

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: P. C. Jones Cottage

Other names/site number: _____

Name of related multiple property listing:

College Hills Multiple Property nomination

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 2105 Kamehameha Avenue

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 X A B X C D

<p>_____ Signature of certifying official/Title:</p> <p>_____ State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
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P.C. Jones Cottage Honolulu Hawaii
Name of Property County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u>1</u>	<u>2</u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

Current Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late Nineteenth/Early Twentieth Century Revivals

Queen Anne Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood clapboard siding, composition shingle roof, wood post and pier foundation

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The P. C. Jones cottage is located in a quiet residential neighborhood on a flat, 15,000 square foot lot at the corner of McKinley Street and Kamehameha Avenue in Manoa Valley. This single-story, Queen Anne revival house faces northeast and has an asymmetric façade. The residence has clapboard walls and a composition shingled, hipped roof, with open eaves with exposed carved rafter tails. The house is three bays wide with a projecting lanai wrapping around the north corner of the house. The lanai is covered by an extension of the hipped roof. Five concrete steps with lava rock shoulders give access to the lanai at its front, right corner. The bay to the left of the lanai features a double hung sash window flanked on either side by a fixed sash window. These three windows all have lozenge and diamond patterned panes. A centered, hipped roof dormer with a square wood slat vent flanked on either side by a four pane diamond window accents the roof on the front and two sides of the house. The 2,217 square foot house sits on a post and pier foundation with a diamond pattern lattice apron. The one hundred and fourteen year old house is in good condition and retains its historic integrity of design, materials, workmanship, location, setting, feelings and associations.

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Narrative Description

The single story P. C. Jones residence sits back from Kamehameha Avenue on a flat lot, surrounded by lawn. It faces northeast, and a concrete sidewalk runs from the street to the house's end bay on the right (ʻEwa) side where a low, rounded, lava rock planter is sited. Here the sidewalk makes a ninety degree turn to the right and then after another ninety degree turn to the left where five concrete steps with lava rock shoulders lead to a landing. Off the concrete landing to the left two concrete steps access the lanai. Originally the sidewalk led straight up to the steps which ran straight to the lanai. However, the step's opening directly on the lanai resulted in too much rain invading the lanai from this *mauka* side made the lanai unserviceable. As a result the steps were modified to their present design in 1971.

The lanai runs 18' across the façade of the house and wraps around the right (ʻEwa) side, running 27' down this side. It is 12' wide in the front and 6' wide on the side. It has a tongue and groove floor and a beaded tongue and groove ceiling. The lanai is two bays long in the front and three bays long on the side, with each bay demarcated by a segmental archway supported by clapboard clad rectangular columns. The two front bays are enclosed with windows. The left bay has a fixed transom with a demi-lozenge pattern, while the right bay's fixed transom is single pane with no ornamentation. Below the transoms are a set two sliding windows. One window in the set repeats the pattern of the transom, while the other is single pane without ornamentation. The single pane windows are the result of the 1971 moving of the steps and enclosing of its opening onto the lanai. On the rear (*makai*) wall of the front lanai are two large, 1 x 2 double hung window/doors, which extend to the floor and pocket up into the wall. The window/doors have screen doors which extend almost from floor to ceiling on the lanai. On the Diamond Head wall of the front lanai is a single hung sash window with diamond pattern panes.

The side lanai has a 22" high turned balustrade. The middle bay of the side lanai curves out approximately 5' to allow for a seating area. The roof above this area reflects its rounded character with a dormer-like roll. On the wall under the eave is a sunburst pattern. A large, 5'-6" long, fixed, diamond pane window is in the Diamond Head wall. *Mauka* of this window is a ten pane door which enters into the living room. A similar door in the *makai* wall enters into the dining room. These have their original glass knobs and hardware. These doors each has a screen door with a side moving latch.

The dining and living rooms flow into each other in an L shaped plan. They have fir floors, which is used throughout the house. With 9" high baseboards. The 10'-6" ceiling is made of plywood, which pre-dates 1963 when the current owner purchased the house. The ceiling retains its original crown molding and a picture rail which runs around both rooms. Flat archways supported by pilasters define the intersection of the two rooms. The dining room's *makai* wall was sheathed in *koa* in 1963.

The living room is cross ventilated by the ten pane entry door and the two window/doors. The dining room, in addition to the ten pane entry door, has a set of four 6 x 1 single hung sash

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windows in its `Ewa wall and another similar window in its *mauka* wall. These windows all have slugs, as do the window/doors.

A doorway, without a door, in the *makai* wall of the dining room leads into the kitchen. This 18' x 22' room was added in 1963 by the current owner. It has been remodeled, but retains a 6 x 1 double hung sash window in its `Ewa wall and two similar windows in its *makai* wall. A side door, in the Diamond Head wall has a moveable panel to secure its top screened opening, and leads to a small, more recent, wood deck which leads to a sidewalk in the backyard.

A doorway without any door in the kitchen's Diamond Head wall opens on a lateral running hallway with paneled walls. At the end of the hall, in its *mauka* wall, a five panel door with its original metal knob and hardware opens on the living/dining room. The *makai* wall contains two five panel doors, which also have their original metal knobs and hardware. These both open on bedrooms. The `Ewa most bedroom was originally the kitchen. It retains its beaded tongue and groove ceiling and has vertical tongue and groove walls. It has three, single pane, sliding windows in its *makai* wall. The second bedroom also has a similar set of windows in its *makai* wall. This room has a canec ceiling which slopes in conformity with the angle of the shed roof which shelters it. Also under this shed roof is a bathroom and another bedroom. This section appears to have been added at some point in the history of the house, perhaps as a rear porch or a sleeping porch. It was present when the current owner purchased the house in 1963.

At its Diamond Head end, the hall makes a *makai* jog. A pocket door in its *makai* wall opens on a bathroom, which has been remodeled. It has a pair of jalousie windows in its *makai* wall. It has an acoustic tile ceiling and plywood walls. Beyond the bathroom, a more recent, louvered door opens on another bedroom. This room also has an acoustic tile ceiling and has vertical tongue and groove walls. It has a set of three, single pane, sliding windows in its *makai* wall, and a set of two such sliding windows in its Diamond Head wall.

Before the hallway takes its jog, a five panel, pocket door in the hall's end wall, accesses the cottage's original rear bedroom. This room has a pair of 1 x 1 double hung sash windows with slugs, in its Diamond Head wall. The ceiling is canec and the rough board walls is covered in a heavy wallpaper.

A five panel door in the rear bedroom's *mauka* wall opens on a short hallway. This hallway has a five panel door in every wall, all of which retain their original metal knobs and hardware. The Diamond Head door opens on a bathroom which has been remodeled. It retains its canec ceiling and a pair of single pane casement windows. The `Ewa door opens on the living room and the *mauka* door opens on the front bedroom. The front bedroom has a canec ceiling and wallpapered walls similar to the back bedroom. In its Diamond Head wall it has a 1 x 1 double hung sash window with slugs. In the front wall is a set of three windows. The two side windows are narrow and fixed, with lozenge and diamond pattern panes. The middle window is a double hung sash, with the upper sash adorned in a manner similar to the side lites. A diamond paned single hung sash window in the `Ewa wall looks out on the front lanai. Both bedrooms have closets on their Diamond Head walls. The closets and bathroom project 2' out from the wall line on the left side

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of the house. The closet in the rear bedroom has one window in it, while the front bedroom closet has two. These are fixed single pane, but most likely originally served for ventilation.

The house sits on a 15,000 square foot lot, with automobile access achieved off Linohau Way, a narrow lane on which the back of the lot fronts. A 1963 carport faces the lane and is a contributing feature to this property. The two-car carport is 20' x 29' with a built-up, flat roof with a 2" x 6" roof deck. The roof has 2" x 12" joists and is supported by fourteen 3" pipe columns. The garage is three bays wide across the front and four bays long down the sides. Horizontal boards enclose the rear, Diamond Head corner where the laundry is done, and also are utilized to enclose the initial side bays closest to the lane. Also on the property are two small servants' quarters/rental units which are now used for storage. The walls on these buildings have been compromised as have their interior, and they no longer retain their significant character. As such these two structures do not contribute to the historic character of the property.

The P. C. Jones cottage retains its historic integrity, although some modifications have occurred, these do not compromise the strong turn-of-the-century historic character this house exudes. Most all the changes are over fifty years old and significant in their own right. These include the addition of the kitchen in 1964, and the *koa* veneer in the dining room, as well as the modification of the old kitchen and its adjoining room into three bedrooms and a bath. These are at the rear of the house, with the kitchen the only 1964 change visible from the street. This addition was done in a sensitive manner with regards to scale, design and materials and while significant in its own right, also does not detract from the original historic character of the house. The 1971 relocation of the front steps also was handled in a sensitive manner, reusing the original materials and designed in a manner that is compatible with the house's historic appearance. Other alterations, including the plywood ceiling in the living-dining room and the shed roof addition at the rear of the house are well over fifty years old and significant in their own right. The remodeling of the kitchen and the bathrooms occur in secondary spaces and do not compromise the historic character of the house in a significant manner.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

B. Property is associated with the lives of persons significant in our past.

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack

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individual distinction.

D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture
Community Planning and Development

Period of Significance

1904

Significant Dates

1904

Significant Person

(Complete only if Criterion B is marked above.)

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Cultural Affiliation

N/A

Architect/Builder

W. O. Merithew

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The P. C. Jones cottage is significant on the local level under criterion C, as a good example of a Queen Anne revival style cottage built in Honolulu during the opening decade of the twentieth century. The house includes a number of distinctive features and is typical of its period in its design, materials, craftsmanship and methods of construction. In addition, the house is also significant under criterion A for its associations with the development of Manoa valley, and more specifically the College Hills Tract and should be included in that multiple property nomination.

The 1904 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions." As is noted in the above section, "significant dates", 1904 is the year of construction.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Queen Anne revival style In the United States was popular from roughly 1880 to 1910. The term is loosely used for a wide range of late nineteenth century picturesque buildings frequently using classical details, such as pediments, rounded columns and dentils in a loose manner rather than in a specific formulaic way,

Houses are typically, but not exclusively, two stories, with a hip or lateral running gable roof. They have an asymmetric facade frequently with a front porch which wraps around one side. The style shunned flatness and often featured round, square, or polygonal towers, as well as steeply pitched and irregular rooflines which commonly were broken with dormers, front facing gables, and/or shaped gable ends. Overhanging eaves further enlivened the dynamic of the roof. Buildings usually employed a variety of

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wall materials, and bracketing and spindle work were also commonly present. Bay windows and balconies were also familiar features. The style usually employed single pane windows, some of which might have small decorative panes or stained glass.

The P.C. Jones cottage is significant as a very good and rare example of a late Queen Anne revival style house built in Hawaii during the early 1900s. Its asymmetric massing, wrap around porch with a balustrade with turned balusters, its diamond and lozenge adorned windows, its steep roof with protruding dormers and a rounded roll reflect the Queen Anne revival style. In addition the five panel doors with their original hardware, and the sash windows with their slugs well reflect their period and the style. In addition, the high, 10'-6" ceilings, the use of single hung windows, and the window/doors all bespeak the cottage's adaptation of the Queen Anne style to Hawaii's environment. Similarly the lanai with its emphasis on outdoor living also places the house in a Hawaii context.

The earliest known example of the Queen Anne revival style in Hawaii was the William Richards Castle residence (1880, no longer extant) which stood at the northeast corner of Victoria and Kinau streets. For its time the asymmetric, somewhat ornate house with its two and a half story tower was very up-to-date. However, it was not until the 1890s that the Queen Anne revival style appeared in Honolulu in all its glory. Such splendid examples of the style as the W. C. Peacock residence in Waikiki, Alexander Young residence at King and Victoria, William O. Smith residence at Nuuanu and Bates, and Thomas Wall residence at Richards and King, were all demolished in the years following World War II. Indeed, very few examples of the form can be found throughout the Hawaiian islands, with the Hocking residence (1904) in Honolulu and the Shipman residence (1899) in Hilo, both of which are listed in the Hawaii and National Registers of Historic Places, and the Alice Jones/Abraham Lewis Jr. Residence (1902) and Ada Gartley Residence (1902) in Manoa, both of which are listed in the Hawaii Register of Historic Places, being the only noteworthy examples to readily come to mind. In addition, the Albert and Alice Berg residence at the corner of Oahu Avenue and Armstrong (1912), which also is in the Hawaii Register of Historic Places, stands as a restrained, example of the late Queen Anne style in Hawaii. As such the P. C. Jones cottage stands not only as a very good, but also very rare example of a Queen Anne style house in Hawaii.

The cottage was constructed in 1904 by W. O. Merithew for Peter Cushman Jones Jr. Jones was born in Boston, Massachusetts on December 10, 1837. After working as an office boy in Massachusetts, he set sail for Hawaii at the age of nineteen, arriving here on October 2, 1857, with sixteen cents in his pocket. Over the next half century he proved to be one of the most effective businessmen in Honolulu. He worked for several companies in Honolulu and in 1862 married Cornelia Hall, a daughter of E.O. Hall, a former printer with the missionary effort and a prominent merchant. In 1866 he formed a partnership with C. L. Richards in a ship chandlers business, but departed this enterprise in January 1871 to become a partner in C. Brewer Co. Jones helped

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successfully reorient this company from supplying the whaling trade to serving as a sugar factor. With the incorporation of the firm in 1883, he was named president and manager, positions he held until 1891, when he retired. Following the overthrow of the queen, he returned in 1894 to guide the company through the uncertain years of the Provisional Government and republic, retiring in 1899.

In the realm of politics, Jones favored government reform, but worked to maintain the monarchy, briefly serving as Queen Liliuokalani's Minister of Finance at the end of 1892, as part of the Wilcox cabinet. The dismissal of this cabinet, composed of moderate members of the community, who sought fiscal stability within the context of an independent Hawaiian nation, helped propel more radical positions forward, leading to the unseating of the queen. Although not a proponent of the queen's removal, Jones served in the Provisional Government as Minister of Finance for the first few months of the new regime. He also, with his son Austin, founded the Bank of Hawaii, serving as this institution's first president (1897-1898).

A pious man, he was deeply involved with the social gospel movements of the late nineteenth century, especially the Y.M.C.A., and provided moneys for the building of Palama Chapel, which eventually became Palama Settlement with its numerous social welfare programs. He also served as a trustee and the treasurer for Oahu College, later known as Punahou School. Jones died on April 23, 1922.

The cottage is also significant under criterion A for its associations with the development of the College Hills Tracts. See the multiple property nomination form for a discussion of the significance and history of this early subdivision. College Hills was developed by Oahu College, and the present Alaula Way was originally named Jones Street. As a trustee of Oahu College Jones was one of the first to acquire property in the new subdivision, building four houses in the new tract in 1902. Two of the houses, which were built for his daughters, the Ada Gartley Residence at 2208 Kamehameha Avenue and the Alice Jones/ Abraham Lewis Jr. Residence at 2211 Kamehameha Avenue are on the Hawaii Register of Historic Places. The third house he built at 2230 Kamehameha Avenue was later the residence of his grandson, Austin Jones Jr., and it too is in the Hawaii Register of Historic Places. At this point, the fourth house has not been identified. In 1904, Jones built another two cottages in the College Hills Tract. W. O. Merithew, who designed and built the first four houses, was also responsible for the two cottages. In all likelihood the subject of this nomination was one of these two cottages, as a 1912 College Hills advertisement shows P. C. Jones as owning this lot. He did not live in any of the dwellings he built in College Hills, but resided in his home in Nuuanu. As such the Jones Cottage is significant for its associations with the development of the College Hills Tract, not only being one of the earlier houses to be erected in the subdivision but also is associated with P. C. Jones who was a trustee for Oahu College, the developer of the subdivision. In addition, the cottage is one of the first approximately 120 western style houses built in Manoa valley by 1912.

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This residence was presumably a rental property in its early years. Since 1919 four families have lived in the house: Archibald and Grace MacPhail (1919-1936); John and Carol Darby (1936-1945); Earl and Esther Holmer (1945-1963), and the current owner Stanley Styan and his wife. The Styans' had four children, and in order to accommodate them all, built the new kitchen and remodeled the back of the house to allow each child to have their own bedroom. The *koa* was added to the dining room wall as Mrs. Styan was of native Hawaiian descent and had a fondness for the wood.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Polk's City Directories for Honolulu, 1902-1920.

City and County Tax Office records.

State Bureau of Conveyances, book 513, page 252, book 537, page 199, book 1322 page 26, book 1925, p. 252 and book 4582, page 227

"Local Brevities," *Pacific Commercial Advertiser*, July 5, 1904, p. 9

"Real Estate," *Pacific Commercial Advertiser*, July 10, 1904, p. 4

Advertisement for College Hills Tract, *Honolulu Star-Bulletin*, July 1, 1912, page 5

Hawaii Register nominations for the Ada Gartley residence, the Alice Jones/Abraham Lewis Jr. residence, and the Austin Jones Jr. residence.

Nellist, George F., *The Story of Hawaii and Its Builders*, Honolulu: Honolulu Star Bulletin Ltd., 1925.

Conversation with Stanley Styan in December 2017

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

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Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreege of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Latitude: 21.30537

Longitude: -157.82273

1.

2. Latitude:

Longitude:

3. Latitude:

Longitude:

4. Latitude:

Longitude:

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone:

Easting:

Northing:

2. Zone:

Easting:

Northing:

3. Zone:

Easting:

Northing:

4. Zone:

Easting :

Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The property being nominated includes all the property owned by Stanley Arthur Styan in 2018 as described by Tax Map Key 2-9-001: 029.

Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this residence since its construction.

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11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail _____
telephone: (808)-542-6230
date: January 24, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** floor plan

- **Owner:**

Stanley Arthur Styan
2105 Kamehameha Avenue
Honolulu, Hawaii 96822

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.