



# CIVIL DISTURBANCES IN WASHINGTON, D.C.

April 4-8, 1968

A Preliminary Damage Report

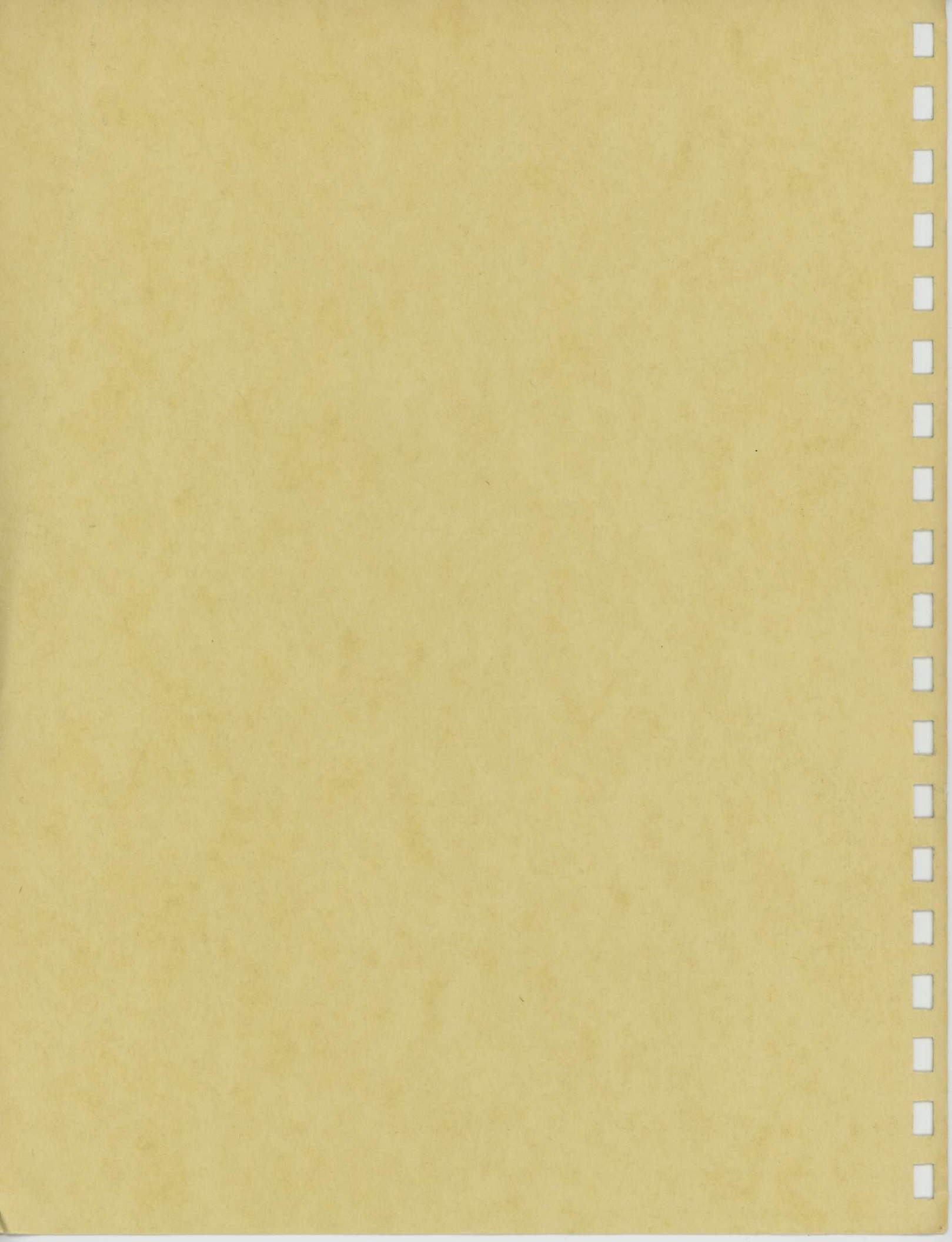
**LIBRARY COPY**

RETURN TO

OFFICE OF PLANNING AND PROGRAMMING  
DEPT. OF HIGHWAYS AND TRAFFIC  
GOVT. OF THE DISTRICT OF COLUMBIA

45.18  
FILE NO: ~~25.40~~

Prepared by the NATIONAL CAPITAL PLANNING COMMISSION in cooperation with the  
District of Columbia Government and the District of Columbia Redevelopment Land Agency  
May 1968





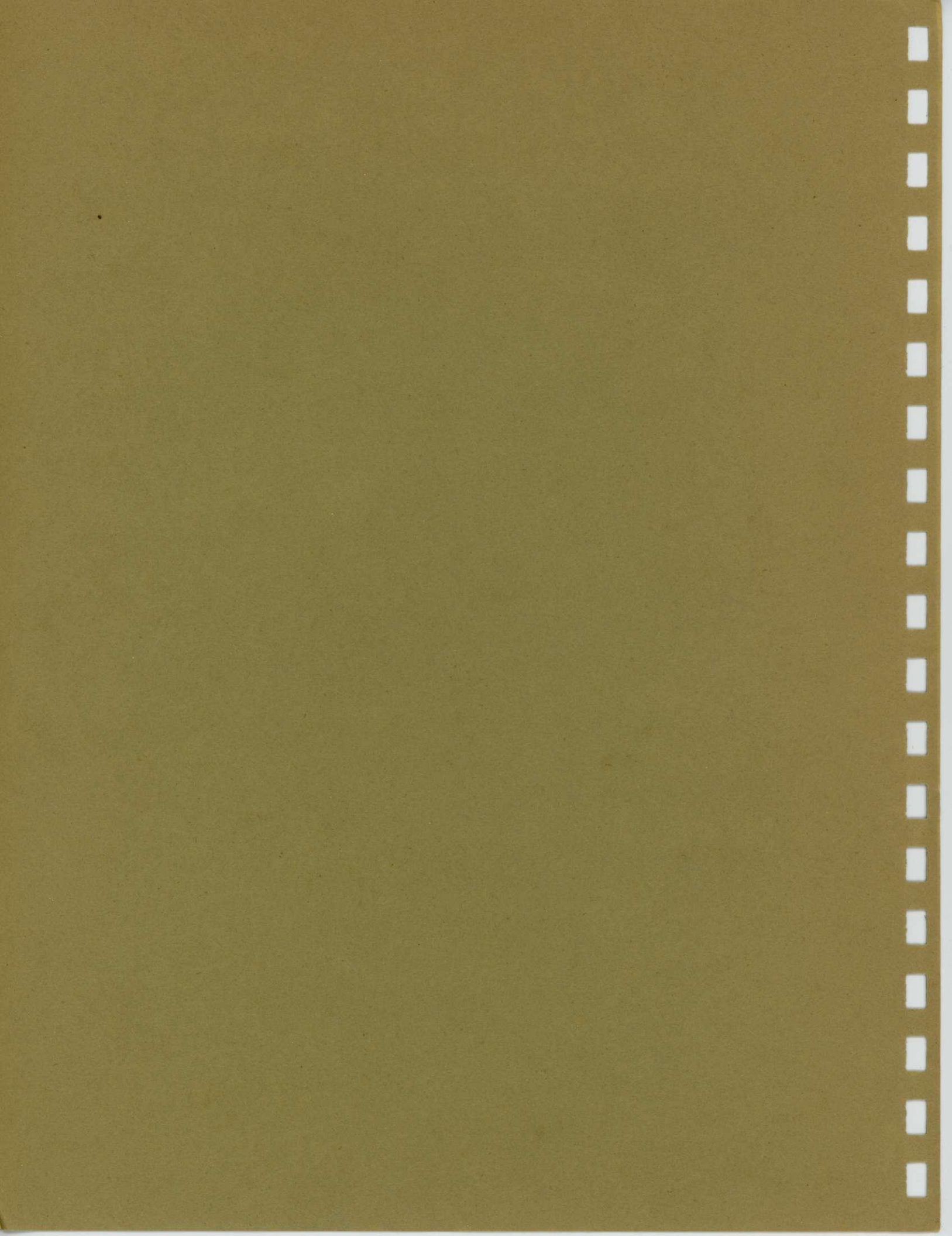
A photograph of a window with shattered glass. A sign is visible through the broken glass, with the words "FOR RENT" and "HOHEA" partially legible. The scene is dark and appears to be the aftermath of a disaster.

**FOR RENT**  
**HOHEA**

*"The distressing events of the past week have emphasized the pressing need for positive action programs and a full mobilization of local and federal resources to assist in the rebuilding of damaged sections of the District."*

*Mayor Walter E. Washington  
April 12, 1968*



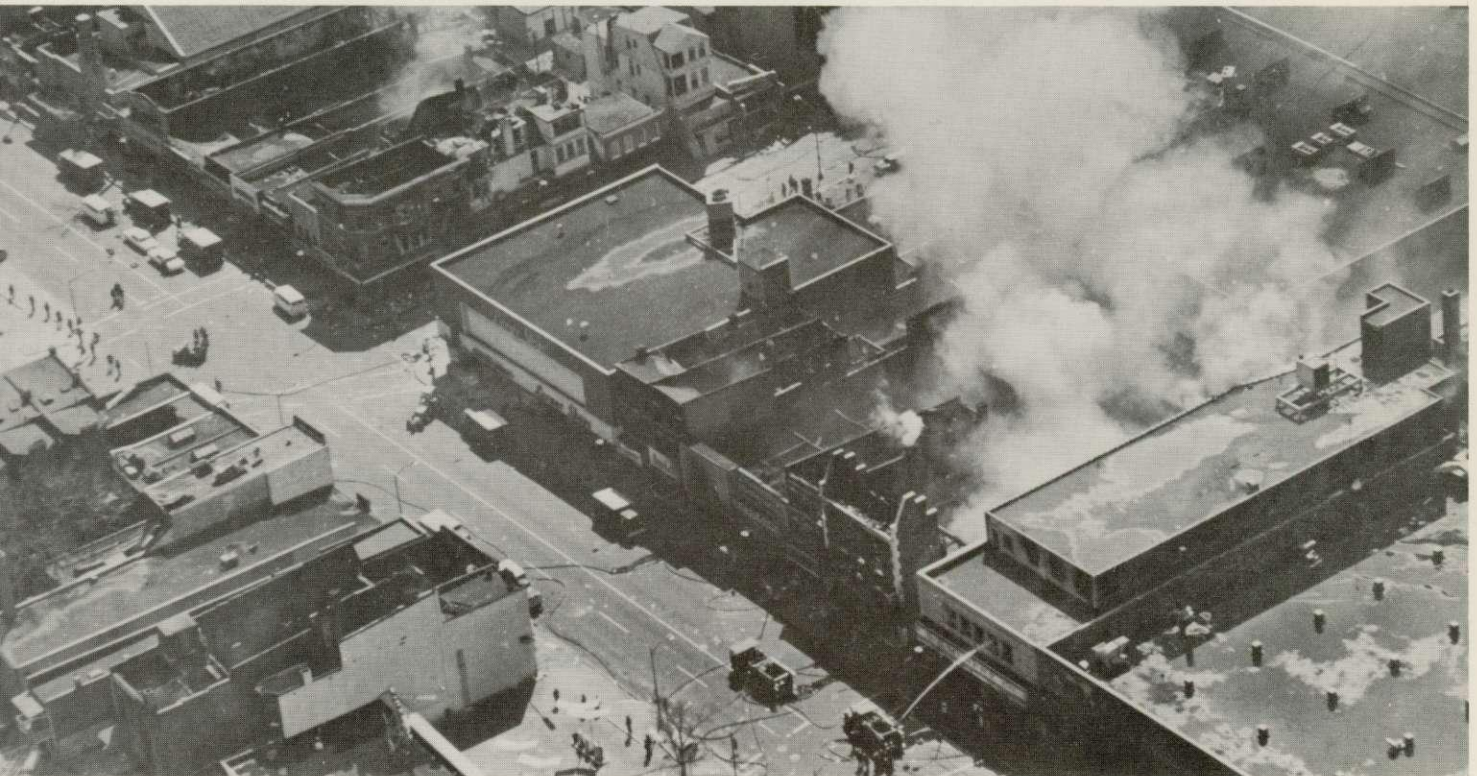




## CONTENTS

	Page
INTRODUCTION . . . . .	1
CITYWIDE SUMMARY OF DAMAGE . .	5
SEVENTH STREET, NORTHWEST . . .	9
FOURTEENTH STREET, NORTHWEST . . . . .	15
H STREET, NORTHEAST . . . . .	21
OTHER AREAS OF THE CITY . . . . .	27

CONTENTS







## INTRODUCTION

On Thursday night, April 4, 1968, following the death of Martin Luther King, a civil disturbance began in Washington. Before calm returned to the city four days later, many buildings had sustained heavy damage.

The purpose of this report is to summarize the preliminary estimates of damage and make them readily available to the various District and Federal agencies, community groups and organizations and individuals who have an interest in the rebuilding of the damaged areas. The report summarizes the character of existing land uses and zoning in the three sections of the city most affected, the location of the properties affected, and the extent of damage as revealed by the Redevelopment Land Agency's preliminary field surveys on April 7 and 8, and subsequent field checks by the staff of the National Capital Planning Commission.

It is hoped that this information will aid city officials and citizens who are working together in the process of developing objectives, plans, and programs for rebuilding the damaged areas.







*City-Wide  
Summary of Damage*



# PRELIMINARY ESTIMATES OF BUILDING DAMAGE IN THE DISTRICT OF COLUMBIA\*

April 9, 1968

Items	Estimated Degree of Damage			
	0 to 10%	11 to 50%	50% or More	Total
1. Number of Buildings Damaged	360	62	223	645
2. Number of Residential Units Damaged	43	28	212	283
3. Number of Commercial Establishments Damaged	439	108	362	909
a. Occupied	430	101	342	873
b. Vacant	9	7	20	36
4. Other	5	2	1	8
5. Estimated Value Damaged**	\$1,609,699	\$1,126,935	\$10,593,922	\$13,330,556

\*Source: RLA, Initial Field Surveys, April 7 and 8, 1968

\*\*Cost estimates were computed from the percentage of damage to the structure multiplied by the estimated value of the buildings. Estimates do not include value of land or inventory on hand at time of civil disturbances.



# CITY-WIDE SUMMARY OF DAMAGE

## Extent of Damage

The Redevelopment Land Agency has estimated that 645 buildings were damaged during four days and nights of civil disorders. As shown below, about one-third of the total was extensively damaged -- few of these buildings can be economically rehabilitated.

Categories	Definition	No. of Bldgs.	% of Total
a. 0 - 10%	Slight damage - window breakage and entering	360	55.8%
b. 11 - 50%	Substantial damage - major repairs and rehabilitation needed	62	9.6%
c. Over 50%	Extensive damage - Unsalvageable, few if any can be economically rehabilitated	223	34.6%
Totals		645	100.0%

Source: Initial surveys of the D.C. Redevelopment Land Agency, April 7 and 8, 1968.

An estimated 10 percent of the buildings affected were substantially damaged and need major repairs and rehabilitation. Over one-half of the damaged buildings suffered slight damage -- generally broken windows and looting -- and apparently could be repaired relatively quickly at modest cost.

Commercial buildings were especially hard hit by the burning and looting during the disorders. RLA estimated that 909 commercial establishments were damaged throughout the city. As shown on Table No. 2, about half of these sustained only minor damage, but nearly 40 percent of the total were extensively damaged (50 percent or more).

Although the looting and burning were directed primarily at commercial establishments, the RLA survey showed that an estimated total of 283 housing units were also damaged. Most of these were in burned buildings that contained mixed commercial uses and living quarters. An estimated 212 housing units -- or about three-fourths of the total -- were extensively damaged. More than half of the damaged housing units were located on Seventh Street -- in large part because of the mixed commercial-residential uses characteristic of this





shopping area. Information on the characteristics of the damaged housing units or their occupants at the time of disorders was not obtained in the preliminary damage survey and is not currently available.

Although damage was scattered over many parts of the city, three corridors -- Seventh Street NW., 14th Street NW., and H Street NE.-- took the brunt of the damage. Nearly 50 percent of the damaged buildings were located on Seventh Street. About 25 percent were on 14th Street and 15 percent on H Street. The remaining damaged buildings were scattered in the Northwest, Northeast and Southeast sections of the city.

## Estimated Value of Damage

On the basis of its preliminary survey of damage, the Redevelopment Land Agency has esti-

mated that the damaged property, exclusive of land and inventory, was valued at about \$13.3 million. Over 95 percent of this total was concentrated in the Seventh Street, 14th Street, and H Street corridors.

Although most of the damaged buildings, commercial establishments and housing units were located on Seventh Street, RLA found that almost one-half (49.6 percent) of the total damage in dollar value was on 14th Street NW. The losses on Seventh Street and H Street represented 32.3 percent and 13.5 percent, respectively, of the estimated damage.

In almost all cases, the damaged buildings were masonry, and most were from one to four stories in height. This non-frame construction, typical of central Washington, helped prevent the spread of fires to adjacent residential areas.

PRELIMINARY ESTIMATES OF BUILDING DAMAGE - BY MAJOR IMPACT AREAS\*

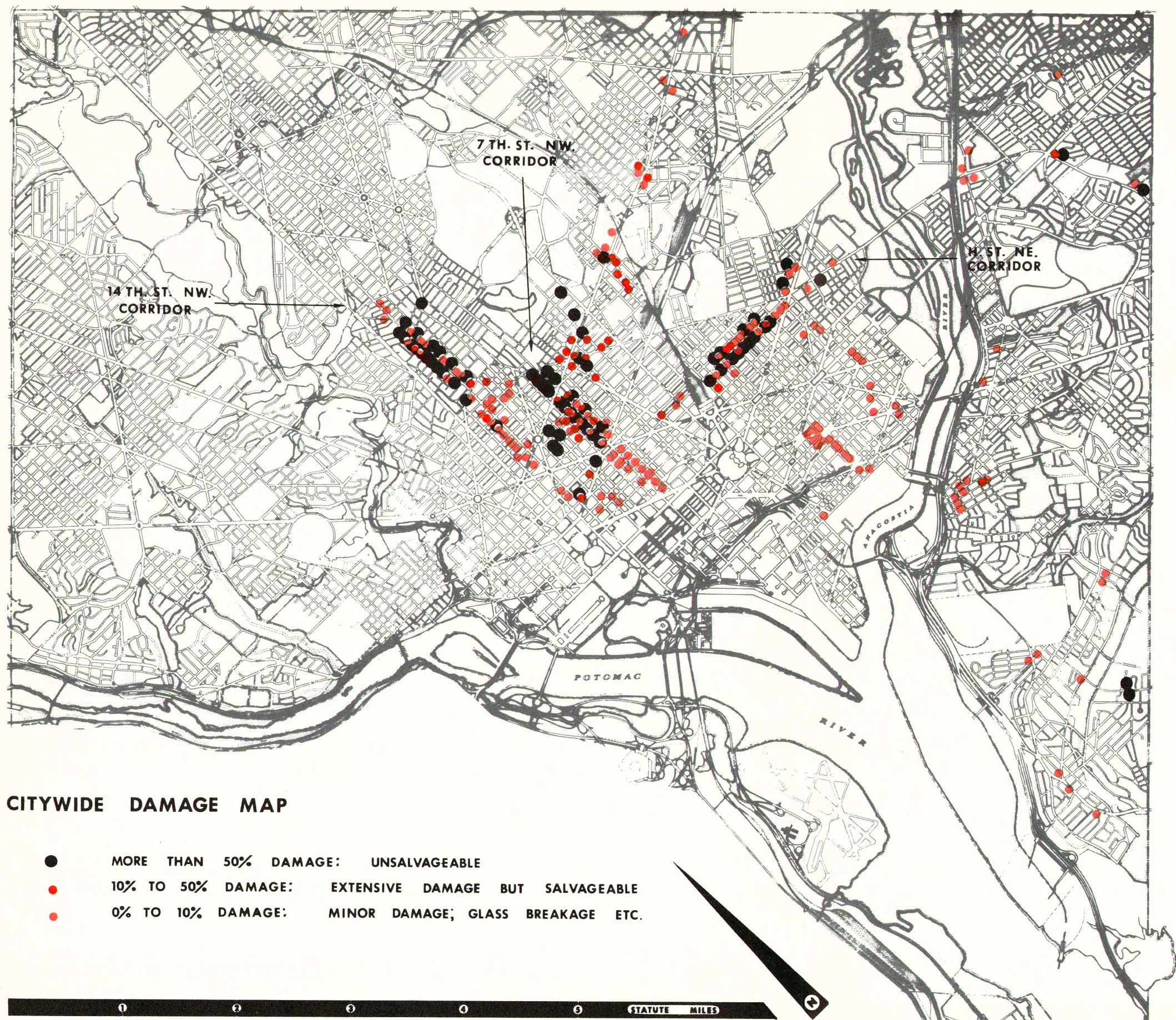
Area	Estimated Buildings Damaged		Estimated Commercial Establishments Damaged		Estimated HU'S Damaged		Estimated Value Damaged**	
	Number	% Total	Number	% Total	Number	% Total	Value	% Total
1. 7th Street NW.	263	40.7	334	36.7	148	52.4	4.3	32.3
2. 14th Street NW.	153	23.7	275	30.4	80	28.4	6.6	49.6
3. H Street NE.	90	13.8	103	11.3	51	18.0	1.8	13.5
4. N. Capitol Street	31	4.8	34	3.7	3	1.1	.4	3.0
5. 8th Street SE.	21	3.5	21	2.3	1	0.1	.1	0.8
6. Other Areas Surveyed***	87	13.5	142	15.6	0	--	.1	0.8
7. Totals	645	100%	909	100%	283	100%	\$13.3	100%

\*Source: Redevelopment Land Agency, Initial Field Surveys, April 7 and 8, 1968

\*\*Cost estimates were computed from the percentage of damage to the structure multiplied by the estimated value of the building. Estimates do not include value of land or inventory on hand at time of the disturbance.

\*\*\*Based upon incomplete data on scattered looting and window breaking throughout the city.







*Seventh  
Street NW.*



TYPE OF ESTABLISHMENTS AND EXTENT OF DAMAGE ON SEVENTH STREET NW.\*

Use Category	Total No. of Establishments	Est. No. Damaged	Estimate of Damage to Building			
			% of Total Damaged	0- 10%	10 - 50%	50 - 100%
A. NONRESIDENTIAL						
1. General Merchandise, Apparel & Furniture	80	69	51%	17	7	45
2. Convenience	34	34	100%	27	0	7
3. Personal Service	62	42	68%	19	5	18
4. Restaurant, Entertainment	22	18	82%	11	3	4
5. Liquor Stores, Bars, Clubs	18	12	67%	2	2	8
6. Automotive	3	--	--	--	--	--
7. Hardware, Paint, Lumber	5	5	100%	4	0	1
8. Vacant	25	20	80%	6	5	9
9. Other (Industrial & Institutional)	1	1	100%	0	0	1
	250	201	--	86	22	93
Percentage of Total Establishments	100%	80%	--	34%	9.0%	37%
Percentage of Total Damaged		100%		42.8%	10.9%	46.3%
B. RESIDENTIAL						
1. Number of Housing Units	314	--	--	--	--	112
2. Percentage of Total Housing Units	100.0%	--	--	--	--	36%

Source: NCPC revisions of RLA initial data, based on follow-up field checks, April 10-12, 1968. Uses obtained from Polk's City Directory 1967.



## SEVENTH STREET NW.

Of the three major corridors, Seventh Street NW. was most heavily damaged. As shown on the Land Use and Zoning Maps, the historic pattern of development along Seventh Street has been strip commercial with significant amounts of mixed commercial-residential uses.

The buildings along this corridor are generally constructed of masonry and are one to four stories in height. In most cases, commercial uses occupy the first floor of multi-story buildings, with residential uses above.

There are three different zoning districts in this section of Seventh Street NW., -- two commercial zones and a mixed commercial-industrial zone.

The single block between Mount Vernon Square and L Street is zoned C-3-B, permitting high bulk major business and employment center uses. From L Street north to Rhode Island Avenue, the properties along Seventh Street are zoned C-2-A-- a medium-bulk community business center. North of Rhode Island Avenue, up to Florida Avenue, the frontage is zoned for C-M-1 uses -- a low-bulk, commercial, light manufacturing district.

### Extent of Damage

The Redevelopment Land Agency surveyed Seventh Street and Georgia Avenue from Pennsylvania Avenue to Park Road NW. This survey showed that an estimated 263 buildings were damaged. The major concentration of damaged structures was in





the 11-block area between Mt. Vernon Place and Florida Avenue. Elsewhere in the Seventh Street area, the damage was primarily glass breakage and looting.

On the west side of the street within the area of concentrated damage, the frontages of two entire blocks -- from T Street to Florida Avenue and from L to M Streets -- were destroyed; between P and Q Streets, virtually all but the corner structures were burned out.

On the east side of the street, more than half of the block frontage between N and O Streets was destroyed and scattered burning occurred in the blocks between L and T Streets.

Although nearly twice as many buildings were destroyed along Seventh Street as along 14th Street, the dollar value of the damage appears to be less. RLA initially estimated the damage to buildings along Seventh Street at approximately \$4.3 million. Along 14th Street, RLA estimated the value of damage at \$6.6 million.

About half of the housing damaged throughout the city during the disturbances was along the

Seventh Street corridor. Here there was a high proportion of mixed land uses, most typically one or two floors of apartments above stores. When the fires in ground-level stores went out of control, the apartments above were extensively damaged or destroyed. Of the housing units damaged in the Seventh Street area, about 36 percent (112 units) were total losses.

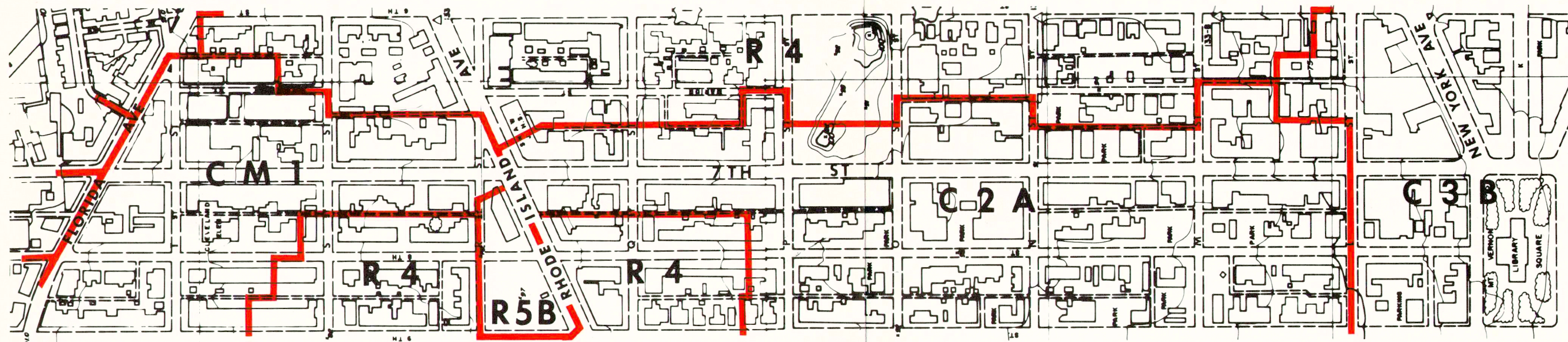
In the Seventh Street corridor, the larger stores that specialized in furniture, appliances, and clothing were strung out south of Q Street to New York Avenue. In its review of damage, the Planning Commission staff estimated that more than half of these general merchandise stores were total losses. Smaller stores serving the neighborhood tended to cluster above Rhode Island Avenue and around P Street. These businesses, offering convenience goods or personal services, were affected, but not as seriously as general merchandise stores. About one-fourth of all personal services and convenience goods establishments along Seventh Street were destroyed, whereas nearly half of all liquor stores, nightclubs, and bars sustained extensive damage. On the whole, the general merchandise stores and the liquor dealers appear to have been the most tempting targets for looters and arsonists.

## Summary of Applicable Zoning Regulations

District	Predominant Use	Minimum lot dimensions		Density or Bulk Percentage of lot occupancy	Floor area ratio	Height		Remarks
		Width (in feet)	Area (in square feet)			Stories	Feet	
R-4	Row dwelling.....	18	1,800	60	—	3	40	Apartment house with FAR of 0.9 and conversions to multiple dwelling with 900 square feet of lot per dwelling unit permitted.
R-5-B	Medium density apartment house	—	—	60	1.8	—	60	—
R-5-C	Medium-high density apartment house	—	—	75	3.5	—	90	—
C-2 -A	Neighborhood shopping...	—	—	—	2.0	—	60	Residential use limited to FAR of 1.8 and percentage of lot occupancy of 60.
C-3-A	Medium bulk major business and employment center	—	—	—	3.0	—	60	Residential use limited to FAR of 1.8 and percentage of lot occupancy of 60.
C-3-B	High bulk major business and employment center	—	—	—	6.5	—	90	Residential use limited to FAR of 4.5 and percentage of lot occupancy of 75.
C-M-1	Low bulk commercial—light manufacturing	—	—	—	3.0	3	40	Performance standards established; site plan review required.
C-M-2	Medium bulk commercial—light manufacturing	—	—	—	4.0	—	60	Performance standards established; site plan review required.



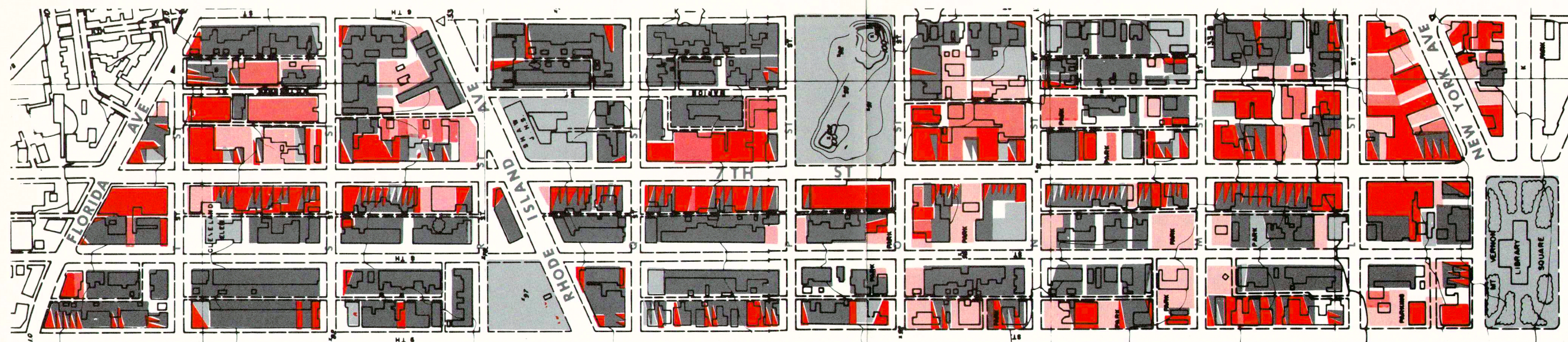
# 7TH STREET NW. CORRIDOR: EXISTING ZONING AND LAND USE



\*See summary of zoning regulations on page 10.

## ZONING

- R4 ROW HOUSES WITH CONVERSIONS AND NEW LOW DENSITY APARTMENTS
- R5B GENERAL RESIDENCE. MEDIUM DENSITY
- SP LIMITED OFFICE BUILDINGS AND APARTMENTS
- C2A COMMUNITY BUSINESS CENTER. MEDIUM DENSITY
- C3B MAJOR BUSINESS AND EMPLOYMENT CENTER. HIGH BULK
- CM1 COMMERCIAL. LIGHT MANUFACTURING. LOW BULK
- CM2 COMMERCIAL. LIGHT MANUFACTURING. MEDIUM BULK
- CM3 COMMERCIAL. LIGHT MANUFACTURING. HIGH BULK
- ZONE BOUNDARY



## LAND USE

### RESIDENTIAL

- ONE AND TWO FAMILY ROW, ROOMING UNITS AND TOURIST HOMES, APARTMENTS AND HOTELS

### COMMERCIAL

- RETAIL, SERVICES AND OFFICES
- HEAVY COMMERCIAL AND INDUSTRIAL
- AUTO RELATED AND PARKING

### OTHER

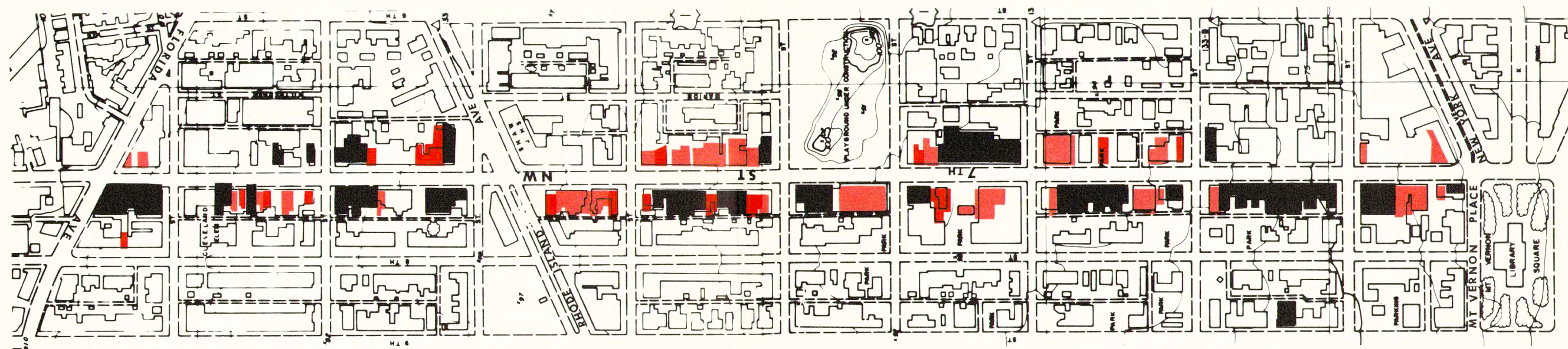
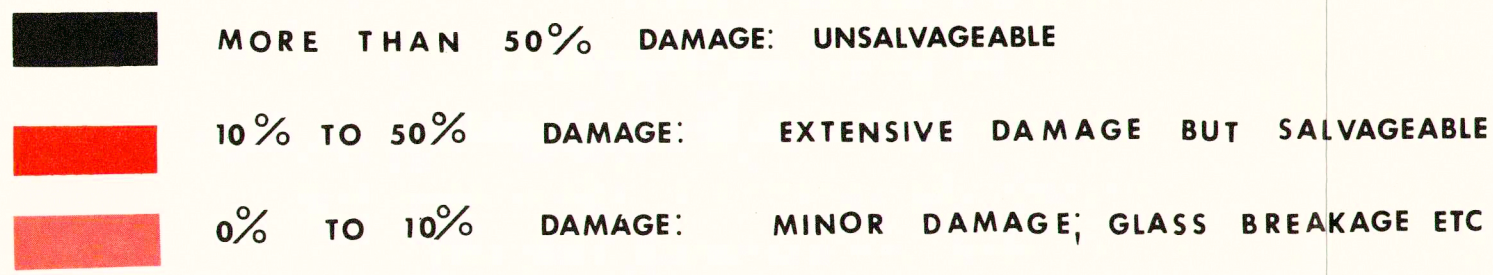
- INSTITUTIONAL, PUBLIC, VACANT



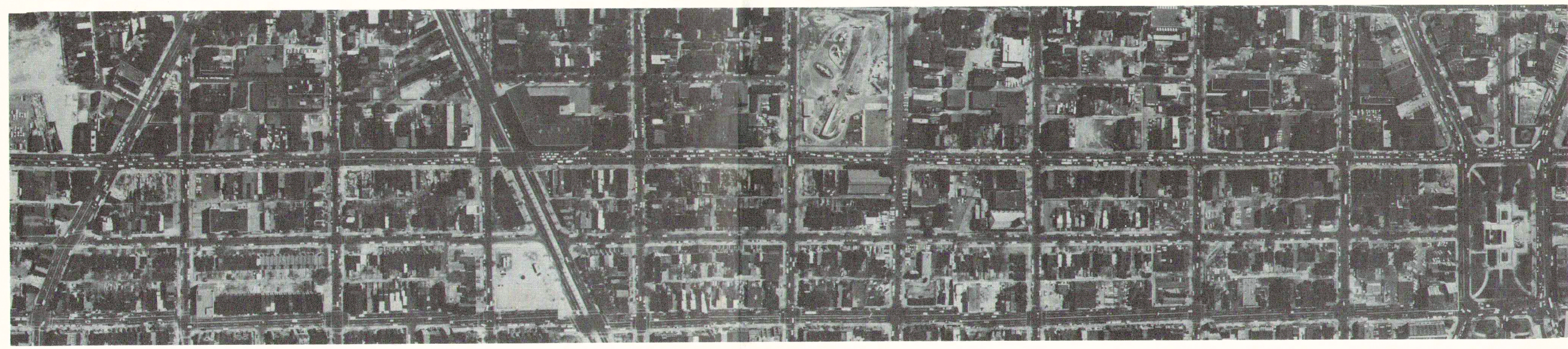


# 7 TH STREET NW. CORRIDOR: DAMAGE MAP AND PHOTOGRAPH

## DAMAGE MAP EXTENT OF DAMAGE



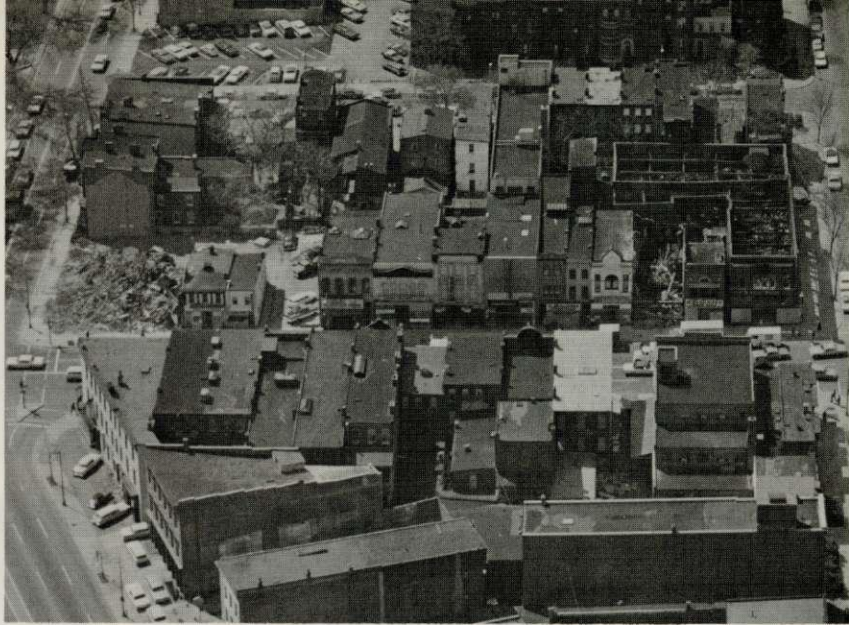
## AERIAL STRIP PHOTOGRAPH





# 7th St.

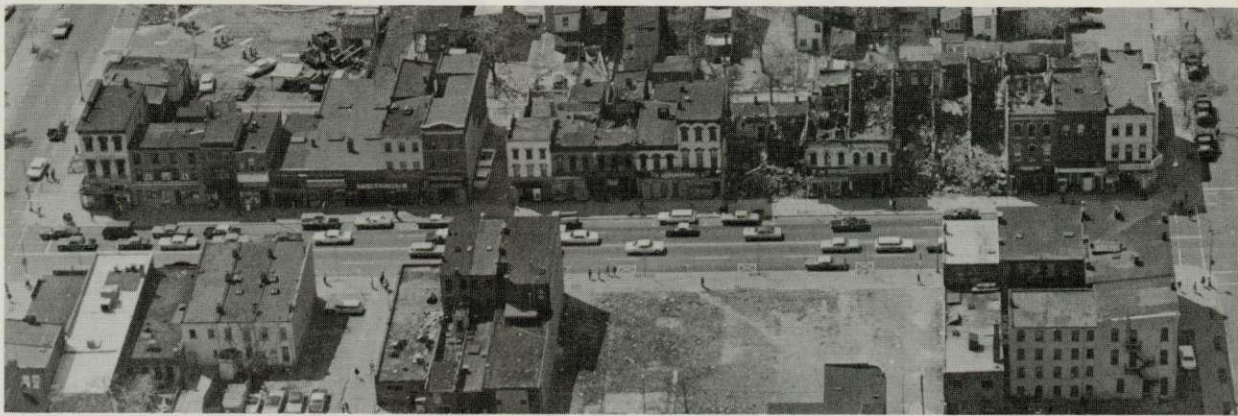
1



2



3



4



5







6

7



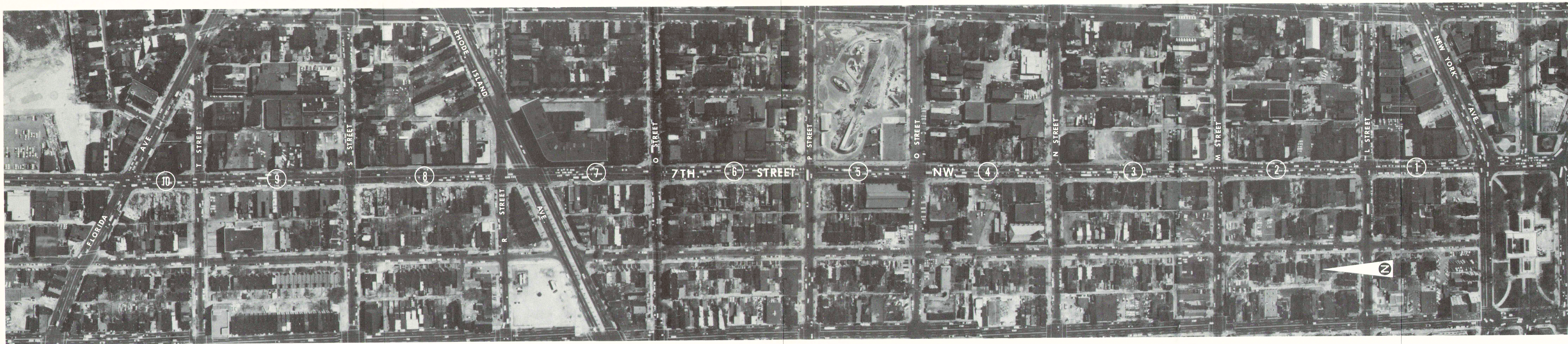
9

8



10







*Fourteenth  
Street NW.*



TYPE OF ESTABLISHMENTS AND EXTENT OF DAMAGE ON 14TH STREET NW.\*

Use Category	Total No. of Establishments	Est. No. Damaged	Estimate of Damage to Building			
			% of Total Damaged	0 - 10%	10 - 50%	50 - 100%
A. NONRESIDENTIAL						
1. General Merchandise, Apparel & Furniture	66	60	91%	15	12	33
2. Convenience	37	28	76%	16	3	9
3. Personal Service	86	41	48%	14	5	22
4. Restaurant, Entertainment	27	22	82%	12	4	6
5. Liquor Stores	12	11	92%	1	2	8
6. Automotive	12	5	42%	3	0	2
7. Offices	56	11	20%	6	1	4
8. Heavy Comercial/Industrial	4	2	25%	1	0	1
9. Other (Institutional & Public)	1	0	--	0	0	0
10. Vacant	7	7	100%	2	0	5
Subtotals	308	187	--	70	27	90
Percentage of Total Establishments	100.0%	60.7	--	22.7%	8.8%	29.2%
Percentage of Total Damaged	--	100.0%	--	37.4%	14.4%	48.1%
B. RESIDENTIAL						
1. Number of Housing Units	1,083	207	--	33*	66*	108
2. Percentage of Total Housing Units	100.0%	19.1%	--	3.1%	6.1%	9.9%
3. Percentage of Damaged Housing Units	--	100.0%	--	15.9%	31.9%	52.2%

\*These figures indicate the number of housing units in buildings that sustained some damage. It is not known if the housing units themselves were damaged.

Source: NCPC revisions of RLA initial data, based on follow-up field checks, April 10-12, 1968. Uses obtained from Polk's City Directory 1967.



## FOURTEENTH STREET NW.

The 14th Street and Park Road area, between Columbia Road and Monroe Street, is an important shopping center in the city. Retail stores here serve both the local shopping needs of adjacent residential areas and a broad area encompassing the north central part of Washington.

North of Monroe Street is a loosely organized strip of mixed uses, with stores serving the local neighborhood. South of Columbia Road, to U Street, commercial establishments with a neighborhood orientation are mingled with apartment buildings. Many apartment buildings have commercial uses on the ground floor. There are also several service stations in this area.

Commercial establishments in this area vary in height from one to three stories. Some apartment buildings are as high as six stories.

The Planning Commission staff studied in detail the area along 14th Street from Florida Avenue to Spring Street NW. In this section there are three different types of commercial zones. In the two blocks between Florida Avenue and Chapin Street, properties are zoned C-M-2, for medium-bulk commercial-light manufacturing uses. Between Chapin Street and Columbia Road is C-2-A zoning -- a relatively new zoning category in the District of Columbia which permits neighborhood shopping on the street floor of apartment buildings.

From Columbia Road to Monroe Street and including the heart of the 14th Street and Park Road shopping area, the land is zoned C-3-A, a medium-bulk major business and employment center. North of Monroe Street C-2-A zoning continues.





## Extent of Damage

It all began on 14th Street a few hours after Dr. Martin Luther King was slain in Memphis. The following day the disturbances spread quickly to other areas of the city, but throughout the weekend 14th Street continued to be an important target. According to preliminary RLA estimates, the value of the damaged property in this corridor alone accounted for about half of the city-wide total (\$6.6 million for 14th Street; \$13.3 million citywide).

Although the 14th Street area sustained the most damage in terms of value of property affected, fewer buildings were damaged here than on Seventh Street. Overall, the total number of buildings affected in the 14th Street corridor was less than a quarter of the citywide total.

As in the rest of the city, looting and burning were aimed at commercial establishments. RLA's survey indicated that approximately 275 businesses were damaged along 14th Street; nearly half of these were total losses. The worst fire damage occurred in blocks where there were few residences. Altogether, RLA estimated that approximately 80 residential units were damaged in this area. More than three-fourths of these were in buildings that were burned out. Proportionately, the total of housing units affected was about one-third of the citywide total of damaged dwelling units.

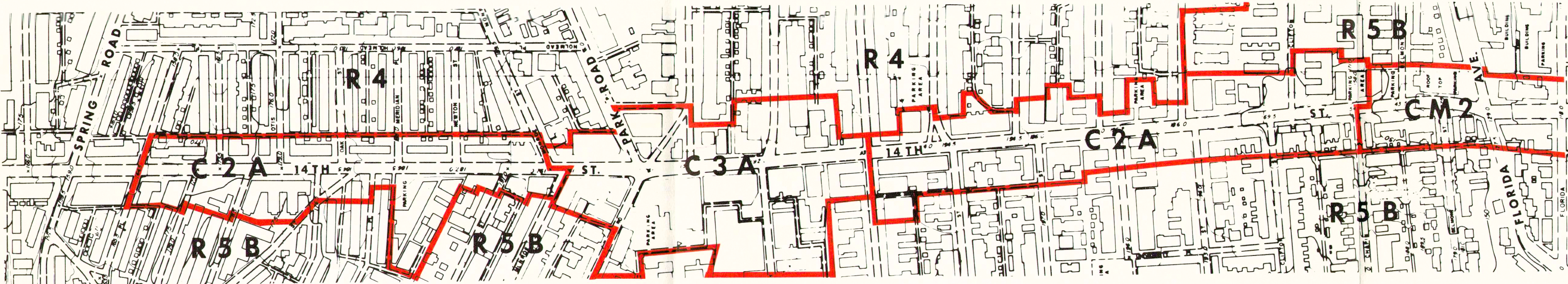
In terms of land uses, commercial uses predominate; but in contrast to Seventh and H Streets, 14th Street has a number of large apartment buildings. With few exceptions, these buildings were untouched. Most of those that were burned had commercial uses on the ground floor.

Mixed uses are not so prominent on 14th Street; here only about one of every six buildings has more than one use. Most of the mixed-use buildings were between Florida Avenue and Harvard Street, and north of Monroe Street. The stores in these blocks were mostly neighborhood-oriented. The Planning Commission staff found that of the buildings in mixed use, more than half were damaged, and 21 out of 29 were virtually destroyed. In these 21 buildings, however, there were about 100 residential units.

From Harvard to Monroe Streets -- the most heavily damaged portion of 14th Street -- the majority of the buildings were single-use commercial establishments. General merchandise stores are concentrated between Columbia and Park Roads. About 50 percent of these were burned out. Liquor stores sustained extensive damage, too, with about 75 percent burned out. About half of the personal service establishments along 14th Street were destroyed.



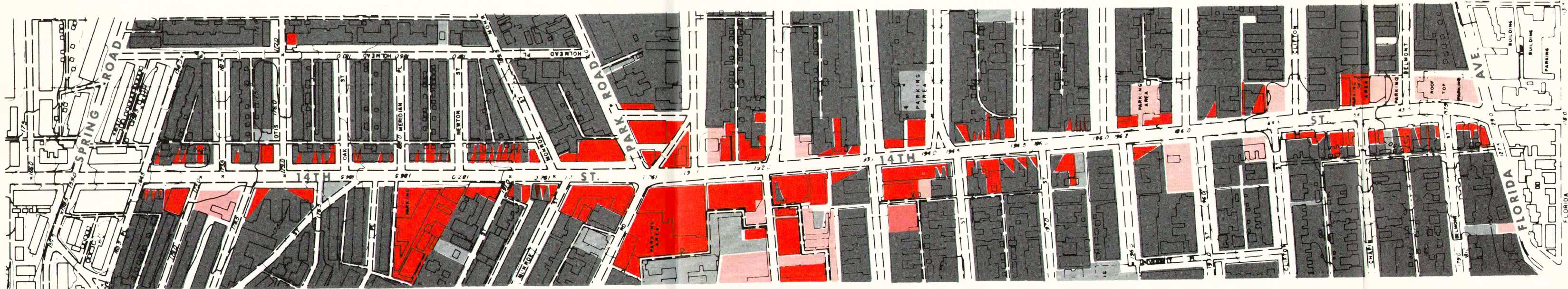
# 14TH STREET N.W. CORRIDOR: EXISTING ZONING AND LAND USE



\*See summary of zoning regulations on page 10.

## ZONING

- R 4 ROW HOUSES WITH CONVERSIONS AND NEW LOW DENSITY APARTMENTS
- R 5 B GENERAL RESIDENCE. MEDIUM DENSITY
- R 5 C GENERAL RESIDENCE. MEDIUM-HIGH DENSITY
- C 2 A COMMUNITY BUSINESS CENTER. MEDIUM DENSITY
- C 3 A MAJOR BUSINESS AND EMPLOYMENT CENTER. MEDIUM BULK
- CM 2 COMMERCIAL. LIGHT MANUFACTURING. MEDIUM BULK
- ZONE BOUNDARY



## LAND USE

### RESIDENTIAL

- ONE AND TWO FAMILY ROW, ROOMING UNITS AND TOURIST HOMES APARTMENTS AND HOTELS

### COMMERCIAL

- RETAIL SERVICES AND OFFICES
- HEAVY COMMERCIAL AND INDUSTRIAL
- AUTO. RELATED AND PARKING

### OTHER

- INSTITUTIONAL, PUBLIC, VACANT






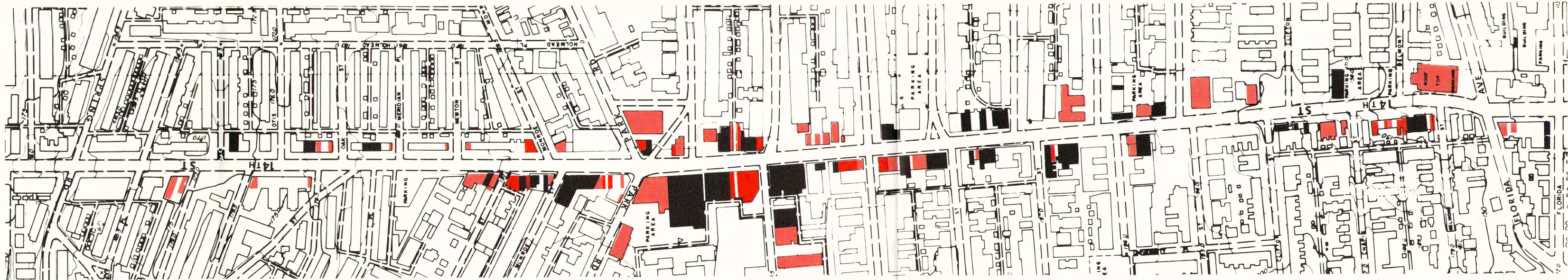


# 14 TH STREET NW. CORRIDOR: DAMAGE MAP AND PHOTOGRAPH

## DAMAGE MAP

### EXTENT OF DAMAGE

-  MORE THAN 50% DAMAGE : UNSALVAGEABLE
-  10% TO 50% DAMAGE : EXTENSIVE DAMAGE BUT SALVAGEABLE
-  0% TO 10% DAMAGE : MINOR DAMAGE; GLASS BREAKAGE ETC.



## AERIAL STRIP PHOTOGRAPH



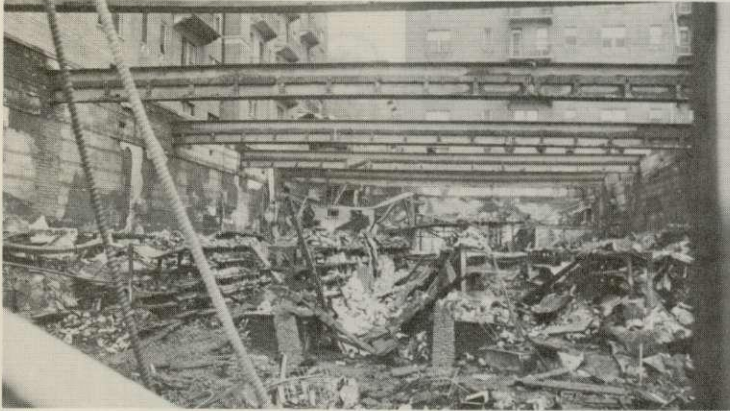


11



12

*14th St.*



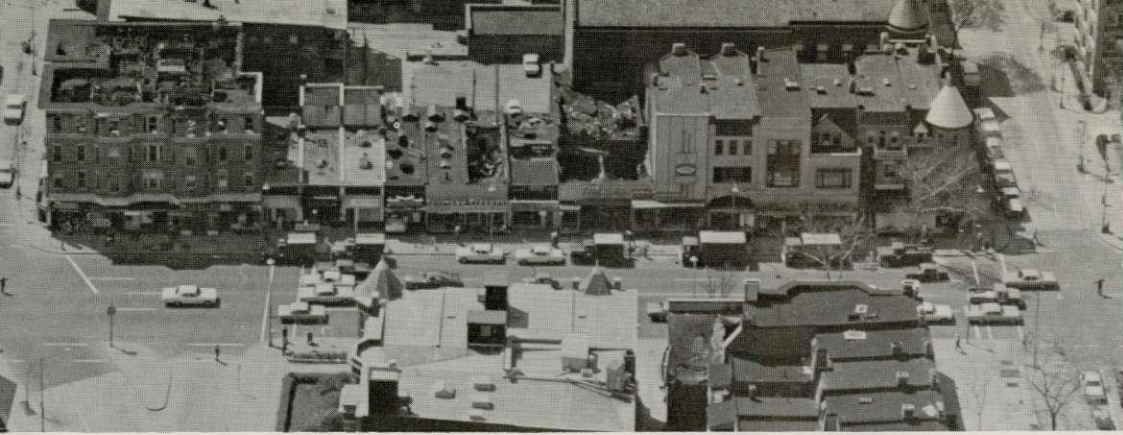
13



14







15

16



17

18









*H Street NE.*



TYPE OF ESTABLISHMENTS AND EXTENT OF DAMAGE ON H STREET NE.\*

Use Category	Total No. of Establishments	Est. No. Damaged	Estimate of Damage to Buildings			
			% of Total Damaged	0 - 10%	10 - 50%	50 - 100%
A. NONRESIDENTIAL						
1. Gen'l. Merchandise Apparel & Furniture	113	66	55%	26	4	36
2. Convenience	25	11	45%	6	1	4
3. Personal Service	83	17	22%	14	2	1
4. Restaurant, Entertainment	35	7	20%	5	0	2
5. Liquor Stores	15	8	60%	3	0	5
6. Automotive	29	4	13%	3	0	1
7. Offices	46	4	8%	3	0	1
8. Heavy Commercial/Industrial	10	2	20%	1	0	1
9. Other (Inst. & Public)	18	3	16%	1	0	2
Subtotals	374	122	--	62	7	53
Percentage of Total Establishments	100.0%	31.0%	--	15.7%	1.8%	13.5%
Percentage of Total Damaged	--	100.0%	--	50.8%	5.8%	43.4%
B. RESIDENTIAL						
1. Number of housing units	293	23	--	10	1	12
2. Percentage of Total Housing Units	100.0%	7.8%	--	3.4%	.3%	4.1%
3. Percentage of Damaged Housing Units	--	100.0%	--	43.5%	4.3%	52.2%

Source: NCPC revisions of RLA initial data, based on follow-up field checks, April 10-12, 1968. Uses obtained from Polk's City Directory 1967



# H STREET NE.

The H Street NE. business area is a major retail center in the District of Columbia. As shown on the Land Use and Zoning Maps, commercial development generally extends along H Street from Second Street to the intersection of H Street with Benning Road, Bladensburg Road, and Maryland Avenue NE. Commercial uses also extend farther to the east along Benning Road to 19th Street and north along Bladensburg Road and along Maryland Avenue to 17th Street.

The buildings in this area are masonry and range from one to four stories in height.

From Second to 15th Streets, the zoning is C-2-A (neighborhood shopping). East of 15th Street, extending northeast and southeast to 17th Street in a wedge shape, the zoning is C-3-A, a medium-bulk major business and employment center district. In contrast to Seventh and 14th Streets NW., H Street has fewer mixed uses, and most of these are west of Sixth Street. East of Sixth Street, many of the commercial uses are in one-story single-use structures.

According to a study by Robert Gladstone and Associates based on 1963 data,\* the H Street area ranks second to the Central Business District in terms of floor space for shoppers goods, and third (just below the Anacostia center at Nichols and Alabama Avenue SE.) in total value of retail sales. The H Street area has more than three times as much retail floor space as the 14th Street and Park Road area. It also has a considerable number of convenience shopping and personal service stores oriented to the neighborhood.

The primary service area of the H Street center includes the section from the Capitol, east and south to the Anacostia River, and north to Rhode Island Avenue and the District Line.

Major retailers in the H Street area include Sears-Roebuck, Super Giant, McBride's and Morton's.

\*Robert Gladstone and Associates: "Analysis of Retail Concentrations, Washington, D.C." February 1967.





## Extent of Damage

In assessing the damage along H Street, RLA surveyed the corridor bounded by Second and 15th, F and K Streets, NE. Its preliminary estimates showed that approximately 90 buildings had been damaged (about 14 percent of the citywide total of damaged buildings). Of the 90, about half sustained only minor damage, but nearly as many were total losses. Only six buildings were in the middle range ("substantial damage" - 11 to 49 percent).

Along H Street, as elsewhere in the city, commercial enterprises suffered most heavily. RLA found that about 103 commercial units in the corridor were damaged (11 percent of the citywide damage total). Half of this number were total losses; another 45 percent were looted but not burned. Of 51 housing units affected, 38 were in buildings that were destroyed. Most of the others sustained only slight damage (mostly window breakage).

According to the RLA preliminary figures, damage to buildings along H Street was about \$1.8 million, about 13.5 percent of the total value of damage throughout the city.

The staff of the Planning Commission reviewed these estimates, made field checks of the extent of damage and gave further study to an area bounded by Second and 19th Streets. From Second to 15th Streets, the study corridor was bounded by I and G Streets. East of 15th Street, the section bounded by Bladensburg Road, L Street, 19th Street, and Benning Road was included.

The most extensive damage was found along the southern frontage of H Street. About half of the block frontage from Fifth to Sixth Streets was burned out, as were almost all of the two blocks between Eighth and 10th Streets. The blocks between 10th and 11th Streets sustained mostly minor

damage, but the two blocks from 11th to 13th Streets were severely affected.

West of Fifth Street, and along the north side of H Street, looting and burning were not so concentrated. East of 15th Street, the Sears Garden Shop was burned out, as was the A & P chain grocery on Benning Road. Other large stores in this section sustained only minor damage.

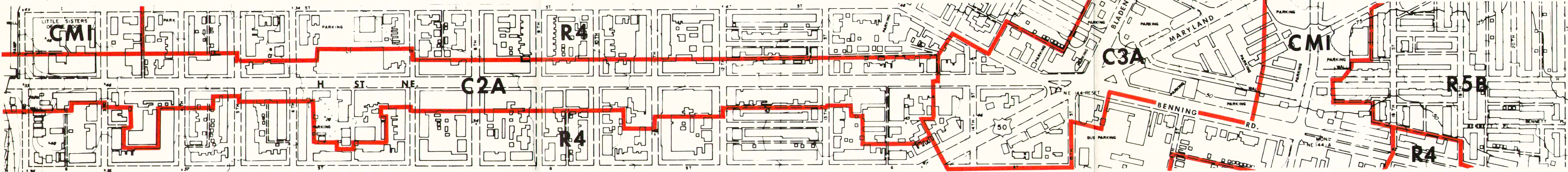
The Planning Commission staff survey found that just over one-half of the damaged commercial establishments were general merchandise, apparel and furniture stores. These were especially hard hit, with 66 of 113 such stores damaged and over half of those total losses. The second largest category, personal service, had a total of 83 establishments. However, in contrast to the Seventh and 14th Street corridors, only 17 personal service establishments were damaged and 14 of these had only minor damage. Of 15 liquor stores in the corridor, eight were damaged and five were total losses. Fewer than half the groceries and drug stores (11 out of 25) were affected. Four of these were destroyed.

Of a total of 293 residential units along the H Street survey corridor, about 12 were burned out, and almost as many sustained slight damage. Overall, however, less than 8 percent of the total housing units in the corridor had any damage at all.

RLA's preliminary estimate of residential damage along H Street showed that 51 housing units were affected, but subsequent field checks revealed that this total was high because some of the housing units in damaged buildings were found to be untouched. In all cases, the damaged housing units were in buildings used for both residential and commercial purposes.



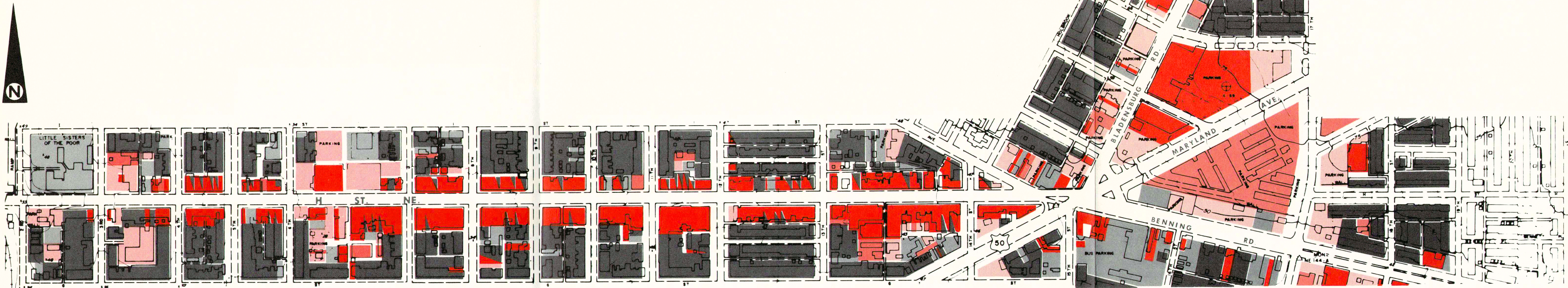
# H STREET NE. CORRIDOR: EXISTING ZONING AND LAND USE



\*See summary of zoning regulations on page 10.

## ZONING

- R4 ROW HOUSES WITH CONVERSIONS AND NEW LOW DENSITY APARTMENTS
- R5B GENERAL RESIDENCE, MEDIUM DENSITY
- C2A COMMUNITY BUSINESS CENTER, MEDIUM DENSITY
- C3A MAJOR BUSINESS AND EMPLOYMENT CENTER, MEDIUM BULK
- CMI COMMERCIAL, LIGHT MANUFACTURING, LOW BULK
- ZONE BOUNDARY



## LAND USE

### RESIDENTIAL

- ONE AND TWO FAMILY ROW, ROOMING UNITS AND TOURIST HOMES; APARTMENTS AND HOTELS.

### COMMERCIAL

- RETAIL SERVICES AND OFFICES
- HEAVY COMMERCIAL AND INDUSTRIAL
- AUTO RELATED AND PARKING

### OTHER

- INSTITUTIONAL, PUBLIC, VACANT






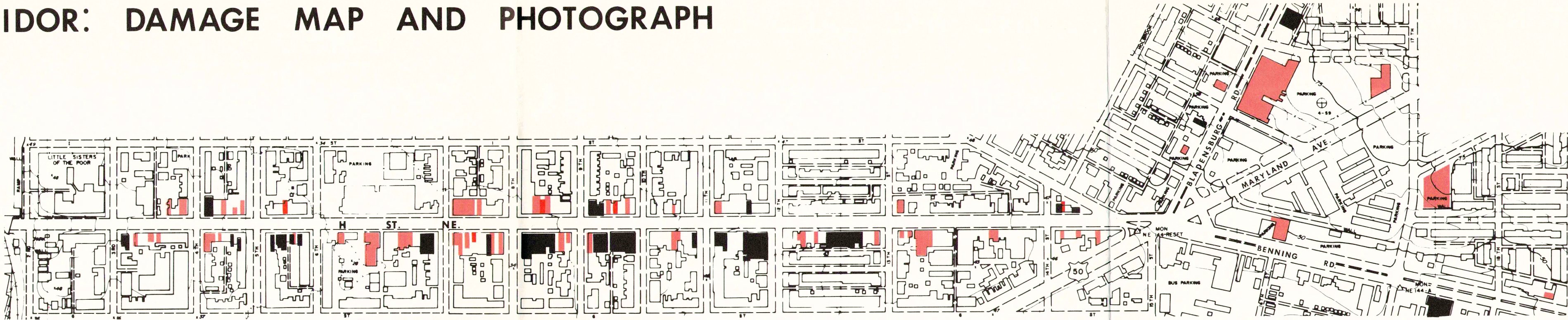


# H STREET NE. CORRIDOR: DAMAGE MAP AND PHOTOGRAPH

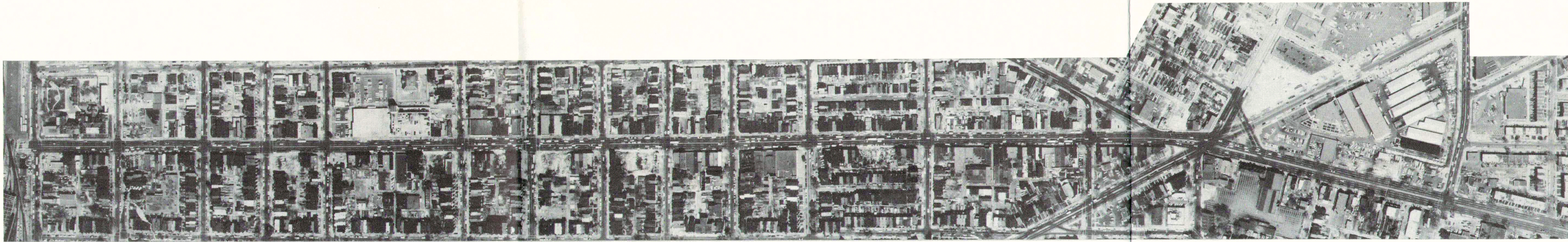
## DAMAGE MAP

### EXTENT OF DAMAGE

-  MORE THAN 50% DAMAGE: UNSALVAGEABLE
-  10% TO 50% DAMAGE: EXTENSIVE DAMAGE BUT SALVAGEABLE
-  0% TO 10% DAMAGE: GLASS BREAKAGE, MINOR ETC.



## AERIAL STRIP PHOTOGRAPH





19

*H St.*

20



21



22



23



24

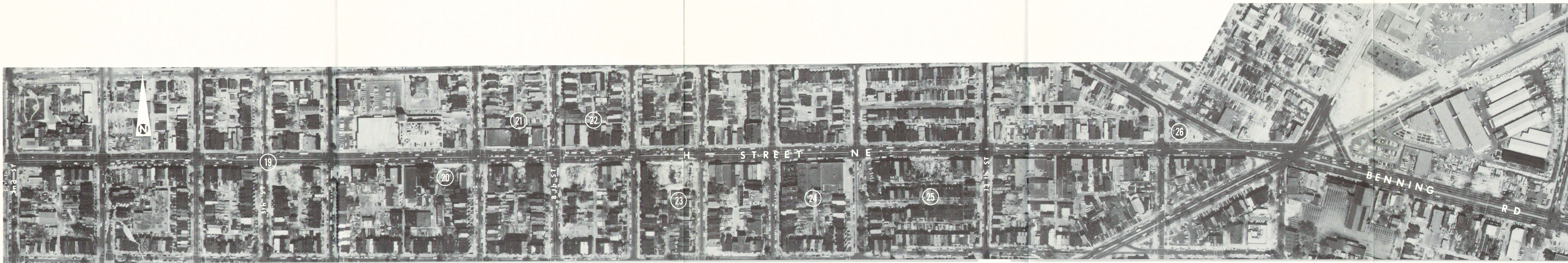


25



26







*Other Areas  
of the City*







## OTHER AREAS OF THE CITY

Outside the three major areas described above, some 140 buildings were damaged, according to RLA's survey. This was about one-fifth of the total number of buildings damaged in the city. The general location of these buildings is shown on the citywide map.

Most of the damage outside the three major areas was window breakage and looting. Relatively few buildings were burned. Even so, many areas of the city were left with inadequate neighborhood shopping facilities and services as a result of the disorders. Altogether, the value of the damaged buildings in the remainder of the city totaled \$530,000, less than 5 percent of the overall citywide damage. Most of the damaged buildings were in scattered locations, but the RLA preliminary survey did single out two other areas with some concentrations of damage, -- North Capitol Street, and 8th Street NE and SE.

### North Capitol Street

In the area bounded by First Street NE., Constitution Avenue, Second Street, NW and Michigan Avenue, 31 buildings were damaged -- nine extensively. Only three housing units were affected -- all in buildings that were extensively damaged. The total value of the damaged buildings on North Capitol Street was \$415,000.

### Eighth Street

In an area bounded by Virginia Avenue SE., F Street NE., and Sixth and Tenth Streets, 21 buildings were damaged. Most had glass breakage and looting. Only three buildings, containing four commercial establishments, were burned out. In the entire Eighth Street area, only one dwelling unit had any damage at all, and this was limited to broken glass. The estimated value of the damage along Eighth Street was \$106,000. Almost all of it was concentrated south of Pennsylvania Avenue SE.

### Other Areas

In all other areas of the city, total damage was estimated at \$105,000. Besides the five corridors dealt with in detail above, RLA also found damage along 14th Street, north of Meridian Place (part of this area was included in the NCPC totals); Georgia Avenue, north of Park Road; Fourth Street NE, from T to Bryant Streets; Rhode Island Avenue NE., from 13th to 19th Streets; Nichols Avenue SE., from Good Hope to Morris Roads; and Good Hope Road SE., from Nichols Avenue to 18th Street. In all of these scattered areas, approximately 87 buildings were affected. Two sustained extensive damage. Altogether, 11 businesses were burned out, and about 131 others were also affected.





#### NOTE

*This report is based on the preliminary RLA field surveys of April 7 and 8, with additional detailed information provided by follow-up field checks by the staff of the National Capital Planning Commission.*

*The estimates of damage were made from exterior surveys of buildings in the areas where damage was concentrated. Estimates of the number of housing and non-residential units in affected buildings were obtained from Polk's City Directory and from Baist's Real Estate Atlas.*

*The RLA staff computed cost estimates from the observed percentage of damage to the structure, multiplied by its estimates of the value of the buildings. Building values were set at 2.5 times the assessed values contained in the D.C. real property inventory for the current year. These are estimates of the cost of building damage only, and not the total value of the real estate in which the damage was located. Also excluded from these estimates are land values and the value of inventories on hand at the time of the civil disturbances. In extending the data obtained during the preliminary surveys, no additional attempt was made to refine the estimates and dollar values of building damage.*

*This report is but a first step in the process of rebuilding. Under the direction of the D.C. Government, efforts are now under way to assemble more detailed information in the damaged properties, the characteristics of the commercial establishments and housing units affected, and the relocation or rebuilding needs of the victims of the civil disturbances. When these data are complete, they will form a base for programming reconstruction of the damaged areas.*



*It is imperative that the citizens, the District of Columbia and Federal Governments, and the Congress of the United States act decisively to make progress in the city. Total commitment from all sectors is essential. Redevelopment funds for homes, businesses, and community facilities must be available on an unprecedented level, comparable to Foreign Aid programs for nations abroad.*

*From the Report of City Council  
Public Hearings on the  
Rebuilding and Recovery  
of Washington, D. C., from  
the Civil Disturbances of April, 1968,  
May 10, 1968*

PHOTO CREDITS:

Dick Mowrey, Department of Housing and  
Urban Development, - cover photo, frontis-  
piece, 2, 5, 9, 27, and all aerial obliques.  
Capitol Airviews - Fold-out aerials.  
Washington Post - Page 1 and facing page.



