont House (QE, 2019).



Figure 3-44. Second floor interior staircase, Sewall-Belmont House (QE, 2019).



Figure 3-45. West elevation of library wing from the lower patio. Individuals within the photo are NPS and QE project team staff at the CLR Project Kick-off Meeting (QE, 2019).



Figure 3-46. Patio tent (QE, 2019).



Figure 3-47. Garden shed (QE, 2019).



Figure 3-48. Southwest corner of terrace retaining wall (QE, 2019).



Figure 3-49. Front of south terrace retaining wall (QE, 2019).



Figure 3-50. Back of north retaining wall (QE, 2019).

wood trim, window restoration, installation of fire suppression in the library wing, structural repairs, and hazardous material abatement.

Patio Tent

A large, semi-permanent tent covers the patio (Figure 3-46). The tent measures approximately 35'-0" by 24'-0" feet and is supported by ten metal poles around the perimeter of the structure. It is in good condition.

Shed

A ten by fourteen foot shed stands at the northeast corner of the garden (Figure 3-47). It is a one-story, wood-frame building clad in wood siding with a metal gable roof. The shed sits on an east-west axis, with access through a set of wood doors located on the east side. The building is in fair condition.

Terrace Retaining Walls and Associated Iron Fences

A retaining wall topped with a cast iron fence borders the perimeter of the garden terrace on its south, west, and north sides (Figure 3-48 through Figure 3-50). The southern segment of the retaining wall is brick construction; the western and northern sections are reinforced concrete. Overall, the walls are in fair condition. The south retaining wall stands between 6'-0" and 6'-6" high and is about one and a half feet thick. Portions of the wall are bowing outward. The west and north retaining walls also measure between 6'-0" and 6'-6" tall and approximately 1'-6" thick. Vertical cracks are present along the length of the walls, typically in locations corresponding to the embedded posts of the iron fence. A low berm is on the north side of the north retaining wall.

A decorative cast iron fence approximately 3'-2" in height tops the retaining walls that surround the garden terrace (Figure 3-51). The fence is typically in fair condition, and in some locations is impacted by vegetation, particularly on the south edge of the terrace where the fence has become embedded within tree trunks.

Freestanding Fences

Coated metal edging defines the threshold between the perimeter planting beds and the Constitution Avenue and Second Street NE sidewalks (Figure 3-52). The edging is in fair condition and varies in height between 0'-4" and 0'-6". A 2'-9" tall coated decorative metal fence is located just inside the metal edging. The fence is typically in fair condition. In some locations, finials are missing or rusted. A painted metal gate controls access to the garden at the north end of the sunken terrace.



Figure 3-51. Decorative metal fence on top of south retaining wall (QE, 2019).



Figure 3-52. Coated metal edging and decoartive metal fence along Second Street NE sidewalk (QE, 2019).

A 4'-0" tall wood lattice fence surrounds the storage area in the northern portion of the garden. The fence is in poor condition.

Analysis

Extant buildings and structures from the period of significance are the Sewall-Belmont House, the south and west retaining walls and their associated iron fences, and the decorative metal fence along the Constitution Avenue and Second Street NE sidewalks.

The Sewall-Belmont House was originally constructed about 1800, and was substantially reconstructed following damage due to a fire during the War of 1812. Limited modifications were made to the house between its reconstruction and the early 1920s. The gable roof was likely converted to a partial mansard roof in 1879, and the front portico and steps were constructed in 1881. After the property was acquired by the Dale family in 1922, the Dales enclosed the rear porch and converted it to a sleeping porch. At this time, the Dales also made extensive renovations to the interior of the house, including converting existing rooms into new bathrooms, laying new floors, and adding three windows.

After acquiring the property for its national headquarters in 1929, the National Woman's Party made a number of modifications to the house. In 1930, the NWP replaced the sleeping porch with a longer one-story open rear porch with a brick floor, wood columns, and a balustrade, also referred to as the terrace.[8] The terrace was likely enclosed between 1931 and 1936, as part of the connection between the former carriage house (now the library wing) and the kitchen wing.[9] It was replaced in 1979-1980 with a new terrace structure that is several feet wider.[10] Other physical changes to the house that were made following acquisition by the National Woman's Party survive to the present, including connection of the rear wing to the main house by the mid-1930s and conversion of the rear wing to a library in 1940. The Sewall-Belmont House contributes to the significance of the property.

The shed was constructed at some point between 1980 and 1998. It is in the approximate location of an earlier shed that was present during the period of significance, but was added after 1972 and does not contribute to the historic landscape.

Retaining walls were added to the south, west, and north sides of the garden terrace over the course of the 20th century to address grading and stormwater management along the edges of the property. The south retaining wall was constructed in 1922 to address drainage issues and washout between the upper

portion of the yard and the sidewalk.[11] The west retaining wall was added in 1936.[12] Historic photographs indicate that a low brick retaining wall was located along the western portion of the north side of the terrace in the 1970s. This wall, which did not include a decorative iron fence, was replaced in 1979 during construction of the Hart Senate Office Building. At this time, a reinforced concrete retaining wall was added to the west and north of the property.[13]

Fences have played a key role in boundary delineation throughout the property's history, and are visible in historic photographs beginning in the 1920s. The fences topping the south and west retaining walls date to the original construction of the walls in 1922 and 1936, respectively, and are contributing features. Although the fence along the north retaining wall was constructed after the end of the period of significance, the style of this fence is nearly identical to the fences along the south and west retaining walls, and it is compatible with the historic character of the landscape. The decorative iron fence along the Second Street NE and Constitution Avenue sidewalks was installed while Senator and Mrs. Dale occupied the property, and contributes to the historic landscape.

The construction date of the wood lattice fence surrounding the chiller unit and storage area is unknown; however, this feature was likely added at the time that the chiller unit was installed. The wood lattice fence is not consistent with fence types present within the garden during the period of significance.

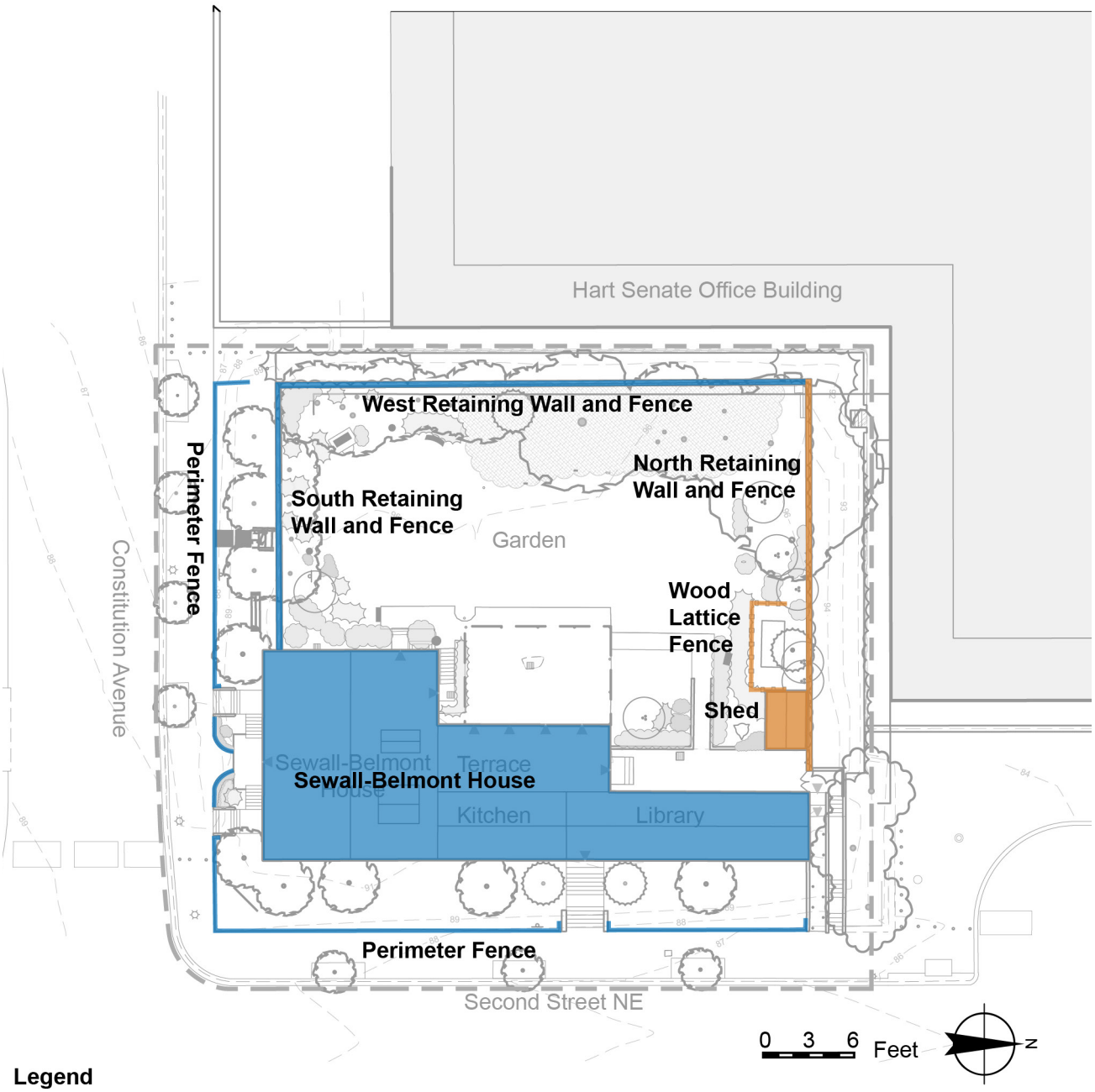
Table 3-7 and Figure 3-53 identify contributing and noncontributing buildings and structures.

FEATURE SIGNIFICANCE ABBREVIATIONS
C = Contributing
NC = Noncontributing
NLE = No longer extant
X = Present during period.
? = Unknown if present during period.

Table 3-7. Buildings and Structures Analysis

FEATURE	C/NC	RATIONALE	ASSOCIATED PERIOD			
			1799-1922	1922-1929	1929-1972	1972-2016
Sewall-Belmont House	C	Constructed in 1800; reconstructed/ repaired in 1814-1820	x	x	x	x
South Retaining Wall and associated Iron Fence	C	Constructed in 1922		x	x	x
West Retaining Wall and associated Iron Fence	C	Constructed in 1936			x	x
Iron fence along sidewalks	C	Added by 1917		x	x	x
North Retaining Wall and associated Iron Fence	NC	Constructed in 1979				x
Patio Tent	NC	Temporary structure added in 1998				x
Shed	NC	Constructed between 1972 and 1998 in the location of a historic shed				x
Wood Lattice Fence	NC	Added after 1972				x
Gate	NC	Added after 1972				x

Figure 3-53. Building and structure analysis.



SMALL-SCALE FEATURES

Existing Condition

Small-scale features within the study area include fences, stone blocks and monuments, steps from the Occoquan Workhouse, and site furnishings. At the northeast corner of the garden terrace is a small area used for materials storage and to house the chiller unit for the house. Small-scale features are illustrated in EC-1 Existing Landscape Conditions Plan, found on page 3-11. Fences and gates are discussed under the buildings and structures section of the report.

Stone Blocks and Monuments

Two small concrete monuments are situated just to the east of the terrace lawn, partially obscured by bamboo (Figure 3-54). The monuments are located approximately 11'-6" apart from each other. The southern monument measures 0'-5" by 1'-10" by 1'-4" and the northern monument is 0'-5" by 1'-0" by 1'-1". The features are worn down to the aggregate and are in poor condition.

A 1'-4" by 1'-4" by 0'-7" stone slab is located at the north end of the garden to the west of the storage area. It may have served as a base for a missing feature. The block is in fair condition.

A concrete block inscribed "BELMONT" lies underneath the row of holly at the north end of the garden (Figure 3-55). The block measures 1'-8" by 3'-0" by 0'-6." It is in fair condition.

An L-shaped concrete step with a lower brick step is located in the northwest corner of the terrace, adjacent to the brick retaining wall. The long edge of the concrete step and the brick step are both 6'-0" long and 0'-8" wide. The other edge of the concrete step is 2'-0" by 2'-0". The features are in poor condition.

Occoquan Steps

Two sets of concrete steps sit along the southern edge of the study area, below the retaining wall (Figure 3-56). The steps were originally constructed as part of the Occoquan Workhouse, where NWP members were imprisoned in 1917 during their efforts to picket the White House to pressure President Wilson to act on women's suffrage. Lorton Historical Society donated the steps to the NWP in 1998. However, the placement and interpretation of the stairs is unclear, and visitors may not understand that the steps were relocated to this location from the workhouse. The eastern steps include cheekwalls and two risers, and measure approximately 9'-7" wide and 2'-6" long. The western steps are composed of three risers and two concrete sidewalk slabs, and measure approximately 4'-2" wide by 13'-6" long. The steps are in fair condition.



Figure 3-54. Concrete monuments (QE, 2019).



Figure 3-55. Concrete marker inscribed "BELMONT" (QE, 2019).



Figure 3-56. Occoquan Steps (QE, 2019).

Signs

Signs within the study area include the NPS site identifier sign, three interpretive waysides, and two small marker signs. Several traffic signs are located along the edge of Constitution Avenue and Second Street NE.

The NPS site identifier sign sits at the southeast corner of the site, within the decorative iron fence (Figure 3-57). It is in good condition.

Two NPS waysides are located along the southern edge of the site and can be viewed from the sidewalk along Constitution Avenue (Figure 3-58). The signs interpret the overall history of Sewall-Belmont House and the Occoquan Steps. Each measures approximately 3'-0" long by 1'-0" wide and has two metal legs. The signs exhibit some wear along the edges and are in fair condition.

A Star-Spangled Banner National Historic Trail Wayside Sign is located along the sidewalk on the eastern edge of the site. The sign interprets the episode of conflict and destruction at the house during the War of 1812 and is in good condition.

Two small metal markers are located in the ornamental planting beds along the southern edge of the garden terrace. The western sign near the southwestern-most bench marks where a tree planted in 1888 to commemorate the founding of the International Council of Women (ICW) once stood. The plaque measures 1'-4" by 0'-6". The eastern sign, near the eastern-most bird bath, names the terrace as the



Figure 3-57. NPS Site Identifier sign located at the southeast corner of the study area (QE, 2019).



Figure 3-58. "Sewall-Belmont House and Museum" wayside located along the Constitution Avenue sidewalk (QE, 2019).



Figure 3-59. Ornamental memorial bench (QE, 2019).

Elizabeth L. Chittick Garden and was placed in 1991. This plaque measures 1'-2" by 0'-8" and is tilted. Both plaques are in good condition.

Site Furnishings

A memorial concrete bench resting on a flagstone is located in the southwest corner of the garden terrace (Figure 3-59). It measures approximately 4'-3" long by 1'-10" wide by 3' long. The bench bears the inscription:

NWP
DEDICATED TO MARTY LANGELAN
PRESIDENT, NATIONAL WOMAN'S PARTY, 1999-2005
ACTIVIST · FEMINIST · PRESERVATIONIST
CHAMPION OF EQUAL RIGHTS AND INCLUSIVENESS
SHE RESTORED THE SEWALL BELMONT HOUSE
AND OUR SPIRITS
MAY 7, 2006

It exhibits some moss growth and staining, and is in fair condition.

Another concrete bench at the western edge of the garden is in poor condition, and is worn down to the aggregate in some areas (Figure 3-60). The bench measures 4'-8" long by 1'-3" wide by 1'-2" high.

A marble bench is located at the end of the brick walk adjacent to a set of stairs into the house. The bench is in fair condition and measures 3'-6" long by 1'-4" wide by 1'-1" high.

The garden terrace also houses two concrete bird baths. The bird baths are located on opposite sides of the southern portion of the garden. They are in poor condition, exhibiting staining, cracking, and broken rims (Figure 3-61).

A 2'-9" tall concrete pedestal is located adjacent to the upper patio. It is in fair condition, but appears to be missing its topper.

Utilities and Storage

The storage area in the north portion of the garden terrace houses the chiller unit as well as bricks, ladders, pallets, gas cans, and miscellaneous gardening supplies (Figure 3-62).

Lighting

Small spotlights are located within trees or at the ground level around the edges of the garden lawn. The lights are typically in poor condition.



Figure 3-60. Concrete bench at western edge of the garden (QE, 2019).



Figure 3-61. Bird bath at south end of garden (QE, 2019).



Figure 3-62. Storage area and chiller unit surrounded by wood lattice fence (QE, 2019).

Two powder coated metal streetlight lamp posts are located along Constitution Avenue. The streetlights are consistent with decorative lamp posts located throughout Capitol Hill. A traffic light is situated on the corner of Constitution Avenue and Second Street NE.

Analysis

Table 3-8 and Figure 3-63 identify contributing and noncontributing small-scale features.

Stone Blocks and Monuments

The concrete "BELMONT" marker was formerly located adjacent to a street tree along Constitution Avenue near the portico. The marker was installed around 1929, and was used to designate the house as the "The Alva Belmont House."[14]

It is not known when the two concrete monuments and stone slab were placed within the garden terrace. The size and shape of the two concrete monuments are similar to the base of other stone benches present in the garden throughout the period of significance, and it is possible that these features are retained from this period. The contributing status of these features is unknown.

Occoquan Steps

Although the steps date to the 1912 Occoquan Workhouse near Lorton, Virginia, they were placed on the Belmont-Paul property in 1998. As commemorative features related to the National Woman's Party, the steps are compatible with the commemorative land use of the historic landscape, but are not contributing features.

Signs

Signs within the study area are recent additions for interpretive use, and do not contribute to the historic landscape.

Site Furnishings

Site furnishings including patio tables and chairs, benches, and bird baths are visible in historic photographs of the garden terrace. At least three of these features, the marble bench and two bird baths, remain from the period of significance and contribute to the historic landscape. These features appear to have been periodically relocated within the garden throughout the period of significance. The contributing status of the concrete bench and pedestal is unknown.

Absent from the study area are the two flagpoles that were located within the property during the period of significance. A flagpole placed by the Dales between 1922 and 1928 was located at the south end of the garden, and a flagpole placed by the NWP by 1931 was located at the southeast corner of the property.[15]

Utilities and Storage

The chiller unit and miscellaneous items stored at the north end of the garden terrace were added after the end of the period of significance and do not contribute to the historic landscape.

Lighting

The spotlights within the garden appear to be recent additions to the study area landscape. Traffic lights, although not owned or managed by NPS, are consistent with the style and placements of lights present during the period of significance. The street lampposts are Washington Globe style lights consistent with many of the District's downtown streets and bridges. The original Washington Globe was incorporated into the 1923 Lighting Plan by the Committee on Lighting Needs of the District of Columbia, and were likely present adjacent to the study area throughout the period of significance.[16]

FEATURE SIGNIFICANCE ABBREVIATIONS
C = Contributing
NC = Noncontributing
NLE = No longer extant
X = Present during period.
? = Unknown if present during period.

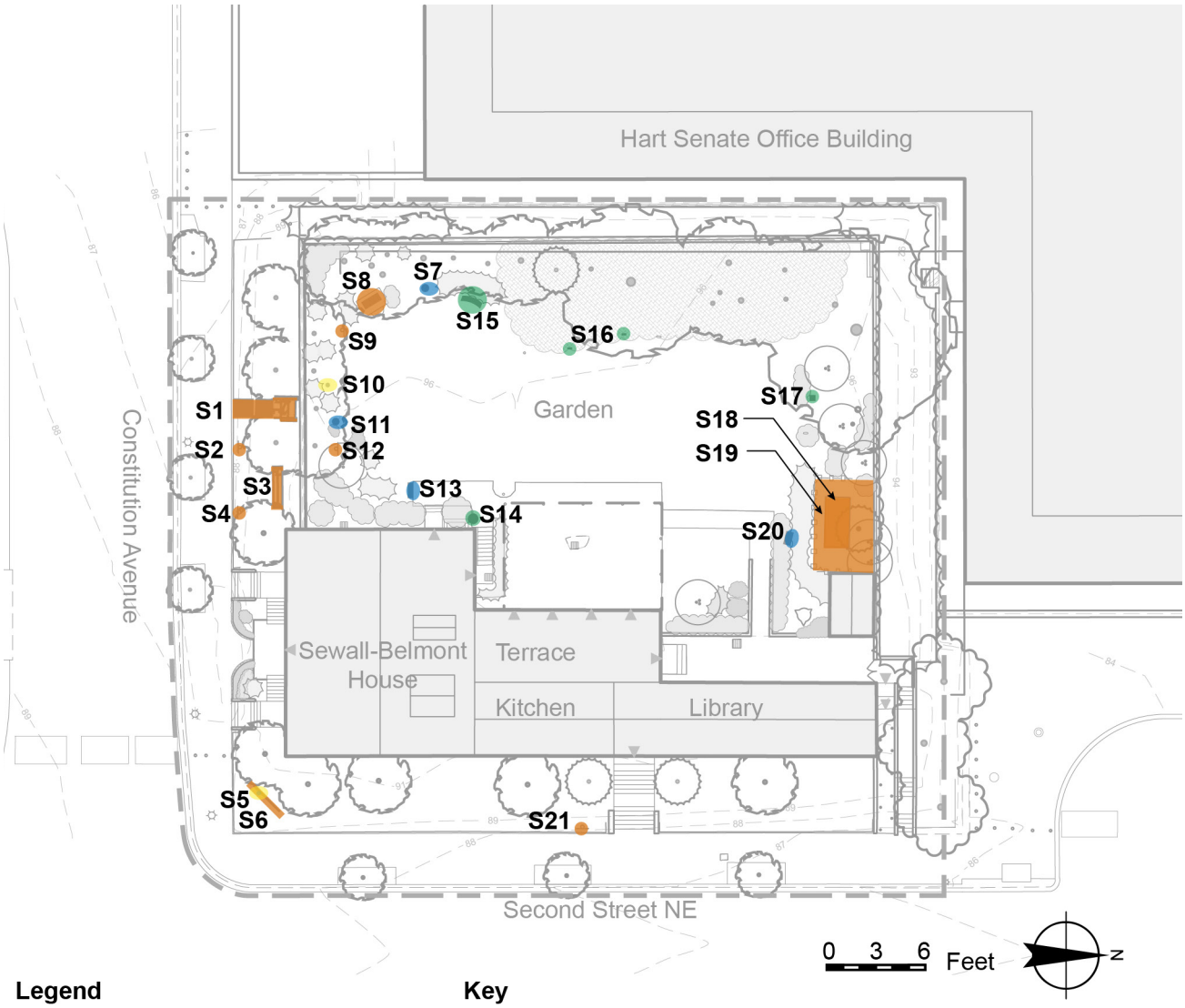
Table 3-8. Small-scale Features Analysis

FEATURE	C/NC	RATIONALE	ASSOCIATED PERIOD			
			1799-1922	1922-1929	1929-1972	1972-2016
"BELMONT" Concrete Marker	C	Placed on the property in 1929; relocated from original location			x	x
Marble Bench	C	Present by the 1930s			x	x
Bird Baths (2)	C	Present by the 1930s			x	x
Concrete Monuments (2)	?	Date of placement unknown				
Stone Slab	?	Date of placement unknown				
Concrete Bench	?	Date of placement unknown				
Pedestal	?	Date of placement unknown				x
Occoquan Steps	NC	Added in 1998				x
Site Identifier Sign	NC	Placed after the period of significance				x
Star-Spangled Banner National Historic Trail Wayside	NC	Placed after the period of significance				x
Occoquan Steps and Sewall-Belmont House & Museum Waysides	NC	Placed after the period of significance				x
ICW Commemorative Tree and Chittick Garden Signs	NC	Added after 1972				x
Memorial Bench	NC	Added in 2006				x
Concrete pad with chiller	NC	Added after 1972				x

FEATURE	C/NC	RATIONALE	ASSOCIATED PERIOD			
			1799-1922	1922-1929	1929-1972	1972-2016
Storage Area	NC	Added after 1972				x
Garden spotlights	NC	Added after 1972				x
Flagpoles (2)	NLE	Located at the south end of the garden (1928) and the southeast corner of the property (ca. 1930)		x	x	
Street lights*		Consistent with light posts present ca. 1923		x	x	x
Traffic light*		Consistent with traffic light present in 1950s-1960s			x	x

* Not owned or managed by NPS

Figure 3-63. Small-scale features analysis.



Legend

- Contributing
- Noncontributing
- Non-Extant Contributing
- Contributing status unknown
- Study area boundary

Key

S1 Occoquan Steps
S2 Occoquan Steps Wayside
S3 Occoquan Steps
S4 Sewall-Belmont House & Museum Wayside
S5 Flagpole
S6 Site Identifier Sign
S7 Bird bath
S8 Memorial bench
S9 ICW tree sign
S10 Flagpole
S11 Bird bath
S12 Chittick garden sign
S13 Marble bench
S14 Pedestal
S15 Concrete bench
S16 Concrete monuments (2)
S17 Stone slab
S18 Concrete pad with chiller
S19 Storage area
S20 "BELMONT" Marker
S21 'Star-Spangled Banner' National Historic Trail Wayside

ENDNOTES

1 National Park Service, Alpha Corporation, and Quinn Evans, *Rehabilitation of the Belmont-Paul Women's Equality National Monument, Schematic Design Narrative*.

2 Page, Gilbert, and Dolan, *A Guide to Cultural Landscape Reports*, 139.

3 Landscape characteristics not relevant for the Belmont-Paul Women's Equality National Monument include natural systems and features and constructed water features. Page, Gilbert, and Dolan, *A Guide to Cultural Landscape Reports*, 53; Birnbaum and Capella Peters, *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, 15-16.

4 The White House, Office of the Press Secretary, "Presidential Proclamation – Establishment of the Belmont-Paul Women's Equality National Monument," 12 April 2016, https://obamawhitehouse.archives.gov/the-press-office/2016/04/12/presidential-proclamation-establishment-belmont-paul-womens-equality.

5 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report*, 43; District of Columbia Board of Commissioners, "Annual Report of the Commissioners of the District of Columbia ... " (Washington: Gov't Print. Off., 1876), 230 and 244, accessed August 2020, https://babel.hathitrust.org/cgi/pt?id=chi.096601747&view=1up&seq=7.

6 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 56.

7 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 59-61.

8 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report*, 37.

9 Photographs from the early 1940s illustrate this transformation.

10 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report*, 41.

11 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 45.

12 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 41.

13 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 47.

14 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 55.

15 Ehrenkrantz Echstut & Kuhn Architects et al, *Sewall-Belmont House Historic Structure Report,* 45.

16 Dana Marks, *Washington's Streetlights: Illuminating the Capital City One Road at a Time*, accessed November 2020, https://www.ncpc.gov/news/item/53/.

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Treatment Approach

Chapter 4

Chapter title page: Sewall-Belmont House (QE, 2019).

CHAPTER 4: TREATMENT APPROACH

This chapter provides an organizational framework for development of the recommended treatment of the Belmont-Paul Women's Equality National Monument cultural landscape.

The chapter begins with a summary of landscape management considerations developed through discussions with NPS Region 1 - National Capital Area and National Mall and Memorial Parks staff throughout the course of the project. The summary is followed by an explanation of the selection of rehabilitation as the treatment approach for the Belmont-Paul Women's Equality National Monument cultural landscape. The chapter ends with the Secretary of the Interior's Standards for Rehabilitation. The treatment plan is presented in Chapter 5.

MANAGEMENT AND PROGRAM CONSIDERATIONS

This CLR addresses topics related to managing and interpreting the cultural landscape of the Belmont-Paul Women's Equality National Monument. Key management and program considerations include:

- ***Landscape Interpretation.*** Existing interpretation primarily occurs within the house. CLR treatment recommendations identify opportunities for the landscape to support interpretation of NWP use of the garden and sidewalk interface, as well as general educational opportunities related to the themes of equality, inclusion, diversity, and justice.
- ***Events.*** The park maintains a relationship with the National Woman's Party, but does not currently partner with other organizations for events or community engagement. Future use of the site for small-scale events in keeping with the capacity of the site is desired, for example:
    - Open houses
    - Meetings
    - Outdoor education programs
    - Garden parties
    - Yoga or martial arts programs
    - Small performances
    - Women's Rights gatherings or educational forums
- ***Partner Maintenance.*** Partnerships with garden clubs, scout groups, school groups, women's rights and social equality groups, or other organizations related to the monument's significance may help support

maintenance of the garden. For example, scout groups may assist with planting and weeding in the garden.

- ***Public Use of Garden Space.*** The CLR recommends landscape treatment to support public access to the historic garden as a contemplative respite from the nation's busy capital city.
- ***Relationship between interior and exterior spaces***. The Sewall-Belmont House is the dominant feature within the cultural landscape, and contains the primary spaces associated with interpretation, education, and administration for the national monument. Landscape treatment addresses connections between the interior and exterior of the building, including circulation, views, and functional use relationships.
    - Although the NWP used the terrace as an indoor-outdoor space during the period of significance, it will continue to be used as an indoor space by NPS to support visitor orientation and education.
    - The front door (accessed from the portico) will remain closed to preserve stained glass and other artifacts.
- ***Vegetation***. CLR treatment recommends rehabilitating missing significant plantings within the garden.
- ***Circulation and Accessibility.*** The front entrance to the house on Constitution Avenue is rarely used, and is effectively closed. This entrance is accessed via the portico stairs and the design does not accommodate adaptation for accessibility without impacting integrity. There is currently one entrance to the site, via either an exterior lift or a set of stairs on the Second Street NE side. This entrance is located in an easement with the Hart Building at the northeast corner of the site. NPS is interested in other options for access into the site. CLR treatment recommendations address visitor arrival sequence and circulation.

Physical elements within the landscape needed to support program and management considerations are recommended in the treatment tasks in Chapter 5 and include:

- Rain/sun covering over patio
- Furniture including chairs or benches, tables, and trash receptacles
- Extent of lawn and patio representative of the historic space
- Improved lighting
- Screened area for landscape maintenance items
- Catering support for small events
- Well-designed circulation system
- Universally-accessible pedestrian routes

SECRETARY OF THE INTERIOR'S STANDARDS

The US Secretary of the Interior provides professional standards and guidance for the preservation treatment of cultural landscapes listed in or eligible for the National Register of Historic Places. Four approaches to the treatment of cultural landscapes are defined: Preservation, Restoration, Rehabilitation, and Reconstruction. In this section, each approach is defined and its potential appropriateness for application to the study area is explained.

REHABILITATION (SELECTED APPROACH)

Rehabilitation allows repairs, alterations, and additions necessary to enable a compatible use for a property, as long as the portions or features which convey the historical, cultural or architectural values are preserved.

Rehabilitation is the most appropriate treatment approach for the study area landscape, and is the selected approach for the treatment tasks presented in the next chapter. This approach builds on rehabilitation of the Sewall-Belmont House initiated by NPS in 2017 and described in Chapter 2. The CLR supports the in-progress work on the house by expanding treatment into the surrounding site with a focus on supporting visitor use, improving access, and restoring known elements present during the period of significance, 1929-1972.

Rehabilitation will allow for preservation of contributing features from all periods. In addition, noncontributing features such as ornamental plantings, circulation routes, and small-scale features may be modified to reestablish historic patterns and enhance the ability to reflect its historic condition (for instance, reestablishing missing historic planting beds, renovating the patio to match its historic extent, and adding patio furniture reflective of the historic character).

Under this approach, features that are not compatible with the historic character of the property may be removed. New elements that are compatible with historic conditions may be added to address current needs, such as improving accessibility, enhancing the ability of the space to be used for small events, and increasing landscape interpretation. Design of these elements requires careful consideration to provide additions that complement the historic features without creating a false sense of history. These alterations should also be designed to be differentiated from the historic features.

PRESERVATION

Preservation is the act of sustaining the existing form, integrity, and materials of a historic property. This approach is most appropriate for properties that have a high level of integrity and often includes presence of features or conditions from multiple time periods.

Preservation is a potential treatment approach for treating Belmont Paul Women's Equality National Monument's cultural landscape. However, preservation limits the NPS's ability to achieve park management goals to replace features missing from the historic period of significance, such as significant vegetation.

RESTORATION

Restoration is the process of depicting the form, features, and character of a property as it appeared at a particular period in time. Elements that relate to earlier or later periods are removed in order to clearly represent one time period. A high level of documentation is necessary to ensure that the site accurately represents the historic period.

Because the study area includes historic landscape characteristics and features that were developed incrementally over the period of significance, restoration is not the most appropriate overall treatment approach.

RECONSTRUCTION

Reconstruction is the act of using new construction to depict a non-surviving site, landscape, building, structure, or object as it appeared at a specific period of time in its historic location. This approach is used only in cases where the highest level of significance applies and detailed documentation exists regarding the historic conditions of the property.

Given the desire to preserve contributing features that were developed incrementally over the period of significance, reconstruction is not the most appropriate treatment approach for the cultural landscape.

STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standard's for rehabilitation of cultural landscapes are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.[1]

ENDNOTES

1 National Park Service, *Guidelines for Rehabilitating Cultural Landscapes: Standards for Rehabilitation*, accessed February 2020, https://www.nps.gov/tps/standards/four-treatments/landscape-guidelines/rehab/index.htm.



Treatment Plan

Chapter 5

Chapter title page: View of the shed/stable building on Lot 32 and two rowhouses to the north of the Sewall-Belmont House, 1929 (National Woman's Party).

Chapter 5: Treatment Plan

This chapter presents the recommended treatment for the cultural landscape at the Belmont-Paul Women's Equality National Monument. The CLR applies an overall treatment approach of rehabilitation to the cultural landscape. This approach supports preservation of extant features from the period of significance, and allows for compatible change to improve the ability of the landscape to support an inclusive visitor experience and interpret significant themes and landscape features.

Landscape treatment guidance was informed by research and analysis conducted to develop Part 1 of this CLR as well as guidance provided by the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* and *National Park Service Director's Orders 28: Cultural Resources Management Guideline*.[1] The rationale for rehabilitation as the most appropriate treatment approach for the study is provided in Chapter 4 of this document. Chapter 4 also presents specific site and management issues identified by NPS regional and park staff that are addressed by the treatment plan.

A digital workshop and email correspondence provided opportunities for representatives of the National Park Service Region 1 - National Capital Area and Belmont-Paul Women's Equality National Monument to guide development of the treatment options. This process and the alternatives considered and dismissed are described in Appendix A: Treatment Alternatives.

The treatment plan begins with a vision and goals for the desired future condition of the landscape, followed by specific treatment tasks.

TREATMENT VISION

Preserve and enhance the historic landscape of the Belmont-Paul Women's Equality National Monument; engage with people to elevate the cause of women's rights by conveying the stories of the National Women's Party and the equal rights movement; and reestablish the property's historic garden respite in the nation's capital city.

TREATMENT GOALS

Goals for treatment of the Belmont-Paul Women's Equality National Monument Cultural Landscape are to:

1. **Preserve contributing characteristics of the historic landscape.**
2. **Engage people with the Belmont-Paul cultural landscape.**
3. **Provide an inclusive visitor experience addressing a full range of physical, cognitive, sensory, and social aspects.**
4. **Provide guidance for maintenance and ensure recommendations are feasible to maintain.**
5. **Rehabilitate significant visual connections between the property, Capitol, and Supreme Court.**
6. **Provide a place for dialogue, interaction, conversation, and wrestling with issues related to equality, inclusion, diversity, and justice.**
7. **Clarify interpretation of commemorative elements.**
8. **Convey stories related to the interpretive themes to inspire people to elevate the cause for women's rights and justice.**
9. **Rehabilitate the historic garden to better reflect historic conditions while supporting current and future use.**
10. **Provide a gathering space appropriate to the small scale and capacity of the landscape.**

TREATMENT PLAN

Recommended landscape treatment tasks are organized by landscape characteristic and illustrated on drawings RT-1 and RT-2. Note that several tasks are numbered and described only in the narrative and these numbers do not appear on either RT-1 or RT-2 drawings, e.g., Task 1 Policy Development. Refer to EC-1 and EC-2 for detailed existing condition, including plant species and individual landscape features.

LAND USE

Recommendations for land use within the study area emphasize developing a site program to support enhancement of commemorative, interpretive, educational, and preservation activities within the cultural landscape and rehabilitating use of the garden space for events and community engagement. Programming discussions with NPS staff identified three categories of events and community engagement appropriate for the Belmont-Paul Women's Equality National Monument landscape:

- Small-scale events such as open houses, meetings, outdoor education programs, garden parties, yoga or martial arts programs, or small performances.
- Garden care and maintenance opportunities supported by partnerships with garden clubs, scout groups, school groups, or other organizations related to the monument's significance.
- Public access to the garden as an urban green space (for example, as a gathering space for Capitol Hill workers at lunch).

To support expanded use of the garden, treatment recommendations also identify a designated space for maintenance needs.

Task 1. Develop a comprehensive policy for events and community engagement opportunities that identifies:

- Type of events that are appropriate for the space;
- Site capacity;
- Partnership organizations.

Task 2. Provide a screened area at the north end of the garden as a location for the chiller, trash receptacles, and other landscape maintenance items. Refer to Tasks 52, 53, and 62 on RT-1 and RT-2.

SPATIAL ORGANIZATION

Treatment recommendations for spatial organization of the cultural landscape emphasize preservation of contributing spatial relationships between the house, garden, and sidewalk interface. Treatment for spatial organization is directly related to tasks for circulation, views, vegetation, buildings, structures, and small-scale features in the following sections of this chapter.

Task 3. Preserve contributing spatial organization. Do not alter key spatial relationships within the property:

- Sewall-Belmont House as defining element at the corner of Second Street NE and Constitution Avenue;
- Garden organized around central lawn; and
- Sloped interface between the Sewall-Belmont House and garden and the sidewalks.

TOPOGRAPHY

Recommended treatment for topography at the Belmont-Paul Women's Equality National Monument emphasizes preservation of key topographic relationships, repair of eroded areas, and reestablishment of drainage patterns that will protect contributing features from future stormwater damage.

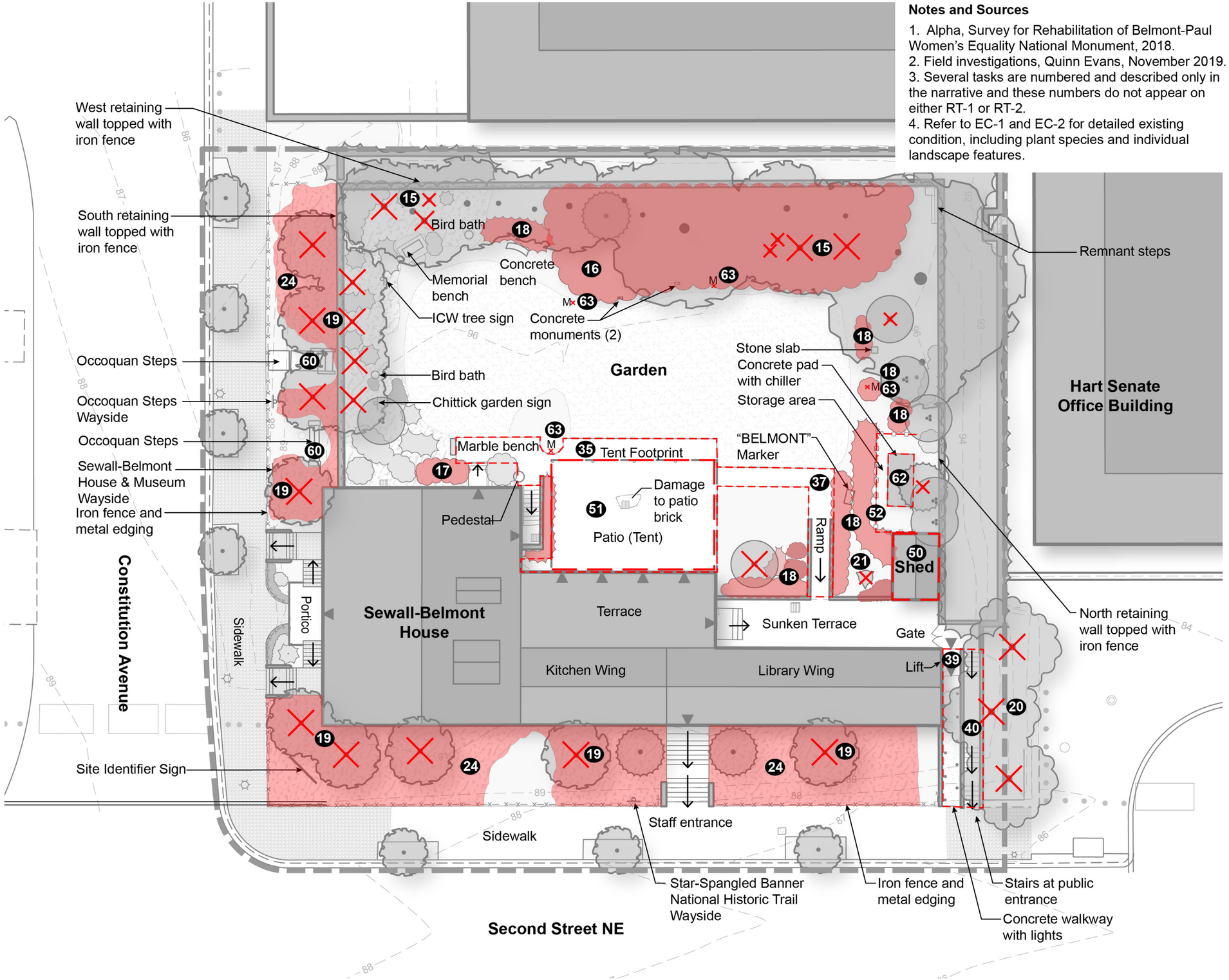
Task 4. Preserve contributing topography. Do not alter key topographic relationships, including:

- Flat topography of upper (western) portion of the garden;
- Sunken terrace in eastern portion of the garden;
- Topographic relationship between garden and street level.

Task 5. Repair or maintain ground surfaces to ensure positive drainage of water away from the Sewall-Belmont House.

- Follow grading and drainage recommendations in Phase 2 of the 2018 *Rehabilitation of the Belmont-Paul Women's Equality National Monument* project.
- Where landscape features are added or modified, design so that positive drainage is maintained away from the Sewall-Belmont House.

Task 6. Repair erosion on steep slopes within the planting beds adjacent to Constitution Avenue and Second Street NE.



Notes and Sources

1. Alpha, Survey for Rehabilitation of Belmont-Paul Women's Equality National Monument, 2018.
2. Field investigations, Quinn Evans, November 2019.
3. Several tasks are numbered and described only in the narrative and these numbers do not appear on either RT-1 or RT-2.
4. Refer to EC-1 and EC-2 for detailed existing condition, including plant species and individual landscape features.

Belmont Paul Women's Equality National Monument
Cultural Landscape Report

Recommended Landscape Treatment Removal

Legend

- Study Area Boundary
- Remove Building or Structure
- Remove Walkway
- Remove Tree
- Remove Shrub, Perennials, or Bamboo
- Remove Metal Spike
- Remove Fence

Treatment Tasks

- 15 Remove small and damaged trees and prune remaining trees for health and allow light into garden
- 16 Remove bamboo
- 17 Remove shrubs at fire escape landings
- 18 Remove large understory shrubs
- 19 Remove crepe myrtle
- 20 Remove magnolia trees
- 21 Remove stump
- 24 Rehabilitate historic planting bed by removing English ivy (refer to RT-2)
- 35 Remove noncontributing patio
- 37 Remove existing ramp
- 39 Remove lift
- 40 Remove stairs
- 50 Remove the shed
- 51 Remove the tent
- 52 Remove existing fence around chiller unit
- 60 Relocate Occoquan Steps
- 62 Remove items located near chiller
- 63 Remove metal spikes

0 10 20 40 Feet

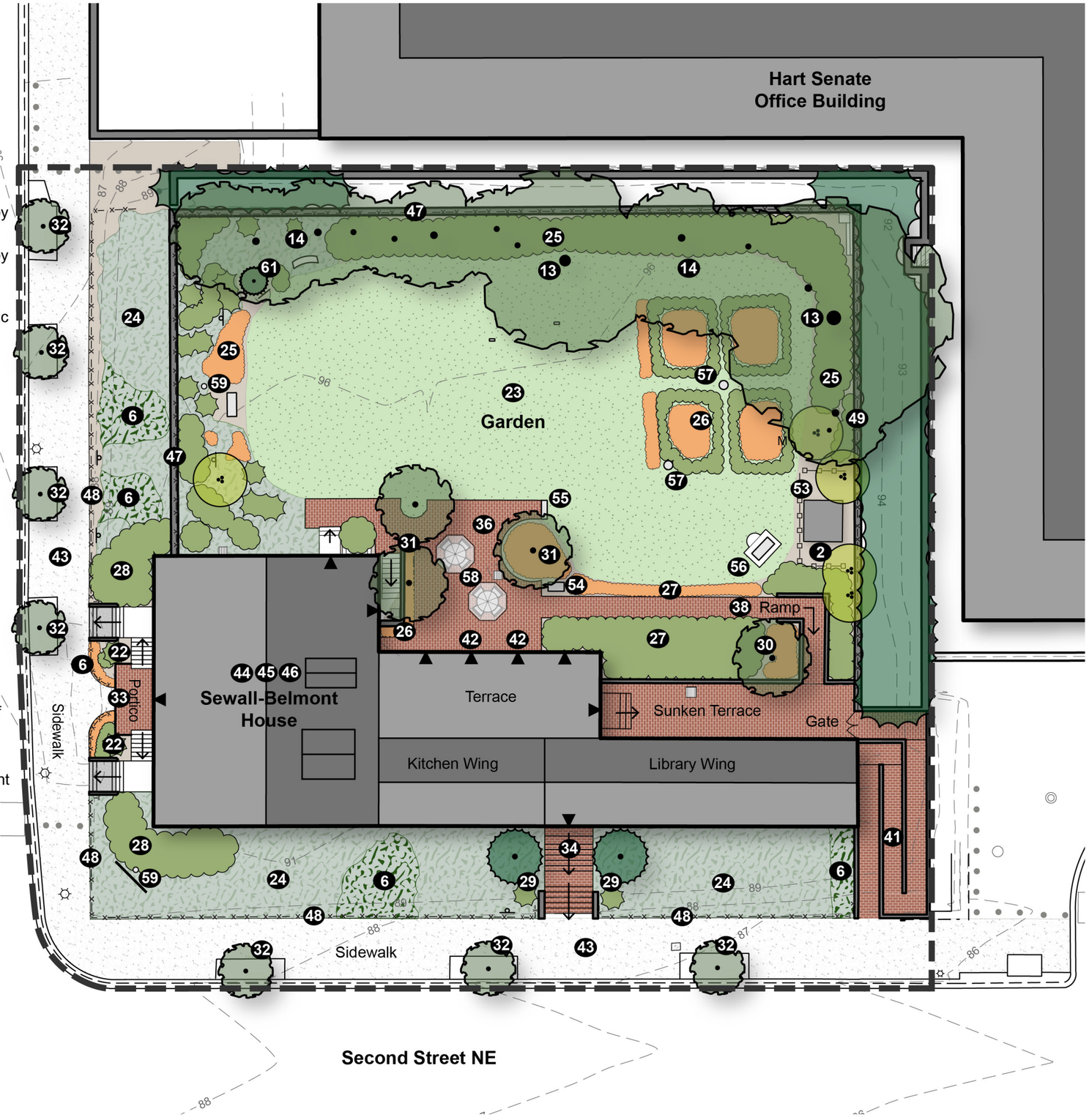
1 in = 20 ft

Belmont Paul Women's Equality National Monument
Cultural Landscape Report

Landscape Recommended Treatment
Full Implementation

Treatment Tasks

2 Provide a screened area for landscape maintenance items
6 Repair erosion on steep slopes
13 Preserve two large trees
14 Provide arboriculture treatment for deciduous canopy trees
22 Maintain ornamental plantings
23 Maintain existing lawn
24 Rehabilitate historic planting beds by planting native groundcover
25 Rehabilitate historic planting beds by planting species representative of historic character
26 Add parterre planting beds in historic location
27 Add small to medium scale shrubs and perennials
28 Add boxwood or eastern redcedar shrubs
29 Add yew or holly shrubs
30 Add an oak tree
31 Add maple and elm trees
32 Maintain street trees
33 Repair front portico
34 Repair stairs
36 Repave patio within historic extent
38 Reconfigure ramp
41 Add new ramp
42 Improve doorways to provide ADA access
43 Rehabilitate the historic condition of sidewalks
44 Rehabilitate Sewall-Belmont House
45 Conduct an accessibility assessment
46 Conduct a program assessment
47 Repair retaining walls and fences
48 Repair iron fence
49 Maintain retaining wall and fence
53 Add screening fence
54 Preserve and relocate 'BELMONT' marker
55 Preserve and relocate bench
56 Relocate concrete bench
57 Repair and relocate bird baths
58 Add patio furnishings
59 Add flagpoles
61 Interpret location of Susan B. Anthony sequoia



Legend

- Study Area Boundary
- Building
- Retaining Wall
- Road Edge and Curb
- Brick Walkway
- Concrete Walkway
- Aggregate Walkway
- Stone Walkway
- Deciduous Tree
- Evergreen Tree
- Ornamental Tree
- Shrub
- Perennial Planting
- Lawn
- Groundcover
- Mulched Planting Bed
- Wood Fence
- Iron Fence
- Bollard
- Drain
- Building Entrance
- Sign
- 1 Foot Contour

Notes and Sources

1. Alpha, Survey for Rehabilitation of Belmont-Paul Women's Equality National Monument, 2018.
2. Field investigations, Quinn Evans, November 2019.
3. Several tasks are numbered and described only in the narrative and these numbers do not appear on either RT-1 or RT-2.
4. Refer to EC-1 and EC-2 for detailed existing condition, including plant species and individual landscape features.

N
0 10 20 40 Feet
1 in = 20 ft

VIEWS

Recommendations within this section provide for preservation of existing significant views and rehabilitation of significant views that are obscured by noncontributing vegetation, structures, or small-scale features. Treatment for views is directly related to tasks for vegetation, buildings and structures, and small-scale features in the following sections of this chapter. The overall treatment approach for individual views is identified on Figure 5-1.

Task 7. **Preserve View A:** View of the Sewall-Belmont House from the intersection of Constitution Avenue and Second Street NE. Monitor for encroaching vegetation that obscures the view and prune as necessary to maintain the view. Do not add new elements that will block or impact the character of the significant view.

Task 8. **Preserve View B:** View from portico to the surrounding landscape. Monitor for encroaching vegetation that obscures the view and prune as necessary to maintain the view. Do not add new elements that will block or impact the character of the significant view. Following repair of the portico, allow the public to access the exterior of the portico to experience the view.

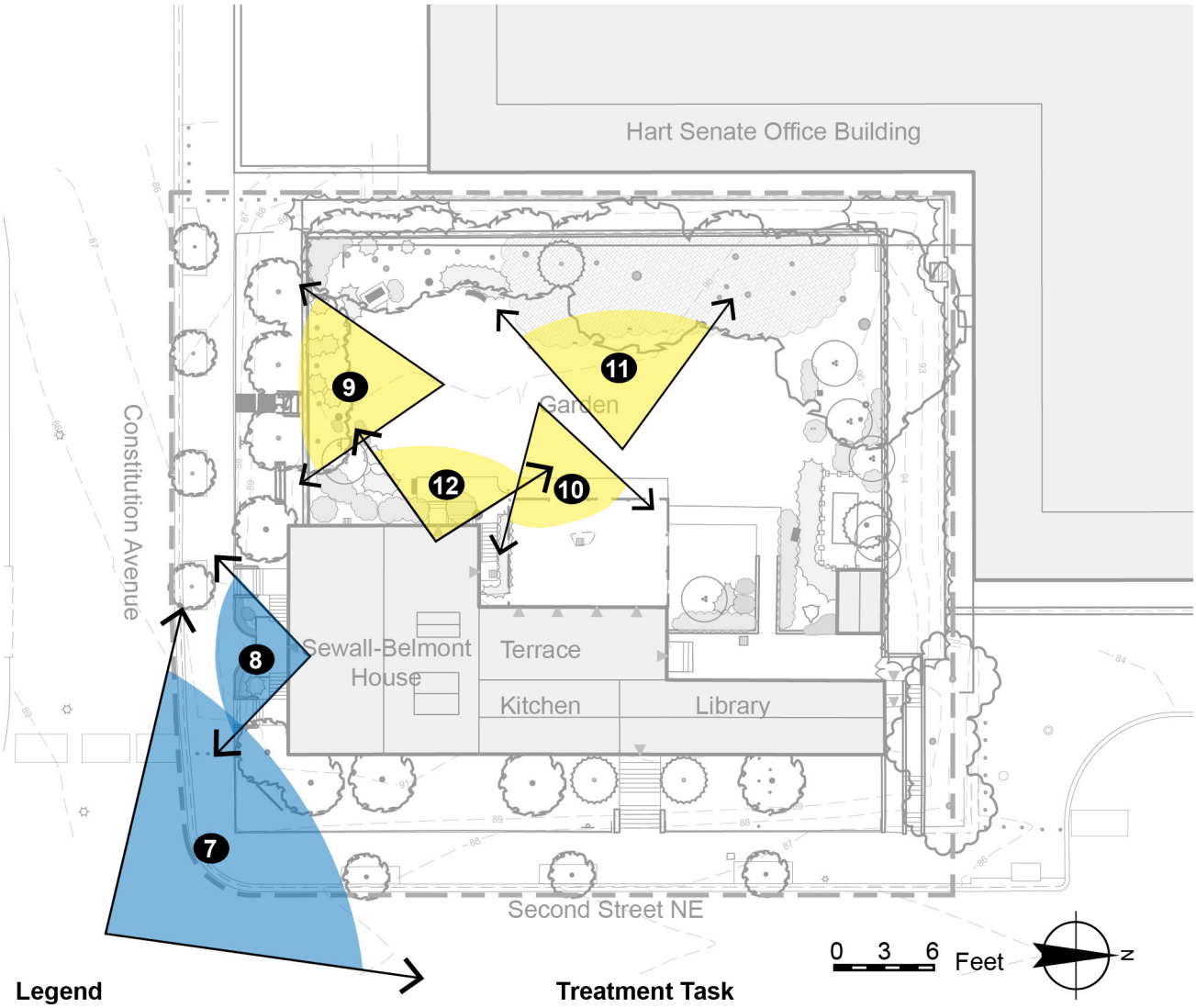
Task 9. **Rehabilitate View C:** View from the garden toward the Supreme Court Building by removing noncontributing vegetation that obscures the view. Refer to Task 19.

Task 10. **Rehabilitate View D:** Enclosed view looking east toward patio by removing the noncontributing tent over the patio, reestablishing the historic extent of the patio, and replanting trees in the location of historic vegetation. Refer to Tasks 27, 31, 35, 36, 37, 38, and 58.

Task 11. **Rehabilitate View E:** Enclosed view looking west from the patio by removing noncontributing vegetation along the southern and western sides of the patio, maintaining canopy trees that buffer views of the Hart Building, and rehabilitating small and medium scale plantings along the edge of the garden. Refer to Tasks 14, 15, 16, 18, 25, and 31.

Task 12. **Rehabilitate View F:** View from Sewall-Belmont House into the garden by removing noncontributing vegetation along the southern and western sides of the patio, removing the noncontributing tent, rehabilitating the historic extent of the patio, and rehabilitating key historic vegetation that is no longer extant. Refer to Tasks 14, 15, 16, 18, 25, 31, 35, 36, 48, and 58.

Figure 5-1. Views recommended treatment.



Legend

- Rehabilitate non-extant significant view
- Preserve extant significant view
- Study area boundary

Treatment Task

7. Preserve view of the Sewall-Belmont House from the intersection of Constitution Avenue and Second Street
8. Preserve view from portico to surrounding landscape
9. Rehabilitate view from garden toward Supreme Court Building
10. Rehabilitate enclosed view looking east toward patio
11. Rehabilitate enclosed view looking west from patio
12. Rehabilitate view from Sewall-Belmont House into the garden

VEGETATION

Treatment for the national monument landscape recommends preserving contributing vegetation, rehabilitating key significant vegetation that is no longer extant, and removing noncontributing vegetation that impacts the historic character of the property. As much of the vegetation that buffers views of the Hart Building is noncontributing, treatment tasks recommend maintaining deciduous canopy trees that buffer views to the building, while encouraging removal and replacement of understory vegetation with varieties that are more compatible with the historic landscape.

Task 13. Preserve two large trees at the northwest corner of the garden.

- Individual contributing trees within the study area include:
  - Basswood (*Tilia americana*) along the west wall
  - Sugar maple (*Acer saccharum*) at the northwest corner of the garden
- Record historic trees following guidance in development by NPS Region 1 - National Capital Area.
- Consult with an arborist to prune dead branches and improve tree health.
- When individual trees die, replace in kind in the general location of the historic tree. If the historic species becomes unviable or unavailable, select a replacement tree with similar characteristics to the historic tree (eg. form, size, growth habit, seasonal interest).

Task 14. Provide arboriculture treatment for deciduous canopy trees along the west and north sides of the garden that block views of the Hart Building.

- Maintain trees over 0'-6" diameter at breast height in good condition. Refer to Task 16 for removal of small or damaged trees.
- Consult with an arborist as needed to prune dead branches and improve tree health.
- When individual trees become hazardous or die, evaluate the role of the tree in providing a visual buffer of the Hart Building. If necessary to maintain screening, replace with vegetation that continues to obstruct visual connections to the Hart Building.

Task 15. Remove small and damaged trees along north and west edges of the garden.

Task 16. Remove noncontributing bamboo.

Task 17. Remove shrubs at fire escape landings, and maintain clear of vegetation that would block access to the fire escape.

Task 18. Remove noncontributing large understory shrubs along the north and west sides of the garden.

Task 19. Remove 13 noncontributing crepe myrtles along south and east sides of study area. Refer to Task 24.

Task 20. In conjunction with construction of a new ramp between the sidewalk along Second Street NE and the sunken terrace, **coordinate with the Architect of the Capitol to remove noncontributing magnolia trees along northwest edge of garden stairs.** Refer to Tasks 39, 40, and 41.

Task 21. Remove stump in northwest corner of garden.

Task 22. Maintain ornamental plantings within the beds adjacent to the portico in good condition.

Task 23. Maintain existing lawn in good condition.

Task 24. Rehabilitate historic planting beds adjacent to the Constitution Avenue and Second Street NE sidewalks.

- Remove English ivy (*Hedera helix*) to reduce spread of invasive vegetation, impact to structures, and rodent habitat.
- Refer to Task 19 for removal of noncontributing crepe myrtle.
- Replace English ivy and crepe myrtle with native groundcover, fern, or short grass, for example: wild ginger (*Asarum canadense*), hay-scented fern (*Dennstaedtia punctilobula*), pachysandra (*Pachysandra procumbens*), green-and-gold (*Chrysogonum virgianum*), barren strawberry (*Waldsteinia fragaroides*), or Virginia creeper (*Parthenocissus quinquefolia*).

Task 25. Rehabilitate the historic character and extent of planting beds along the north, west, and south sides of the garden.

- Reestablish planting beds in historic locations.
- Plant with small and medium scale shrubs.
    - Add varieties present during the period of significance, including lilac (*Syringa vulgaris*), rose (*Rosa* spp.), laurel (*Laurus nobilis*), hosta (*Hosta* spp.), and boxwood (*Buxus* spp.). In particular, consider rose varieties with gold or white flowers representative of the National Woman's Party.
    - In addition to historic selections, consider adding other small and medium scale shrubs suited to shade and part sun, for example: hydrangea (*Hydrangea* spp.), dwarf viburnum varieties (*Viburnum* spp.), forsythia (*Forsythia* spp.), deutzia (*Deutzia gracilis*), bleeding heart (*Dicentra spectabilis*), columbine (*Aquilegia* spp.), geranium (*Geranium* spp.), deadnettle (*Lamium purpureum*), brunerra (*Brunnera macrophylla*), Lenten rose (*Helleborus orientalis*), astilbe (*Astilbe chinensis*), and lilyturf (*Liriope muscari*). In locations that receive more sunlight, consider weigela (*Weigela florida*), beautybush (*Kolkwitzia amabilis*), flowering quince (*Chaenomeles x superba*), cheddar pinks (*Dianthus* spp.) and peony (*Paeonia* spp.).
    - In areas where existing planting beds are removed and not replaced, establish lawn.
    - Consider partnering with garden clubs, scout groups, school groups, or other organizations related to the monument's significance to establish and maintain new plantings.

Task 26. Add parterre planting beds in historic location in the northwest corner of the garden.

- Plant the exterior of the parterre with boxwood (*Buxus spp.*). Add roses (*Rosa* spp.) within the parterre squares, and iris (*Iris* spp.) along the south end of the planting beds.
- Consider partnering with garden clubs, scout groups, school groups, or other organizations related to the monument's significance to establish and maintain new plantings.

Task 27. Add small to medium scale shrubs and perennials adjacent to the reconfigured ramp between the sunken terrace and patio.

- Consider partnering with garden clubs, scout groups, school groups, or other organizations related to the monument's significance to establish and maintain new plantings.

Task 28. Add boxwood (*Buxus* spp.) or eastern redcedar (*Juniperus virginiana*) in historic locations to the east and west of the portico.

Task 29. Add yew (*Taxus* spp.) or holly (*Ilex cornuta*) shrubs in historic locations to the north and south of the Second Street NE entrance.

Task 30. Add an oak (*Quercus* spp.) in the historic location of the oak tree in the northeast corner of the garden.

Task 31. Add trees in the location of historic trees adjacent to the reconfigured patio.

- Plant maples (*Acer* spp.) on the western and southern edges of the patio.
- Plant an elm (disease-resistant variety, potentially *Ulmus x hollandica*) on the northern edge of the patio.

Task 32. Coordinate with the Architect of the Capitol (AOC) to maintain street trees along Constitution Avenue and Second Street NE in good condition.

- When the trees require replacement, select species representative of the historic condition, for example disease-resistant elms (*Ulmus x hollandica*).
- In locations immediately adjacent to below-grade features, select trees with shallow root systems that will limit impact to existing utilities.

CIRCULATION

Circulation treatment focuses on preserving routes that contribute to the historic character of the study area and rehabilitating the historic extent of the patio. Reconfiguring circulation routes also offers the potential to incorporate improved accessibility within the study area. The proposed configuration of ramps and sloped walks would provide a universal experience for all visitors, connecting from the sidewalk at Second Street NE to the patio. The recommended placement of the sloped walk between the patio and sunken terrace also reclaims a portion of the historic extent of the lawn, allowing the garden to be perceived at a scale that is more representative of its historic condition.

Task 33. Repair the front portico, following recommendations in the 2018 *Rehabilitation of the Belmont-Paul Women's Equality National Monument* project. Allow visitor access to the upper level of the portico.

Task 34. Repair the stairs at the Second Street NE Entrance.

Task 35. Remove the noncontributing patio. Stockpile existing brick for reuse in new patio.

Task 36. Repave the patio within its historic extent utilizing stockpiled historic brick.

Task 37. Remove existing ramp between sunken terrace and patio.

Task 38. Add a new ramp between the sunken terrace and garden. Locate the ramp to the north and east of its current placement to maximize contiguous lawn and planting bed space within the garden.

Task 39. Remove the noncontributing lift between the sidewalk along Second Street NE and the sunken terrace.

Task 40. Remove the noncontributing stairs between the sidewalk along Second Street NE and the sunken terrace.

Task 41. Coordinate with the Architect of the Capitol to add a new ramp extending between the Second Street NE sidewalk and the sunken terrace. The ramp will require expanding the footprint of the access route approximately 6'-0" north of the existing stairs. Integrate the ramp into the existing berm at the north side of the stairs.

Task 42. Improve doorways between the patio and the terrace to provide ADA accessible entrances.

Task 43. Coordinate with the Architect of the Capitol to rehabilitate sidewalks along Constitution Avenue and Second Street NE.

- Install a stamped or aggregate surface concrete representative of the condition of the sidewalk during the period of significance (Figure 5-2 through Figure 5-4).
- Select a treatment visually differentiated from the adjacent modern sidewalks.



Figure 5-2. Concrete pavement pattern along Constitution Avenue adjacent to portico, ca. 1930 (National Woman's Party).



Figure 5-3. ca. 1959 view of concrete sidewalks at intersection of Constitution Avenue and Second Street NE (DC History Center).



Figure 5-4. Concrete pavement along Constitution Avenue, ca. 1950-1960 (DC History Center).

BUILDINGS AND STRUCTURES

Recommended treatment for buildings and structures within the study area emphasizes rehabilitation of contributing buildings and structures, and removal of noncontributing buildings and structures that impact the historic character of the landscape.

Task 44. Rehabilitate the Sewall-Belmont House, following recommendations in the 2018 *Rehabilitation of the Belmont-Paul Women's Equality National Monument* project.

Task 45. Conduct an accessibility assessment of the Sewall-Belmont House interior.

Task 46. Conduct a program assessment of the Sewall-Belmont House. Consider interior program and connections between the interior and exterior program, for example:

- The gift shop occupies the historic location of Alice Paul's office. Consider relocating the gift shop and interpreting the office. Explore the potential for the gift shop to the basement level of the house with access through the entrance below the portico (at street level).
- The roof deck above the terrace is currently not open to visitors. Consider opportunities to reactivate this space and reopen to visitors following completion of Phase 2 of the *Rehabilitation of the Belmont-Paul Women's Equality National Monument* project (refer to Chapter 2).
- Reorganize the terrace to function as a welcoming landing space for all visitors. Move the audiovisual equipment and seating for the park film to the library once NWP collections are relocated.
- Coordinate interior and exterior programming considerations with exhibit planning, space restructuring, and event types identified in the park's 2018 Interpretive Plan.[2]

Task 47. Repair south and west retaining walls and associated iron fences. Consult with a civil or structural engineer to identify structural deficiencies. Areas of concern identified as part of this study are noted in Chapter 3.

Task 48. Repair the decorative iron fence along the Constitution Avenue and Second Street NE sidewalks.

Task 49. Maintain north retaining wall and associated iron fence in good condition.

Task 50. Remove noncontributing shed.

Task 51. Remove the tent. Use a flexible combination of shade trees and retractable umbrellas to provide sun and rain protection for the patio (Figure 5-5). Refer to Tasks 32 and 55.

Task 52. Remove existing fence around chiller unit.



Figure 5-5. Reconfigured patio with shade provided by trees and patio furniture.

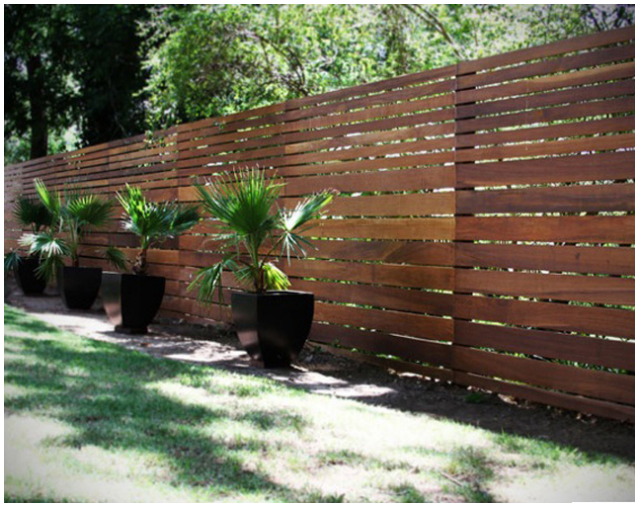


Figure 5-6. Wood board fence (The Fence Workshop).



Figure 5-7. Horizontal fixed louver fence (American Fence Company).

Task 53. Add a new wood fence to provide visual screening of storage and utility feature and an acoustical buffer for mechanical systems at the north end of the garden (Figure 5-6 and Figure 5-7).

SMALL-SCALE FEATURES

During the period of significance, furnishings including benches, tables, and chairs supported use of the garden. The treatment plan recommends adding furnishings and other small-scale features to support future use of the site in keeping with the character of the historic landscape. Contributing small-scale features are to be preserved, repaired, and relocated to their historic locations when known.

Task 54. Preserve 'BELMONT' concrete marker. Consider relocating the marker next to the reconfigured patio.

Task 55. Preserve marble bench and relocate to north edge of patio.

Task 56. Relocate commemorative concrete bench to northeast corner of the garden.

Task 57. Repair bird baths. Following addition of the parterre planting beds in the northwest corner of the garden, relocate the bird baths to their historic locations at the center of the parterre and at the southeast corner of the parterre.

Task 58. Add furnishings including benches, tables, chairs, and trash receptacles to support formal use of the garden for small events and informal use of the garden as green space within the city. Select furnishings that respond to the scale, materiality, and design of furnishings used in the garden. Examples of furnishings present in the garden during NWP ownership are presented in Figure 5-8 through Figure 5-13.

Task 59. Add aluminum flagpoles in locations of historic flagpoles:

- At the south end of the garden
- Near the corner of Second Street NE and Constitution Avenue

Task 60. Consider relocating the Occoquan Steps to an alternate exhibit space.

- Coordinate with National Woman's Party and conservation experts at the National Capital Area to develop a detailed plan for preservation of the steps and feasibility of moving the features.
- Consider moving the steps to an alternate collection associated with the National Woman's Party or woman's suffrage.
- If it is determined that the steps should be relocated to the garden, consider moving the features to the reconfigured planting bed at the northeast corner of the garden.



Figure 5-8. A meeting of NWP members in the garden utilizing long table and chairs. (NWP, 1930s).



Figure 5-9. A meeting of NWP members in the garden utilizing wood chairs (NWP, 1934).



Figure 5-10. Alice Paul and NWP members meet in the garden around circular table (NWP, 1950).



Figure 5-11. View of garden and patio furniture. (NWP, 1979).



Figure 5-12. View of the garden and patio furniture (NWP, 1979).



Figure 5-13. View of garden and patio furniture. (NWP, 1979).

Task 61. Consider interpreting the historic location of the Susan B. Anthony Sequoia.

- Consider interpreting the relationship of Susan B. Anthony to the NWP and the story of the tree planting. Indicate that it is not viable to replace the historic tree because the species is not well suited to the conditions of the garden. The original tree was short lived, and a large conifer would alter the historic condition of light within the garden.
- If a tree is included as part of the interpretation, consider planting in a container to restrict its size.

Task 62. Remove noncontributing landscape maintenance items that are not necessary for operations.

Task 63. Remove noncontributing metal spikes.

IMPLEMENTATION

This section organizes treatment recommendations into bundles of related tasks to guide implementation and prioritization.

Group A: Rehabilitate Sewall-Belmont House and conduct assessments to improve visitor experience.

- Task 5: Repair or maintain ground surfaces to ensure positive drainage of water away from the Sewall-Belmont House.
- Task 45: Conduct an accessibility assessment of the Sewall-Belmont House interior.
- Task 46: Conduct an interior program assessment of the Sewall-Belmont House.

Group B: Restore the historic extent of the patio and remove the existing tent. Use a combination of shade trees and furnishings to provide shade.

- Task 31: Add trees in the location of historic trees adjacent to the reconfigured patio.
- Task 35: Remove the noncontributing patio. Stockpile existing brick for reuse in new patio.
- Task 36: Repave the patio within its historic extent utilizing stockpiled historic brick.
- Task 42: Improve doorways between the patio and the terrace to provide ADA accessible entrances.
- Task 51: Remove the tent.
- Task 54: Preserve 'BELMONT' concrete marker.
- Task 55: Preserve marble bench and relocate to north edge of patio.
- Task 58: Add furnishings including benches, tables, chairs, and trash receptacles.

Group C: Reconfigure ramp between sunken terrace and garden.

- Task 18: Remove noncontributing large understory shrubs along the north and west sides of the garden.
- Task 21: Remove stump in northwest corner of garden.
- Task 27: Add small to medium scale shrubs and perennials adjacent to the reconfigured ramp between the sunken terrace and patio.
- Task 31: Add an oak (Quercus spp.) in the historic location of the oak tree in the northeast corner of the garden.
- Task 37: Remove existing ramp between sunken terrace and patio.
- Task 38: Add a new ramp between the sunken terrace and garden.
- Task 50: Remove noncontributing shed.
- Task 56: Relocate commemorative concrete bench to northeast corner of the garden.

Group D: Replace lift and stairs between Second Street NE sidewalk and sunken terrace with a ramp.

- Task 20: Coordinate with the Architect of the Capitol to remove noncontributing magnolia trees along northwest edge of garden stairs.
- Task 39: Remove the noncontributing lift between the sidewalk along Second Street NE and the sunken terrace.
- Task 40 : Remove the noncontributing stairs between the sidewalk along Second Street NE and the sunken terrace
- Task 41: Coordinate with the Architect of the Capitol to add a new ramp between the Second Street NE sidewalk and the sunken terrace.

Group E: Work with the Architect of the Capitol **to enhance the sidewalk interface.**

- Task 32: Maintain street trees along Constitution Avenue and Second Street NE in good condition.
- Task 43: Rehabilitate the historic condition of sidewalks along Constitution Avenue and Second Street NE.

Group F: Rehabilitate historic plantings within the garden.

- Task 13: Preserve two large trees at the northwest corner of the garden
- Task 14: Provide arboriculture treatment of deciduous canopy trees along the west and north sides of the garden that block views of the Hart Building.
- Task 15: Remove small and damaged trees along north and west edges of the garden.
- Task 16: Remove noncontributing bamboo.
- Task 18: Remove noncontributing large understory shrubs along the

north and west sides of the garden.

- Task 19: Remove noncontributing crepe myrtles within the garden.
- Task 23: Maintain existing lawn in good condition.
- Task 25: Rehabilitate the historic character and extent of planting beds along the north, west, and south sides of the garden
- Task 26: Add parterre planting beds in historic location in the northwest corner of the garden.
- Task 57: Repair bird baths.
- Task 59: Add aluminum flagpole at the south end of the garden.
- Task 61: Consider interpreting the historic location of the Susan B. Anthony Sequoia.
- Task 63: Remove noncontributing metal spikes.

Group G: Rehabilitate historic plantings in the beds adjacent to the Constitution Avenue and Second Street NE sidewalks.

- Task 6: Repair erosion on steep slopes within the planting beds adjacent to Constitution Avenue and Second Street NE.
- Task 19: Remove noncontributing crepe myrtles within the beds adjacent to the Constitution Avenue and Second Street NE sidewalks.
- Task 24: Rehabilitate historic planting beds adjacent to the Constitution Avenue and Second Street NE sidewalks by replacing English ivy and crepe myrtle with native groundcover, fern, or short grass.
- Task 28: Add boxwood or eastern redcedar in historic locations to the east and west of the portico.
- Task 29: Add yew or holly shrubs in historic locations to the north and south of the Second Street NE entrance
- Task 48: Repair the decorative iron fence along the Constitution Avenue and Second Street NE sidewalks.
- Task 59: Add aluminum flagpole near the corner of Second Street NE and Constitution Avenue
- Task 60: Consider relocating the Occoquan Steps to an alternate exhibit space.

Group H: Repair or maintain retaining walls and fences.

- Task 47: Repair south and west retaining walls and associated iron fences.
- Task 49: Maintain north retaining wall and associated iron fence in good condition.

Group I: Repair the stairs at the Second Street NE Entrance (Task 34).

Group J: Repair the portico and maintain ornamental planting beds.

- Task 22: Maintain ornamental plantings within the beds adjacent to the portico in good condition.
- Task 33: Repair the front portico.

Group K: Provide a screened area for chiller and other landscape maintenance items (Task 2).

- Task 52: Remove existing fence around chiller unit.
- Task 53: Add a new fence to provide screening of storage and utility functions at the north end of the garden
- Task 62: Remove noncontributing landscape maintenance items that are not necessary for operations.

Group L: Remove shrubs at fire escape landings, and maintain clear of vegetation that would block access to the fire escape (Task 17).

ENDNOTES

1 National Park Service, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, accessed September 2020, https://www.nps.gov/tps/standards/four-treatments/landscape-guidelines; and National Park Service, *National Park Service Director's Orders 28: Cultural Resources Management Guideline*, accessed December 2020, https://www.nps.gov/subjects/policy/upload/DO_28_6-11-2002.pdf.

2 National Park Service and History Associates, Inc., *Belmont-Paul Women's Equality National Monument Interpretive Plan* (United States Department of the Interior, National Park Service, 2018).



Terminology

Chapter title page: Second Street entrance and stairs, 1974 (National Woman's Party.)

TERMINOLOGY

Specific terminology referenced in this document is provided below for ease of reference.

AD, BC, BP

Temporal conventions used in this CLR include BC and AD for cultural time periods up to 1000. After this date, no designation is provided.

CHARACTER-DEFINING FEATURE

A prominent or distinctive aspect, quality, or characteristic of a cultural landscape that contributes significantly to its physical character. Land use patterns, vegetation, furnishings, decorative details, and materials may be such features.

CULTURAL LANDSCAPE

A geographic area (including both cultural and natural resources and the wildlife or domestic animals therein) associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values. The National Park Service identifies four types of cultural landscapes:

HISTORIC SITE

A landscape significant for its association with a historic event, activity or person.

HISTORIC DESIGNED LANDSCAPE

A landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, engineer, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person, trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture. Aesthetic values play a significant role in designed landscapes.

HISTORIC VERNACULAR LANDSCAPE

A landscape that evolved through use by the people whose activities or occupancy shaped it. Through social or cultural attitudes of an individual, a family, or a community, the landscape reflects the physical, biological, and cultural character of everyday lives. Function plays a significant role in vernacular landscapes.

ETHNOGRAPHIC LANDSCAPE

Area containing natural and cultural resources that associated people define as heritage resources, including plant and animal communities, geographic features, and structures.

CULTURAL LANDSCAPE REPORT

A Cultural Landscape Report (CLR) documents the history and existing conditions of a cultural landscape, evaluates its significance according to the Secretary of the Interior's Standards, and provides design and management recommendations for the property.

FEATURE

The smallest element(s) of a cultural landscape that contributes to its significance and that can be the subject of a treatment intervention.

HISTORIC CHARACTER

The sum of all features, visual aspects, materials, and spaces associated with a cultural landscape's history. These qualities are often referred to as character-defining.

HISTORIC SIGNIFICANCE

The recognized importance a property displays when it has been evaluated, including when it has been found to meet National Register Criteria.

INTEGRITY

The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance. The seven qualities of integrity as defined by the National Register program are location, setting, feeling, association, design, workmanship, and materials.

LOCATION

Location is the place where the historic property was constructed or the place where the historic event occurred.

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

SETTING

Setting is the physical environment of a historic property.

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property.

LANDSCAPE CHARACTERISTICS

The tangible and intangible characteristics of a landscape that define and characterize the landscape and that, individually and collectively, give a landscape character and aid in understanding its cultural value. The cultural landscape at the Belmont-Paul Women's Equality National Monument is documented and assessed according to these landscape characteristics:

TOPOGRAPHY

Topography is the three-dimensional configuration of the landscape surface, characterized by slope and orientation.

SPATIAL ORGANIZATION

Spatial Organization is the arrangement of elements that define and create space through the ground, vertical, and overhead planes, including topography, vegetation, natural systems, and buildings and structures.

VIEWS

Views present a range of vision, natural or man-made.

CIRCULATION

Circulation includes features and materials that constitute systems of movement including vehicular routes, such as roads, and pedestrian routes, such as paths and trails.

VEGETATION

Vegetation is indigenous or introduced trees, shrubs, vines, ground covers, herbaceous plants, fields, and lawns.

BUILDINGS AND STRUCTURES

Buildings and Structures are three-dimensional man-made constructs such as houses, sheds, and privies.

SMALL-SCALE FEATURES

Small-scale features are human-scaled elements that provide specific functions at the site. These include historic site furnishings and monuments as well as contemporary features such as flagpoles, signs, waysides, tables, benches, lighting, and utilities.

NATIONAL REGISTER OF HISTORIC PLACES

The official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archaeological resources.

NATIONAL HISTORIC LANDMARK

A district, site, building, structure, or object of national historical significance, designated by the Secretary of the Interior under authority of the Historic Sites Act of 1935 and entered in the National Register of Historic Places. A historic site may be important enough to receive designation as an NHL if it is the location with the strongest association with a turning point or significant event in American history; is the best location to tell the story of an individual who played a significant role in the history of the United States; is an exceptional representation of a particular building or engineering method, technique, or building type in the country; or provides the potential to yield new and innovative information about the past through archaeology.

PERIOD OF SIGNIFICANCE

The span of time for which a cultural landscape attains historical significance and for which it meets National Register criteria.

PRESERVATION

The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

RECONSTRUCTION

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

REHABILITATION

The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

RESTORATION

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

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Treatment Alternatives

Appendix A

Chapter title page: Plantings in the beds adjacent to the portico, ca. 1930 (National Woman's Party).

Appendix A: Treatment Alternatives

This appendix presents treatment alternatives considered and dismissed for the rehabilitation of the Belmont-Paul Women's Equality National Monument cultural landscape. The alternatives were developed through a collaborative process including the consulting team, Belmont-Paul Women's Equality National Monument and National Mall and Memorial Parks staff, and NPS Region 1 - National Capital Area staff.

TREATMENT WORKSHOP SUMMARY

Following submittal of Part 1, the consulting team developed two preliminary treatment options. The options served as a basis for collaboration during the remote workshop conducted by NPS and facilitated by Quinn Evans (QE) staff as a remote meeting on June 24, 2020. Workshop attendees included Belmont-Paul Women's Equality National Monument staff, NPS Region 1 – National Capital Area staff, NPS National Mall and Memorial Parks staff, and the Quinn Evans consulting team. Following the workshop, the project team refined the draft treatment approaches and concept and provided it to the park and Region 1 - National Capital Area staff for review and comment.

The appendix includes an overview of all project area treatment alternatives developed. Option 1 was selected as the preferred treatment and is fully described in Chapter 5.

OPTION 1

Option 1 emphasizes rehabilitation with a focus on restoring known elements present during the period of significance, 1929-1972 (Figure A-1).

1. Restore historic extent of patio and remove tent
2. Reconfigure ramp between sunken terrace and garden
3. Remove lift and add ramp between Second Street NE sidewalk and sunken terrace
4. Relocate Occoquan Steps to other exhibit space
5. Remove crepe myrtle
6. Add flagpole
7. Add tree in location of historic sequoia
8. Add tree in historic location
9. Add planting beds in historic location
10. Relocate bird baths to historic location
11. Add shrubs in historic location
12. Maintain trees as visual buffer
13. Use terrace as indoor/outdoor space

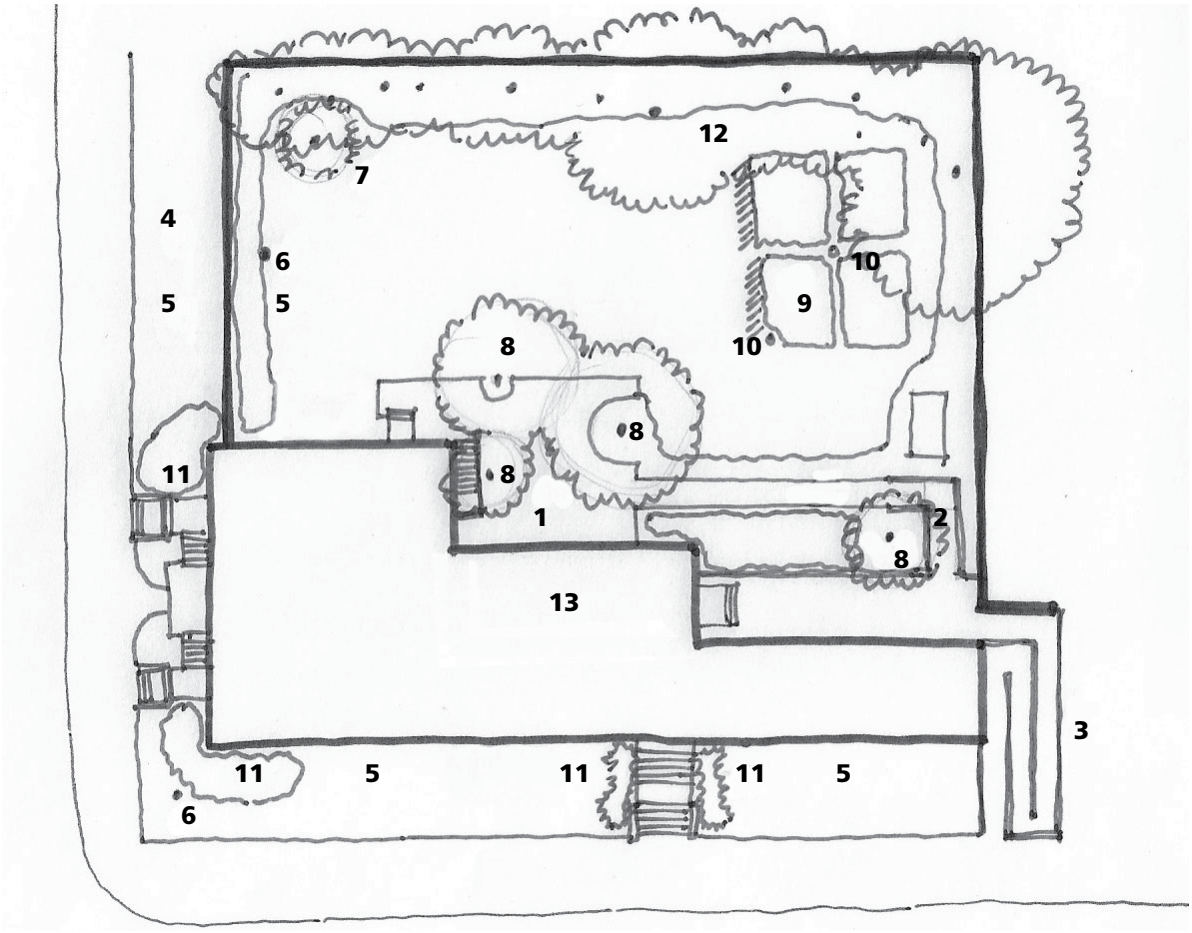


Figure A-1. Option 1

Workshop attendees agreed to move forward with Option 1 with modifications to address specific landscape concerns:

- Restore historic extent of patio and remove current tent. Use a flexible combination of shade trees and retractable or temporary structures to provide sun and rain protection for the patio. During the period of significance, there was no tent or other covering over the patio; shade was provided by trees and umbrellas associated with furnishings. The shade elements should be clearly not historic, but also not distracting. The Chippendale railing along the patio could inform the design of the covering.
- Reconfigure ramp between sunken terrace and garden to maximize contiguous lawn and planting bed space within the garden. This will allow for more of the original extent of the garden to be reclaimed than in the existing configuration, and will allow the ramp to be screened by a planting bed along the east side of the garden space. The sunken terrace and patio would remain at their original elevations. All visitors will follow the route of the ramp/sloped walk and enter into the building from the patio.
- Remove lift and add ramp between Second Street NE sidewalk and sunken terrace.
- Preserve contributing vegetation and rehabilitate historic vegetation.
    - Remove crepe myrtle within beds on the east and south sides of the property, and the south side of the garden.
    - Reestablish shrub plantings in historic locations within the sidewalk beds.
    - Add tree in location of historic sequoia.
    - Add trees in historic locations around patio.
    - Add tree in historic location in northwest corner of garden.
    - Add parterre planting beds in the northwest corner of the garden.
    - Remove bamboo and large shrubs from the understory and reestablish planting beds of small and medium scale plantings along the south, north and west sides of the garden.
    - Although only two large trees were present along the perimeter of the garden during the period of significance, the group determined that it is necessary to balance rehabilitation of the historic layout with screening of adjacent modern additions. Maintain large trees to screen the Hart Building.
    - Maintain fire escape landings clear of shrubs. Note that the design of fire escapes may change due to the implementation of Phase 2 of the *Rehabilitation of the Belmont-Paul Women's Equality National Monument* projects at the house.
- Relocate bird baths to historic locations.
- Add flagpoles in historic locations at the south end of the garden and near the corner of Second Street NE and Constitution Avenue.
- Add furnishings including benches, tables, chairs, and trash receptacles to support formal use of the garden for small events and informal use of the

garden as green space within the city. The scale, materiality, and design of furnishings to respond to historic furnishings used in the garden.

- Provide a screened area at the north end of the garden as a location for the chiller, trash receptacles, and other landscape maintenance items. Remove the noncontributing shed and noncontributing landscape items that are not necessary for operations currently located near the chiller. Consider replacing the chiller with a smaller and/or quieter unit.
- The terrace should remain indoor space. The front door (accessed from portico) is closed for preservation of stained glass and other artifacts.
- Additional investigation is required to determine treatment for the Occoquan Steps. Park staff supported the concept of interpreting the steps within the garden. A potential location was identified at the northeast corner of the garden, between the sloped walk/ramp and sunken terrace. More information is needed on conservation, condition of the steps, and protection of the features if they are moved.

OPTION 2

Option 2 emphasizes rehabilitation with a focus on supporting interpretation and event use (Figure A-2).

1. Repair patio and maintain existing footprint. Replace tent.
2. Repair existing ramp
3. Maintain existing lift
4. Relocate Occoquan Steps to garden / interpretive sculpture walk
5. Remove crepe myrtle
6. Add flagpole
7. Add tree in location of historic sequoia
8. Add tree in historic location
9. Add planting beds in historic location
10. Add shrubs in historic location
11. Maintain trees as visual buffer
12. Use terrace as indoor/outdoor space

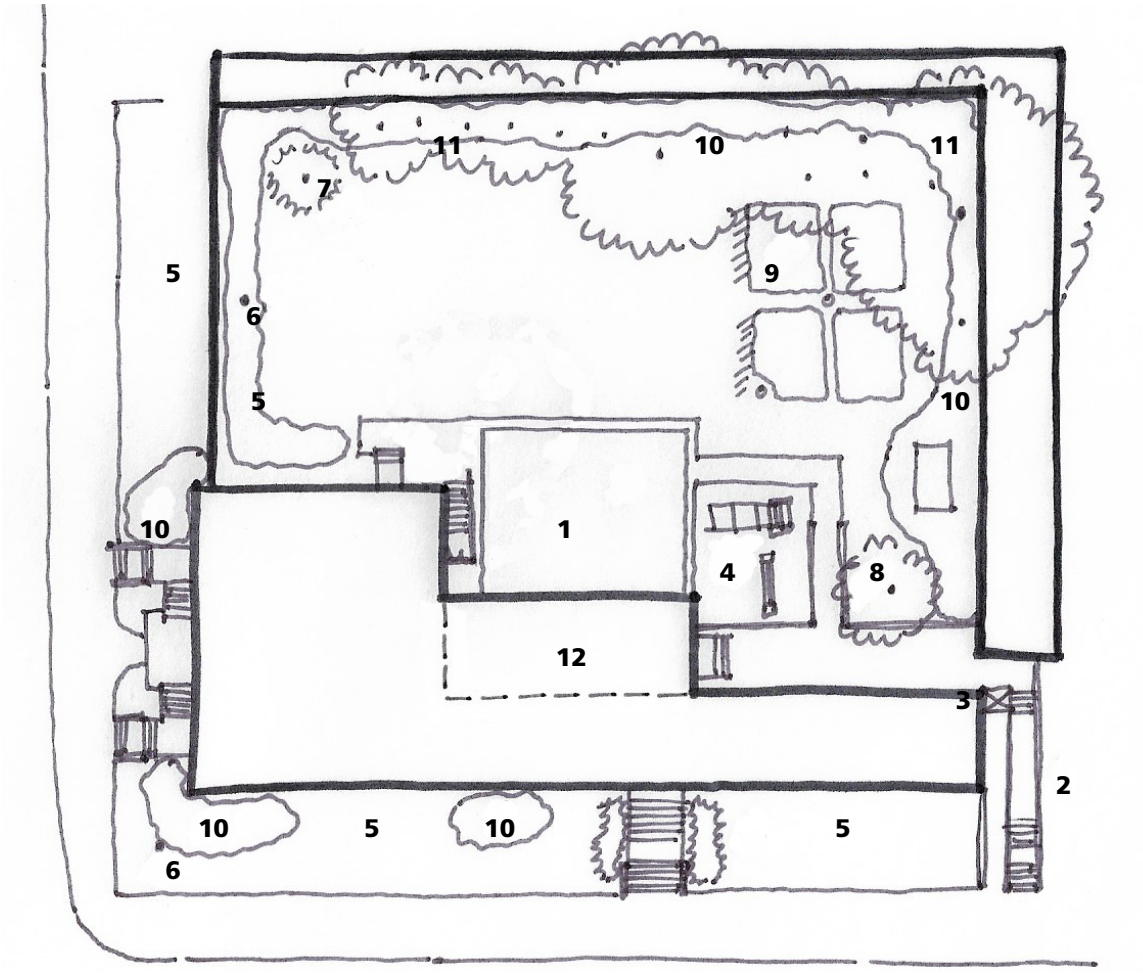


Figure A-2. Option 2

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Previous Planning Studies

Appendix B

Chapter title page: “When Tennessee the 36th state ratified, Aug. 19, 1920, Alice Paul, National chairman of the Woman’s Party, unfurled the ratification banner ...” (Library of Congress).

Appendix B: Previous Planning Studies

This appendix lists planning projects undertaken by the National Woman's Party and National Park Service after the end of the period of significance (1972).

Title	Author	Date
Topo - Sewall-Belmont House	National Park Service Records, Office of Design Services	1979
"Sewall-Belmont House," Historic American Buildings Survey	Scott Shultz	1998
Sewall-Belmont House Historic Structure Report	Ehrenkrantz Echstut & Kuhn Architects	2001
Lead Analysis of Paint Samples	Jablonski Berkowitz Conservation, Inc.	2001
Sewall-Belmont House Phase I Renovations	Ehrenkrantz Echstut & Kuhn Architects, Robert Silman Associates, PLLC, and GHT Ltd	2001
Interpretive Plan	Eryl Wentworth	2003
Accessibility Study	Ehrenkrantz Echstut & Kuhn Architects	2005
Sewall-Belmont House Master Plan	Ehrenkrantz Echstut & Kuhn Architects	2006
Sewall-Belmont House Library Plaster Repair	8 Brothers Company	2008
Boundary and Topographic Survey	Vika Incorporated	2009
Lead Paint Analysis	AMA Analytical Services, Inc.	2010
Life Safety, Accessibility & Ground Floor Renovations	Ehrenkrantz Echstut & Kuhn Architects	2010
Environmental Improvements Plan, Sewall-Belmont House and Museum	Wendy Jessup and Associates, Inc. and Watson and Henry Associates	2011
Phase I Environmental Site Assessment	Kirkland & Ellis LLP and Ramboll Environ US Corporation	2016

TITLE	AUTHOR	DATE
Belmont-Paul Women's Equality National Monument Foundation Document	National Park Service	2017
Phase 1 and Phase 2 Rehabilitation of the Belmont-Paul Women's Equality National Monument (Note: Phase 1 and Phase 2 tasks are described in Chapter 2)	Alpha and Quinn Evans for National Park Service - Region 1 - National Capital Area	2017-2018
Belmont-Paul Women's Equality National Monument Scope of Collections Statement	National Park Service	2019
Belmont-Paul Women's Equality National Monument Historic Resources Survey	Alpha and Quinn Evans for National Park Service - Region 1 - National Capital Area	2021
Belmont-Paul Women's Equality National Monument Cultural Landscape Report	Alpha and Quinn Evans for National Park Service - Region 1 - National Capital Area	2021

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