



Figure 1: Columbia Road at 18<sup>th</sup> Street, looking east, 1947  
(Historical Society of Washington, D.C., CR 173).

# INTENSIVE-LEVEL SURVEY OF LANIER HEIGHTS WASHINGTON, D.C.

## Final Report

Prepared by  
EHT Traceries, Inc.  
1121 Fifth Street, N.W.  
Washington, D.C. 20001  
202/393-1199  
Laura V. Trieschmann, Principal Investigator

For

The Kalorama Citizens Association

And

The D.C. State Historic Preservation Office  
2000 14<sup>th</sup> Street, N.W. 4<sup>th</sup> Floor  
Washington, D.C. 20009

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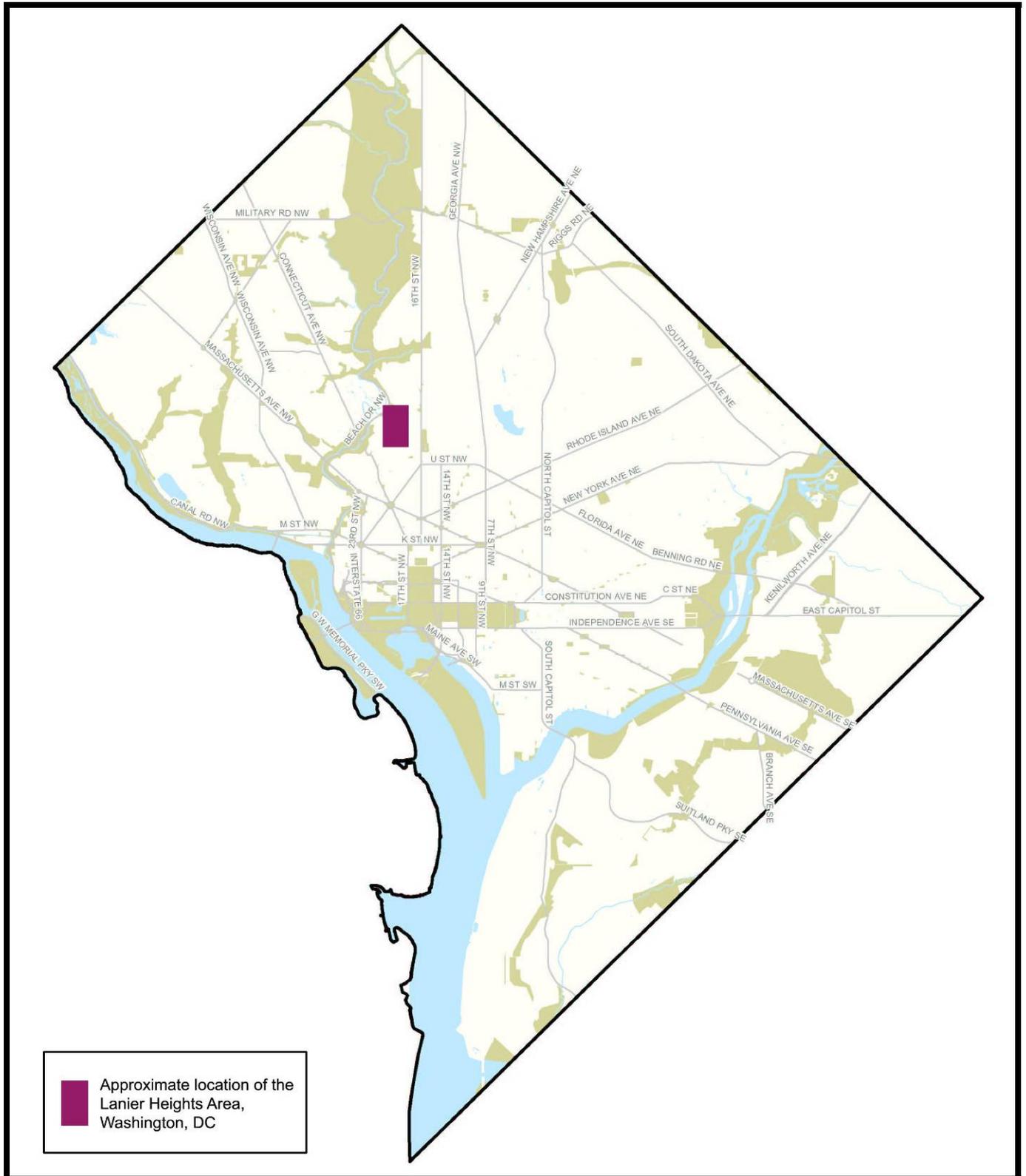


Figure 2: Location Map of Lanier Heights Study Area

## ABSTRACT

The Intensive-Level Survey of Lanier Heights in Washington, D.C., was conducted between December 2007 and October 2008. The architectural and historic preservation firm of EHT Tracerics, Inc. was subcontracted to perform the work by the Kalorama Citizens Association (KCA), which was contracted by the District of Columbia State Historic Preservation Office (DCSHPO) and the Office of Planning. EHT Tracerics worked closely with volunteers of KCA, which had a Memorandum of Understanding with the DCSHPO that outlined the priority to survey and document the Lanier Heights area. The project was to oversee the intensive-level volunteer survey, record and analyze survey documentation in the computer database, and prepare a detailed historic context of the Lanier Heights area. The intensive-level survey ultimately resulted in the preparation of survey documentation for 298 properties in Lanier Heights. A detailed historic context based on the survey findings with an architectural summary was prepared as part of the Intensive-level Survey Report. Recommendations for individual and historic district nominations to the D.C. Inventory of Historic Sites and the National Register of Historic Places were made, with defined areas and periods of significance.

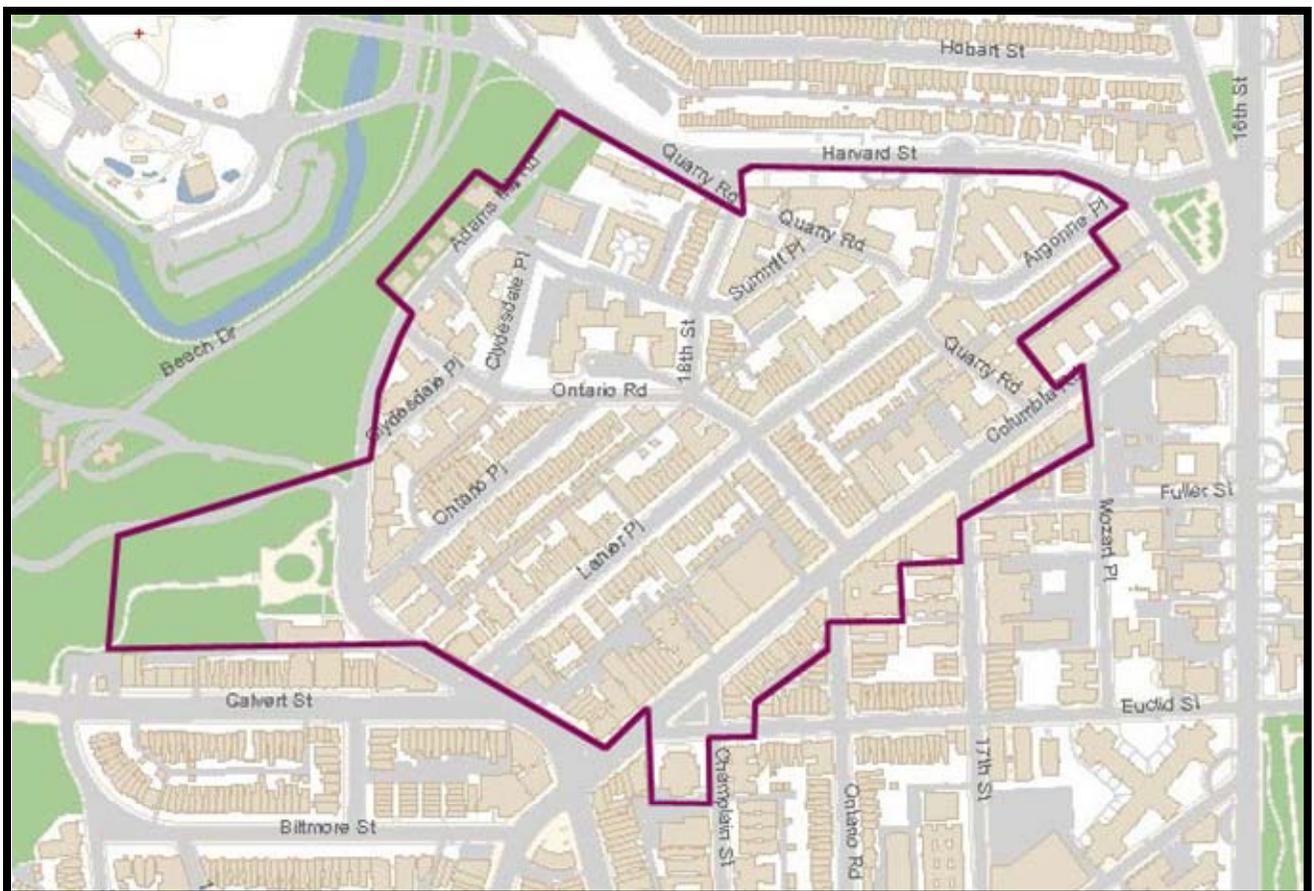


Figure 3: Intensive-Level Survey Area of Lanier Heights.

The Lanier Heights survey area includes the neighborhood platted by Elizabeth Lanier Dunn as "Lanier Heights" and the northernmost section (fronting Columbia Road) of Hall & Elvans' Subdivision of Meridian Hill, which was platted in September 1867. This area also includes the second subdivision plat of Lanier Heights filed in 1888 by Richard U. Goode and Everett Hayden, and the Clydesdale Subdivision, platted in 1903 by Donald MacPherson. The survey area consists of the northwest section of the District of Columbia bounded on the west by the east side of Adams Mill Road from Columbia Road to Lanier Place and the west side of Adams Mill Road to Harvard Street (excluding the National Zoological Park); on the north by the south side of Harvard Street from Adams Mill Road to the alley behind Argonne Place so as to exclude the apartment building on the west side of Columbia Road at Harvard Street; and the south by the south side of Columbia Road from Mozart Place to Champlain Street, the east side of Champlain Street from Columbia Road to Euclid Street, and the south side of Euclid Street to the alley adjacent to the First Church of Christ, Scientist Church.

The boundaries of the survey area were determined jointly by the DCSHPO and KCA prior to the commencement of the project and are based on their understanding of the neighborhood's initial development as an individual subdivision platted in the late nineteenth century. The boundaries were also determined by the area's location between several existing District of Columbia and National Register historic districts. The Mount Pleasant Historic District is located to the north of Harvard Street, Kalorama Triangle Historic District is to the west along Calvert Street, Washington Heights Historic District is located to the southwest, and the proposed Meridian Hill Historic District along 16<sup>th</sup> Street is to the east. Rock Creek Park, which is located to the north/northwest, determined the northern boundary.

The First Church of Christ, Scientist at 1770 Euclid Street, N.W. and Unity Park were included in the survey boundaries because of their strong visual and historical association with Columbia Road and the Lanier Heights neighborhood. Walter C. Pierce Community Park on Adams Mill Road was initially included within the survey boundaries because of the property's potential to contribute to the historic context of the area prior to its platting and subsequent development. Identified as DC archaeological site number 51NW216, the property is important for its history as the Quaker Burying Ground and Colored Union Benevolent Association Cemetery dating from circa 1807 to the late nineteenth century, and subsequently as Walter C. Pierce Community Park. Extensive archeological investigations and archival research is ongoing; therefore a full historic context and the significance of these two contiguous cemeteries have not yet been determined. The history of the property is not related to the 1883 platting and subsequent growth of Lanier Heights. Therefore, Walter C. Pierce Community Park and the cemeteries were not addressed in this document. The Argonne Apartments at 1629 Columbia Road, N.W. was excluded from the survey boundaries because this large 1929 apartment building was initially included within the study area for the proposed Meridian Hill Historic District.

Each resource documented was defined by its architectural style and period of development based on an on-site visit and intensive-level research. Digital photographs and black-and-white photography documented the current condition of each resource. At the conclusion of the survey and research tasks, each property was evaluated for its contribution to the historic context of Lanier Heights. EHT Tracerics used historic maps, subdivision plats, land records, tax assessment and real estate records, oral histories, local and federal repositories such as the Washingtoniana Room of the Martin Luther King Jr. Memorial Library, the District of Columbia Archives, and the Washington Historical Society, and our vast knowledge of architectural styles to properly identify the architectural and historical significance of the historic resources in Lanier Heights. Essential to this process was the building permit documentation gathered by Brian Kraft for the DCSHPO and the survey documentation previously collected and recorded in the Integrated Preservation Software (IPS) database. This existing documentation, together with that gathered in 2008 by the KCA survey volunteers, was entered into an Access database created by Larry Karr. The database has 298 records. Volunteers took digital images of all primary resources and any secondary resources. This work resulted in the comprehensive documentation of all properties in the Lanier Heights survey area of Washington, D.C. to the standards of the DCSHPO.

One outcome of the Intensive-Level Survey is the recommendation for nomination of properties to the D.C. Inventory of Historic Sites and the National Register of Historic Places. The recommendations with justification for proposed work are noted at the end of this report. The findings include the nomination of the First Church of Christ, Scientist and Ontario Apartment House as individual landmarks and the creation of a Lanier Heights Historic District, roughly bounded by Euclid Street and Fuller Street on the south along Columbia Road, both sides of Adams Mill Road on the west, and Harvard Street on the north. The Argonne Apartment, although studied for potential inclusion as part of the proposed Meridian Hill Historic District, is believed to be more closely associated with the development of Lanier Heights, historically and architecturally. Thus, it is recommended the Argonne Apartments be studied for inclusion in a Lanier Heights Historic District. The defined areas of significance for a proposed historic district are community planning and development, architecture, and commerce. The period of significance extends from 1884, when the neighborhood was platted by Elizabeth Lanier Dunn, to 1962, when the second and final phase of residential and commercial development concluded. The area comprising a proposed historic district in Lanier Heights consists of 298 primary resources, the vast majority being residential buildings. Of the 298 primary resources, 286 of them contribute to the areas and period of significance for a proposed Lanier Heights Historic District.

## **ACKNOWLEDGMENTS**

EHT Tracerics wishes to thank the staff of the District of Columbia State Historic Preservation Office (DCSHPO) and the members of the Kalorama Citizens Association (KCA) for their commitment and support to this project. Additionally, EHT Tracerics extends their gratitude to Nancy Huvendick, Ann and Larry Hargrove, and Denis James, who championed the survey and documentation efforts. EHT Tracerics would also like to thank the Washingtoniana Room at the Martin Luther King Jr. Memorial Library, the District of Columbia Archives, the Washington Historical Society, the National Archives, and the Library of Congress. The many historians, architectural historians, and archaeologists who have so admirably documented this area of the District of Columbia from its initial rural development in the eighteenth century to its urban growth in the early to mid-twentieth century deserve praise. A special word of gratitude is sent to the many residents of the Lanier Heights area, who allowed access to their properties and provided valuable information regarding the history of the area, previous residents, and individual resources.

This project is dedicated to Larry Karr, who devoted himself to the preservation of neighborhoods like Lanier Heights that make up Adams Morgan and created the database to archive the survey documentation and photographs.

## **STAFFING**

The grant for this project, which was funded by the District of Columbia State Historic Preservation Office (DCSHPO), was awarded to KCA. The Intensive-Level Survey of Lanier Heights was subcontracted by KCA to EHT Tracerics, an architectural history firm specializing in historic preservation. Laura V. Trieschmann served as Project Director/Senior Architectural Historian, responsible for overseeing the completion of the project and preparing the historic context report and recommendations. Architectural Historian Maria Dayton conducted supplementary research, wrote the architectural descriptions, and entered survey data into the database. Paul Weishar assisted with the architectural descriptions, data entry, and final production. The final assessment of the resources and preparation of the architectural description summary for the historic context report was a joint effort preformed by Tracerics staff. Support staff from Tracerics included Carrie Barton, Jeanne Barnes, and Emily Eig.

The on-site survey and photography, as well as much of the archival documentation, was conducted by volunteers organized by KCA. The volunteers were directed KCA members Nancy Huvendick and Ann Hargrove.

The complete list of volunteers organized alphabetically within each assigned task includes:

Survey Volunteers

Fay Armstrong  
David J.  
Castleberry  
Barbara Cleveland  
Anne Dammarell  
Ann Hargrove  
Larry Hargrove  
Nancy Huvendick  
Linda Ingram  
Sheila Lopez  
Stephen McKevitt  
Pauline Nowak  
Rob Pigott  
Winfield Swanson

Photography

Volunteers  
Mary Belcher  
David Burke  
David J.  
Castleberry  
Barbara Cleveland  
Nancy Huvendick  
Larry Karr  
Rob Pigott  
Nancy Shia

Outreach

Volunteers  
Bonnie Burke  
Gail Douglass  
Nancy Huvendick  
Denis James  
Larry Karr

Research Volunteers

Carrie Barton  
Eddie Becker  
Michael Culp  
Emily Eig  
Ann Hargrove  
Nancy Huvendick  
Linda Ingram  
Judith Ittig  
Denis James  
Stephen McKevitt  
Laura Moore  
Jacques Peters  
Bonnie Rowan  
Winfield Swanson

## FUNDING AND EQUAL OPPORTUNITY INFORMATION

This project is funded in part by a grant from the U.S. Department of Interior, National Park Service's Historic Preservation Fund Program, and is being administered by the District of Columbia State Historic Preservation Office (DCSHPO).

This program has received Federal financial assistance from the identification, protection, and/or rehabilitation of historic properties and cultural resources in the District of Columbia. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability in its federally assisted programs. If you believe that you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, U.S. Department of the Interior, 1849 C Street, N.W., Washington, D.C. 20240.

This final survey report has been financed in part with Federal funds from the U.S. Department of the Interior, National Park Service. However, the contents and opinions contained in this publication do not necessarily reflect the views or policies of the U.S. Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the U.S. Department of the Interior.

## INTRODUCTION

### *OBJECTIVES*

The goal of the Intensive-Level Survey project was to oversee volunteers and evaluate the documentation collected about the historic properties and their resources within the Lanier Heights area in an effort to more fully comprehend and support their contribution to the District of Columbia's heritage. The project was intended to: 1) collect historical information and survey documentation for all properties, regardless of construction date, within the defined boundaries of Lanier Heights; 2) synthesize and complete documentation of the properties into a computerized database format (Access); 3) prepare a historic context statement about the development of Lanier Heights; 4) recommend individual and/or historic district nominations to the D.C. Inventory of Historic Sites and the National Register of Historic Places; and 4) heighten public awareness about historic resources in the Lanier Heights area to encourage appreciation of the history.

### *SCOPE OF WORK*

The project was organized into basic tasks:

- 1) The reconnaissance-level survey, photography, and research of 298 historic resources in the Lanier Heights area. These tasks were designed to be conducted by volunteers of the Kalorama Citizens Association (KCA) under the direction of EHT Tracerics;
- 2) The preparation of a historic context that documents the development and growth of Lanier Heights from the eighteenth century to the present, with a detailed architectural and historical statement;
- 3) The computerized documentation of the resources, including original construction permit information, architectural description with digital image, and statement of significance. Further, evaluations of the integrity and contributing/non-contributing status of primary extant resources within the defined boundaries of the survey area was conducted; and
- 4) The identification of potential individual landmarks and/or historic districts eligible for listing in the D.C. Inventory of Historic Sites and the National Register of Historic Places.

## *METHODOLOGY*

### Approach

The Intensive-Level Survey of the Washington Heights area was accomplished by working closely with the residents of the neighborhood, members of the KCA, and the DCSHPO; by taking full advantage of a computerized database format to record and analyze the data; by understanding the history and architectural development to ensure that the historic context accurately illustrates the neighborhood's development and growth; by utilizing years of sound survey and documentation experience to ensure an efficient effort; by employing a management methodology that guarantees adherence to the contract schedule; and by maximizing the potential of an experienced staff. The boundaries of the study area were determined jointly by the DCSHPO and KCA prior to the commencement of the project.

To achieve the desired products, EHT Tracerics organized a team with the credentials, skills, and successful experience to do the work. The team was composed of a Project Director/Senior Architectural Historian and Project Manager/Architectural Historian. The Project Director/Senior Architectural Historian managed the administration of the project, directed the tasks, trained the volunteers, and was responsible for overseeing the production of the final products. She also functioned as the primary architectural historian, evaluating the resources based on the historic context she prepared. Additionally, the Senior Architectural Historian was responsible for assessing potential landmarks and historic districts. The Project Manager/Architectural Historian organized the survey based on the accepted methodology, directed the volunteers, and monitored the survey activities. Together with the Senior Architectural Historian, she evaluated each property within the significance outlined in the context statement. She was responsible for conducting the data entry, assisting with the research, and ensuring the products (including computer-generated survey forms, maps, and digital images) were properly labeled and formatted.

The recordation of the properties to DCSHPO standards ensured the successful completion of the contract. Implementing the Survey Design, 298 properties were surveyed to a reconnaissance level by volunteers and entered into the computerized database by EHT Tracerics.

Each reconnaissance-level survey form represented a single property, which was denoted by its square and lot number. For those lots containing more than one resource, a single record was created in the computerized database. Each completed form that contained a primary resource(s) included a detailed physical description of that primary resource(s) as well as a brief description of the secondary resource(s) on the property. It also included a brief evaluation of the property as an entity, placing it in its local historical and architectural context. The individual survey forms were printed on archival paper and placed in three-hole binders, by square and lot. Digital photographs that document the resources accompanied all forms. The photographic documentation included at a

minimum one view of the primary resource and one view of the secondary resource(s), if applicable.

This final survey report includes the methodology, inventory, comprehensive historic context and architectural description summary, and recommendations. The report is illustrated with maps of the survey area, historic and current images of properties within the defined boundaries of the Lanier Heights area, and maps indicating the boundaries and the contributing/non-contributing status of each property based on the recommended area and period of significance for a proposed historic district.

### Work Plan

Implementation of the proposed work was based on the following task descriptions:

- Task 1: Project Meetings
- Task 2: Research
- Task 3: Survey Training
- Task 4: Data Entry
- Task 5: Labeling and Formatting of Photographs and Maps
- Task 6: Survey Report with Context Statement and Recommendations
- Task 7: Final Project Meeting and PowerPoint Presentation
- Task 8: Submittal of Products

#### **Task 1: Project Meetings**

At various stages of the project meetings were held with the District of Columbia State Historic Preservation Office (DCSHPO), members of the KCA, and residents of the community. The initial meeting explained the purpose of the project, reviewed the scope of work, and presented the anticipated outcomes of the project. Regular progress meetings were held throughout the term of the project. Tracerries' project manager functioned as liaison between the DCSHPO, KCA, and the project team.

Task 1 included project organization, which consisted of establishing a work schedule; coordination with KCA and the DCSHPO; establishment of work assignments for Tracerries' staff and volunteers; arrangement of the necessary materials to undertake the survey and documentation efforts; and maintenance of the project schedule. Activities included regular monitoring of the project's progress and attendance at required progress meetings. The project was managed through a system of task-oriented hierarchy. Incremental monitoring was combined with milestone reviews indicated as "Activities and Products" for each task listed in the work plan.

Activities and Products related to Task 1 included:

- **Public Meetings**
- **Regular Progress Meetings**

## **Task 2: Research**

Archival research was conducted at local, state, and national repositories, including but not limited to the Washingtoniana Room at the Martin Luther King Jr. Memorial Library, the District of Columbia Archives, the Washington Historical Society, the National Archives, and the Library of Congress. This research included both primary and secondary sources such as newspapers, photographs and maps, published books and brochures, oral histories, unpublished papers and pamphlets, and online resources. Documentation related to the historic context of individual properties, Lanier Heights, Adams Morgan, and neighboring historic districts was collected as necessary. Oral histories with knowledgeable local historians, residents, and property owners were conducted to augment the documentation effort. All archival documentation collected was entered into the appropriate property records in database. This documentation included but was not limited to dates of construction, occupants and property owners, associated individuals, and related historic contexts and themes. Building permit information gathered by the DCSHPO was entered into the database; this documentation was augmented as additional research was conducted. Those properties without building permit information provided by the DCSHPO were researched to determine dates of construction, architects, builders, original owners, and alterations (as necessary). Select research assignments were conducted by volunteers.

All existing survey files and any other relevant documentation related to the historic context and themes archived at the DCSHPO were reviewed extensively. This work was completed prior to the on-site reconnaissance survey effort.

Activities and Products related to Task 2 included:

- **Research Design**
- **Research on Lanier Heights and Prominent Residents**
- **Additional Building Permits**
- **Inventory of Repositories**
- **Research Assignments**
- **Bibliography**

## **Task 3: Survey Training**

An on-site survey methodology plan was established. The survey documentation effort anticipated the survey of approximately 288 properties in the Lanier Heights area. The survey of 298 properties was conducted by volunteers under the direction of EHT Tracerics and KCA. The DC Survey Data Form was customized for Lanier Heights and included the recordation of buildings, structures, and sites.

Volunteers were trained in the completion of the survey form and photographic documentation. Assignments were based on the schedule and interests of the volunteers, ensuring proper documentation of Lanier Heights in a timely fashion. The training session provided a step-by-step presentation on the completion of the survey form and

photographic documentation efforts. Volunteers were provided with lexicon and visual examples to assist in the documentation efforts.

Research conducted by volunteers included building permits, census, periodicals, city directories, and newspapers. Volunteers were directed on the procedures and guidelines of the repositories to be researched. The training session provided a step-by-step presentation on the documentation to be researched and the expected results.

Activities and Products related to Task 3 included:

- **Lexicon**
- **Survey and Photography Assignments**
- **Training Presentation**
- **Assignment Sign-up Sheet with Contact Information**

#### **Task 4: Data Entry**

As on-site and archival work was completed, the photographs and archival data were studied. Each property record was completed and expanded by Tracerics to ensure accuracy and completion to the accepted standards. If additional information was required Tracerics worked with KCA to create supplementary assignments for volunteers. The editing process was completed prior to draft and final printing of the records by an architectural historian familiar with the property, the context of the Lanier Heights, Washington, D.C., and the requirements of this documentation project.

A detailed inventory generated by database and edited by Tracerics was prepared that identified each resource included in the survey project. The resources were evaluated for their individual contributing or non-contributing status within the context statement created as part of Task 6. The inventory was included in the final survey report.

Draft documentation forms were submitted on disk and in hard copy for review at the request of the volunteer and/or KCA. The final submittal included one set of color, high-quality printed survey forms for each building surveyed. The forms were submitted in a binder format approved by the DCSHPO and organized by square and lot. The database was provided at the completion of the project on a CD.

Activities and Products related to Task 4 included:

- **Data Entry for 298 properties**
- **Interim and Final Documentation Forms for 298 properties**
- **Inventory of 298 properties**

#### **Task 5: Labeling and Formatting of Photographs and Maps**

Photographs were taken by volunteers. Digital images were prepared that adequately document the primary resource with a minimum of one image per secondary resource or group of secondary resources (contributing and non-contributing). Digital images

sufficiently illustrate the character of the resources. Electronic image files were saved as uncompressed TIF files on CD-R media, in keeping with guidance on digital photographic records issued by the U.S. National Archives and Records Administration. The size of each image is 1600x1200 pixels at 300 dpi or larger. Digital images were saved in 8-bit (or larger) color format, which provides maximum detail even when printed in black-and-white. An electronic file folder with the DCSHPO resource number was created. Individual digital images were named in the following manner: with resource number and the year of the photograph, and brief description.

Relevant sections of the appropriate Square and Lot maps, provided by the Office of Planning, were prepared to denote the location of each property surveyed. The maps were labeled with the square number, lot numbers if appropriate, property address, street name, building footprint, property boundary, approximate scale, and north arrow.

Activities and Products related to Task 5 included:

- **Color Digital Images**
  - 1600x1200 pixels at 300 dpi or larger
  - saved in 8-bit (or larger) color format
  - labeled with resource number, year of the photograph, and brief description
- One set of labeled base maps

#### **Task 6: Survey Report with Context Statement and Recommendations**

The final survey report includes a context statement, discussion of property types identified, a summary of methodology, property inventory, and recommendations. The survey report includes illustrations and maps, both current and historic. The context summary and identification of property types provides the framework for evaluating the significance of the survey area or select group(s) of properties for inclusion in the DC Inventory of Historic Places and/or the National Register of Historic Places as an historic district. Further, the context statement assisted in evaluating the significance of individual properties as local landmarks and/or for listing in the National Register of Historic Places individually.

Activities and Products related to Task 6 included:

- **Draft and Final Survey Report**
  - Context Statement
  - Architectural Summary
  - Summary of Methodology
  - Property Inventory
  - Recommendations

## **Task 7: Final Project Meeting and PowerPoint Presentation**

A public presentation will be held at a date of KCA's choosing, after a period of time for public dissemination of this report. The purpose of the presentation is to discuss the outcome of the survey and documentation effort. The PowerPoint presentation will summarize the findings of the survey and recommendations for additional work, specifically potential nominations to the DC Inventory of Historic Sites and the National Register of Historic Places.

Activities and Products related to Task 7 include:

- **Final Project Presentation**
  - Presentation on CD

## **Task 8: Submittal of Products**

All draft and final versions of all documents and required deliverable products were prepared and submitted as required and stated within the proposal and the Request for Proposals.

Activities and Products related to Task 8 included:

- **Draft Submittals**
- **Final Survey Files for 298 properties**
  - Printed and electronic documentation forms
  - Photographs (printed and electronic)
  - Related Research
  - Maps
  - Survey Forms in Binders
- **Final Survey Report with Context Statement and Recommendations**
- **PowerPoint Presentation**

## **Final Products**

- Six printed copies (black-and-white, 3-hole punched and inserted in a non-plastic binder) of the final survey report. Two (2) digital copies of the survey report on CD (in a format agreed to by DCSHPO and Tracerics);
- One color, high-quality printout of a survey data form for each building surveyed in Lanier Heights. Forms were submitted in a binder format to be approved by DCSHPO and organized by square and lot;
- CD containing one color, digital image of each building in Lanier Heights;
- CD containing a copy of the database of information collected for each building in Lanier Heights; and
- Other materials, including but not limited to educational handouts, photographs, and other research products.

## HISTORIC CONTEXT

### HISTORIC DEVELOPMENT OF LANIER HEIGHTS

The area known as Lanier Heights, located to the north along Columbia Road in what is now the Adams Morgan neighborhood, contains one of the finest eclectic collections of architecture in Washington, D.C. The architectural and social advancements created by the developers, builders, architects, property owners, and residents unite to illustrate the distinctive story of a streetcar suburb of the late nineteenth century that emerged in the twentieth century to become part of a larger urban center.

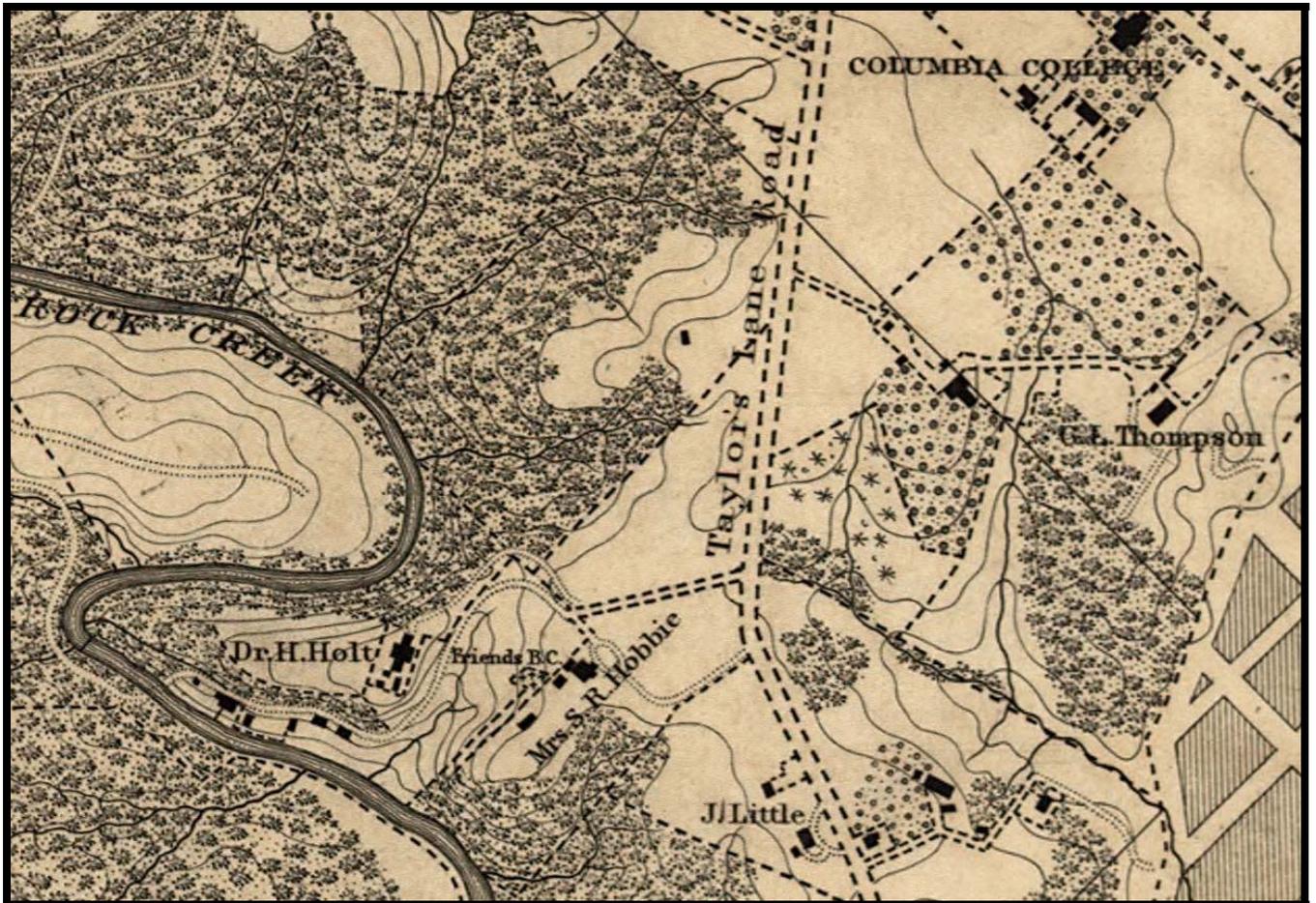


Figure 4: Topographical Map of the District of Columbia, surveyed in the years 1856 through 1859 by A. Boschke; engraved by D. McClelland, (Washington, D.C.: D. McClelland, Blanchard & Mohun, 1861)

## THE EARLY HISTORY OF LANIER HEIGHTS: CA. 1664-1883

Historic Lanier Heights and its neighboring late-nineteenth-century suburbs all share a similar history originating from a 600-acre tract conveyed to John Langworth by King Charles II of England circa 1664. By the eighteenth century, Anthony Holmead, one of the original proprietors of the District of Columbia, owned a portion of the tract bordering Rock Creek.<sup>4</sup> Holmead called this particular area "Widow's Mite," a name whose origins have long been debated but is believed to date from the period when the Anacostan Indians inhabited the region.<sup>5</sup> The approximate boundaries of the property extend west from today's 7<sup>th</sup> Street, N.W. to Georgetown, overlapping the boundaries of Washington City on the south, extending northward across the Maryland line and including all streams and valleys of Rock Creek and Piney Branch. In 1750, Holmead conveyed the property to his nephew, Anthony Holmead II. The younger Holmead constructed a three-story brick house on the property known as Rock Hill at what is today the intersection of 23<sup>rd</sup> and S Streets, N.W. The property was ultimately subdivided by Holmead because of the rising tax burdens related to excessive land holdings.<sup>6</sup>



Figure 5: Topographical Sketch of the Environs of Washington, D.C. (N. Michler, 1867).

<sup>4</sup>Michael R. Harrison, "Above the Boundary, The Development of Kalorama and Washington Heights, 1872-1900," *Washington History* v.14, no. 2 (Fall/Winter 2002), 57.

<sup>5</sup> John Clagett Proctor, *Proctor's Washington and Environs*, (Washington, D.C., John Clagett Proctor, 1948), 20.

<sup>6</sup> Harrison, "Above the Boundary," 57.

As planned by Pierre (Peter) L'Enfant, Florida Avenue was known as Boundary Street (name changed in 1890) and, as its name suggests, it was the border between what was then Washington City and Washington County. Several large country estates were located just north of Florida Avenue outside the federal city, including the Beall family's 863-acre tract known as Pretty Prospect, Anthony Holmead II's Pleasant Plains, Robert Peter's Mount Pleasant and Peter's Hill (Meridian Hill), and Hiram Walbridge's Ingleside. The area known today as Lanier Heights was located on Jackson Hill, overlooking Rock Creek, and included part of Mount Pleasant and Meridian Hill.

The detailed map of Nathaniel Michler documents the limited development of the Lanier Heights area in 1867. Roads such as Taylor's Lane Road (now Columbia Road) provided access to the larger estates in the area, including the homes of Dr. H. Holt and Mrs. S.R. Hobbie (Julianne Hobbie). Dr. Henry C. Holt, a United States Army assistant surgeon from New York, purchased a portion of Pretty Prospect along Rock Creek in 1844. Now on the site of the National Zoological Park, the property was located to the immediate east and slightly south of the Columbian Mills, which was also known as Adams Mill. The property on which the Holt House and the mill were located remained intact under the same ownership until 1823. The Columbian Mill was constructed sometime before 1800 by Benjamin Stoddert, the first United States Secretary of the Navy. The mill ground thousands of bushels of wheat, corn, and many pounds of plaster of Paris, yet the business was not overwhelmingly prosperous. President John Quincy Adams, then Secretary of State, invested in the mill in 1823, envisioning its great financial future. Adams's diaries reflect his continued commitment to making the mill work as he was often on site to oversee its progress. Yet, some sources state he was continuously disappointed in the profits of the mill. One of his biographers has interpreted that by the end of his presidency in 1829, Adams "was thoroughly disillusioned with the pleasures of mill ownership."<sup>7</sup>

In "Milling in Rock Creek Park, General Background," Charles H. McCormick contends that in 1867 the Columbian Mill "came to an end. In that year it was stricken from the tax books. By the turn of the twentieth century every trace of the mill and associated structures had disappeared."<sup>8</sup> McCormick's sources for this are the 1850 and 1860 census records as well as tax books; the reference from the tax books came from "The Old Mills" by Allen C. Clark.<sup>9</sup> Additional research into the census records, however, document a number of millers living in the area after 1870, suggesting the mill was still in operation in

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<sup>7</sup> Charles H. McCormick, "Milling In Rock Creek Park, General Background," Division of History, Office of Archaeology and Historic Preservation, National Park Service, U.S. Department of the Interior, 1 November 1967, 29.

<sup>8</sup> *Ibid*, 31.

<sup>9</sup> Allen C. Clark, "The Old Mills," *Records of the Columbia Historical Society*, Vol 31-32 (Washington, D.C.: Columbia Historic Society, 1930), 101.

the third quarter of the nineteenth century.<sup>10</sup> The mill seat covered about 32 acres, with a bone mill and a wheat mill. The dam was several hundred yards upstream from the wheat mill.<sup>11</sup> The mill was located to the west of the Holt House, a circa 1810 Federal-style house with a five-part plan that is believed to have been constructed for previous owner George Johnson.<sup>12</sup>



Figure 6: Holt House, 1977 (from <http://www.innecity.org/holt/housep.html>)

The property of Selah R. Hobbie extended westward from what is today Adam's Mill Road to Rock Creek, north of Columbia Road. Hobbie, born in Newburgh, New York, in 1797, relocated to the District of Columbia to serve as a member of the Twentieth Congress (1827-1829). In 1829, Hobbie was appointed Assistant Postmaster General, a position he held until poor health forced him to resign in 1851. He served as First Assistant Postmaster General from March 22, 1853, until his death in Washington, D.C., on March 23, 1854.<sup>13</sup> During the Civil War, the Hobbie property became the site of Cliffburne, a United States Army barracks. As was often the case, the barracks were converted into a

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<sup>10</sup> United States Census Records, 1870 (Schedule 1, "West Part in the County of Washington," page 37). The 1880 census records document the same millers continuing to work as such, noting they live on Massachusetts Avenue and Florida Avenue.

<sup>11</sup> McCormick, 31.

<sup>12</sup> There is no documentation supporting the building's construction for or by Johnson; The Holt House was individually listed in the National Register of Historic Places in 1973.

<sup>13</sup> "Selah Reeve Hobbie," *Biographical Dictionary of the United States Congress*, <http://bioguide.congress.gov/scripts/biodisplay.pl?index=H000662>.

hospital. This occurred by 1862 following the 5<sup>th</sup> U.S. Regiment's departure for the battlefield. In *Images of Civil War Medicine*, Gordon E. Dammann and Alfred Jay Bottet recount Dr. John Shaw Billings's description of the property: "15 hundred loads of offal were cleared from the grounds and vicinity of the buildings... After additional buildings were added, along with 105 hospital tents, it had facilities for 1,000 patients."<sup>14</sup> The hospital served as the headquarters of the Invalid Corps. The 1867 Michler map suggests that Mrs. S.R. Hobbie regained ownership of the property after the Civil War.



Figure 7: Cliffburne Hospital and Barracks (from *Images of Civil War Medicine*).

Another property owner within the area to become Lanier Heights noted on the 1867 Michler map was J. Eslin. Located in Squares 2589 and 2590, on the northeast side of Quarry Road, the Eslin property was improved by numerous buildings fronting Taylor's Lane Road (now Columbia Road). The primary building, presumably a dwelling, was supported in 1867 by three outbuildings. The 1850 census records James Eslin, a bricklayer born in Maryland in 1794, living west of 7<sup>th</sup> Street, N.W. Columbus J. Eslin, also a bricklayer, appears to have inherited the property from his father, as the 1860 United States Census Records document the younger Eslin and his family were living "west of 7<sup>th</sup> Street." This is supported by the 1887 Hopkins map that records Columbus Eslin as the owner of the tract. Born in 1835 in the District of Columbia, Eslin was noted in the 1860 census as having landholdings valued at \$6,000 and personal property estimated to be \$1,000.<sup>15</sup> The 1880 census, the first survey to include the street names for the Lanier Heights area, confirms the property was located on Columbia Road. The Eslin House, along with three outbuildings, is noted on the 1887 Hopkins map and the 1903 Sanborn Fire Insurance Map.<sup>16</sup>

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<sup>14</sup> Gordon E. Dammann and Alfred Jay Bottet, *Images of Civil War Medicine, A Photographic History*, (New York, New York, Demos Medical Publishing, 2008), 122.

<sup>15</sup> United States Census Records, 1860.

<sup>16</sup> The Eslin House, located in Square 2589 fronting on Columbia Road was razed in the mid-1920s to allow for the construction of the Argonne Apartments and rowhouses.



Figure 8: Topographic Map showing detail of bluestone quarry. Relief shown by contours and hachures. Published by United States Coast and Geodetic Survey (1892-1894).

### *Federal City Improvements: Bluestone Quarry*

The striking increase in property values in the mid-nineteenth century occurred in anticipation of rising land prices within the boundaries of the nation's capital. As the federal government was expanding, public amenities were being established and the burgeoning population was overseeing construction of grand houses and diverse commercial businesses. This growth and development were overseen by Alexander "Boss" R. Shepherd, who was head of the Board of Public Works from 1871 to 1873 and Governor of the District of Columbia from 1873 to 1874. Boss Shepherd modernized and revitalized the city's infrastructure and facilities, filling in the dormant Washington Canal, paving 157 miles of roads and sidewalks, and creating hundreds of miles of sewer, gas, and water lines. Under his direction, 60,000 trees were planted citywide, street lights were installed, and the city's first public transportation system in the form of horse-drawn streetcars was inaugurated. This new construction and the related citywide amenities required enormous amounts of rock, which was quarried near Lanier Heights, "at the foot

of the hill between Quarry Road and Ontario Road.”<sup>17</sup> The bluestone quarry was opened about 1872 by contractor Thomas Morgan, who worked extensively with Shepherd. The Adams-Morgan Survey and Planning Project Report, completed in 1984, states that “the quarry was in operation until about 1885 and had only closed shortly before the land was purchased for the zoo.”<sup>18</sup> The quarry was accessed by a road that led from Columbia Road to Rock Creek. Historically known as Red House Lane because of the single masonry building standing in the area, the road was renamed Quarry Road when it became a public thoroughfare in the early 1870s after the quarry was established.<sup>19</sup> It does not appear, based on historic maps, that housing was constructed in the area to become Lanier Heights as accommodations for quarry workers, but it was certainly traversed by the workers and carts filled with quarried stone.

### *Hall & Elvans’ Subdivision of Meridian Hill*

The area to the south of the Columbia Road, east of 18<sup>th</sup> Street, N.W., was part of the extensive landholdings of Robert Peter of Georgetown and was thus known as Peter’s Hill.<sup>20</sup> One hundred ten acres of the property were purchased in 1816 by Commodore David Porter, a naval hero in the War of 1812, who changed the name to “Meridian Hill.” The National Register nomination for the Meridian Hill Historic District, prepared by Kimberly Prothro Williams, states that the name Meridian Hill is based on the general understanding that “the central meridian of the District of Columbia (16<sup>th</sup> Street) passed through this tract of land.”<sup>21</sup>

The Meridian Hill area had become a haven for African Americans (both freedmen and escaped slaves) who found safety, protection and employment there during and after the Civil War, resulting in the establishment of small communities. Real estate speculators saw the potential for greater development of the area, and in September 1867, the Hall & Elvans’ Subdivision of Meridian Hill was platted by property owners Isaac E. Messmore and John R. Elvans. Records indicate the vast majority of African Americans, who leased the land and improvements, continued to reside in the area after it was platted and subdivided.

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<sup>17</sup> Dan Durett & Associates, “The Adams-Morgan Survey and Planning Project Report,” prepared for the Adams-Morgan Community Development Corporation, (September 1984), 19.

<sup>18</sup> *Ibid*, 19.

<sup>19</sup> The exact location, use, design, and history of the masonry building has not been determined.

<sup>20</sup> Robert Peter’s entire tract of land was called Mount Pleasant and extended well north and south of today’s Florida Avenue. This particular section of the larger tract was reportedly called “Peter’s Hill.” (from Meridian Hill National Register Nomination, Washington, D.C., prepared by Kimberly Prothro Williams, draft 2008).

<sup>21</sup> Meridian Hill National Register Nomination, Washington, D.C., prepared by Kimberly Prothro Williams, draft 2008.

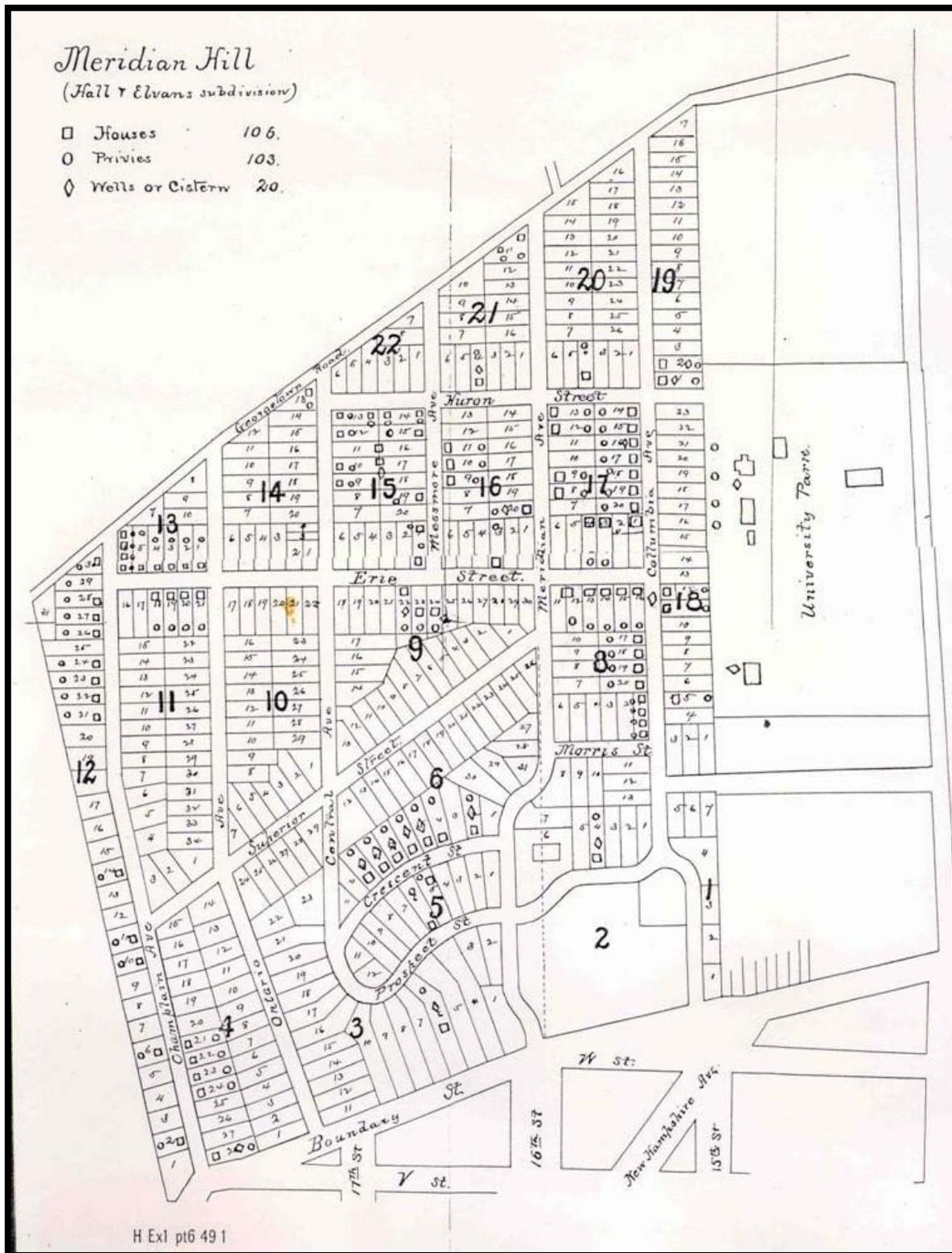


Figure 9: Hall & Elvans Subdivision of Meridian Hill, 1867 (Plat Map GS Folio 62)

Williams describes the subdivision:

The subdivision, divided into building lots by Hall & Elvans for Isaac E. Messmore,<sup>22</sup> consisted of 22 squares between Boundary Street (Florida Avenue) and Columbia Road and 15<sup>th</sup> Street and 18<sup>th</sup> Street. The squares were generally laid out in a grid pattern, though two streets, Prospect (present-day Belmont) and Crescent Streets curved west of 16<sup>th</sup> Street (then called Meridian Avenue, north of Boundary Street). One street, Messmore Street (now Mozart Place), was named for owner, Isaac E. Messmore. Meridian Avenue curved west of the true axis of 16<sup>th</sup> Street, most likely to avoid the remains of David Porter's mansion, whose footprint is still indicated on the original plat map. Superior Street (present-day Kalorama Road) cut through the plat on a diagonal. Each square, numbered 1-22, was divided into a series of building lots that generally averaged 50' x 150' and contained 7,500 square feet.<sup>23</sup>

Those portions of the Hall & Elvans Subdivision of Meridian Hill that are now associated with Lanier Heights include the northernmost sections of the squares designated as 12, 13, 14, and 22. This corresponds with Squares 2564, 2565, and 2579, with Reservation 306D (Unity Park). Despite the platting of the south side of Columbia Road between 16<sup>th</sup> and 18<sup>th</sup> Streets, N.W. by Hall and Elvans, this area developed contemporaneously to Lanier Heights, which was subdivided sixteen years later in 1883.

### *Elizabeth Lanier Dunn: Speculative Investor and Subdivider*

By the end of the nineteenth century, new construction was moving at a tremendous rate beyond Florida Avenue as government officials, diplomats, business leaders, and military officers began to construct grand houses outside the original federal boundaries, further increasing the value of undeveloped land in the northwest section of the city. An article in the June 17, 1882 issue of the *National Republic* described the new suburb of Washington Heights, which was platted to the immediate southwest of Lanier Heights in 1872:

The city has extended so far to the north and west that the heights of the Holmead estate are now becoming the most attractive portion of the city for residences. The summer temperature is at least five degrees lower than in

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<sup>22</sup> Little is known about either Isaac E. Messmore, or Hall and Elvans. Selective deed research from 1867 into Meridian Hill lots indicates that Isaac Messmore and John R. Elvans were grantors and thus owners of the lots, but there is no mention of a person with the last name of Hall. John R. Elvans is listed in the 1860 U.S. Census as a white male (age 28) merchant in Washington, D.C. and in the 1870 Census as a handyman dealer. Residential and business listings as well as advertisements in period city directories show a J.R. Elvans' Hardware business that, established in 1854, offered a full stock of building materials. Of the city directories searched between 1865 and 1871, Isaac E. Messmore's name was found only in the 1868 book that shows him living at 22 4-1/2 Street. There was no profession listed.

<sup>23</sup> Meridian Hill National Register Nomination, Washington, D.C., prepared by Kimberly Prothro Williams, draft 2008, Section 8.

the city, and refreshing breezes sweep over from the valley of Rock Creek. There is no city in the land that has been so lavishly supplied by nature with locations for rural homes. Within a few months some of our leading citizens have taken steps to utilize and beautify these elevations overlooking the city. The lands of Washington Heights, a part of the old Holmead estate, have been platted, streets have been opened, trees set, and building lots put into market...these lots lying close and overlooking the city...are the choicest investment offered to the public.<sup>24</sup>

In anticipation of the expanding residential neighborhoods of the nation's capital, Lanier Heights was subdivided in November 1883 by Elizabeth Lanier Dunn. The subdivision divided portions of Jackson Hill and Mount Pleasant into 102 lots on approximately seven squares. The newly laid streets, located to the north of Columbia Road and east of Adams Mill Road, included Lanier Avenue (now Lanier Place), Popular Avenue (now 18<sup>th</sup> Street), Ontario Avenue (now Ontario Road), and Summit Avenue (now Summit Place) with the existing Quarry Road to the east.<sup>25</sup>

The subdivision plat states that the area was "to be known as Lanier Heights."<sup>26</sup> The only other reference to Elizabeth Lanier Dunn's direct association with the establishment and naming of Lanier Heights is a 1891 article in the *Washington Post* entitled "Outside of the City Limits: Millions Have Been Invested." Under the heading "A Fringe of Attractive Subdivisions Extending Over Many Miles" the article announces the source of the name:

[Lanier Heights] is at the head of 18th street [*sic*] and takes its name from the family name of Mrs. Gen. Dunn.<sup>27</sup>

Elizabeth Francis Lanier Dunn was one of the more successful real estate speculators in northwest Washington, D.C. beyond Florida Avenue, south of Park Road. She was born in Indiana in January 1822 to James F.D. Lanier, a prominent banker/financier who relocated to New York City in 1851. In March 1843, she married William McKee Dunn, who was born in December 1814 in Jefferson County, Indiana. Dunn graduated from Indiana State College in 1832 and from Yale College in 1835. Admitted to the bar in 1837, Dunn was a member of the State House of Representatives in 1848. The Dunns relocated to Washington, D.C. in 1859 when William Dunn was elected to serve two terms in the United States House of Representatives for the State of Indiana. In 1875, Dunn was appointed Judge Advocate General of the United States Army, a position he held until January 1881.

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<sup>24</sup> Emily Hotaling Eig, "Kalorama, Two Centuries of Beautiful Views," in *Washington at Home, An Illustrated History of Neighborhoods in the Nation's Capital*, ed. Kathryn Schneider Smith (Northridge, California, Windsor Publications, Inc., 1988), 183.

<sup>25</sup> Subdivision Plat GS 174, (21 November 1883); the street names were changed in 1905.

<sup>26</sup> *Ibid.*

<sup>27</sup> "Outside of the City Limits, Millions Have Been Invested," *Washington Post*, 19 April 1891, 14.

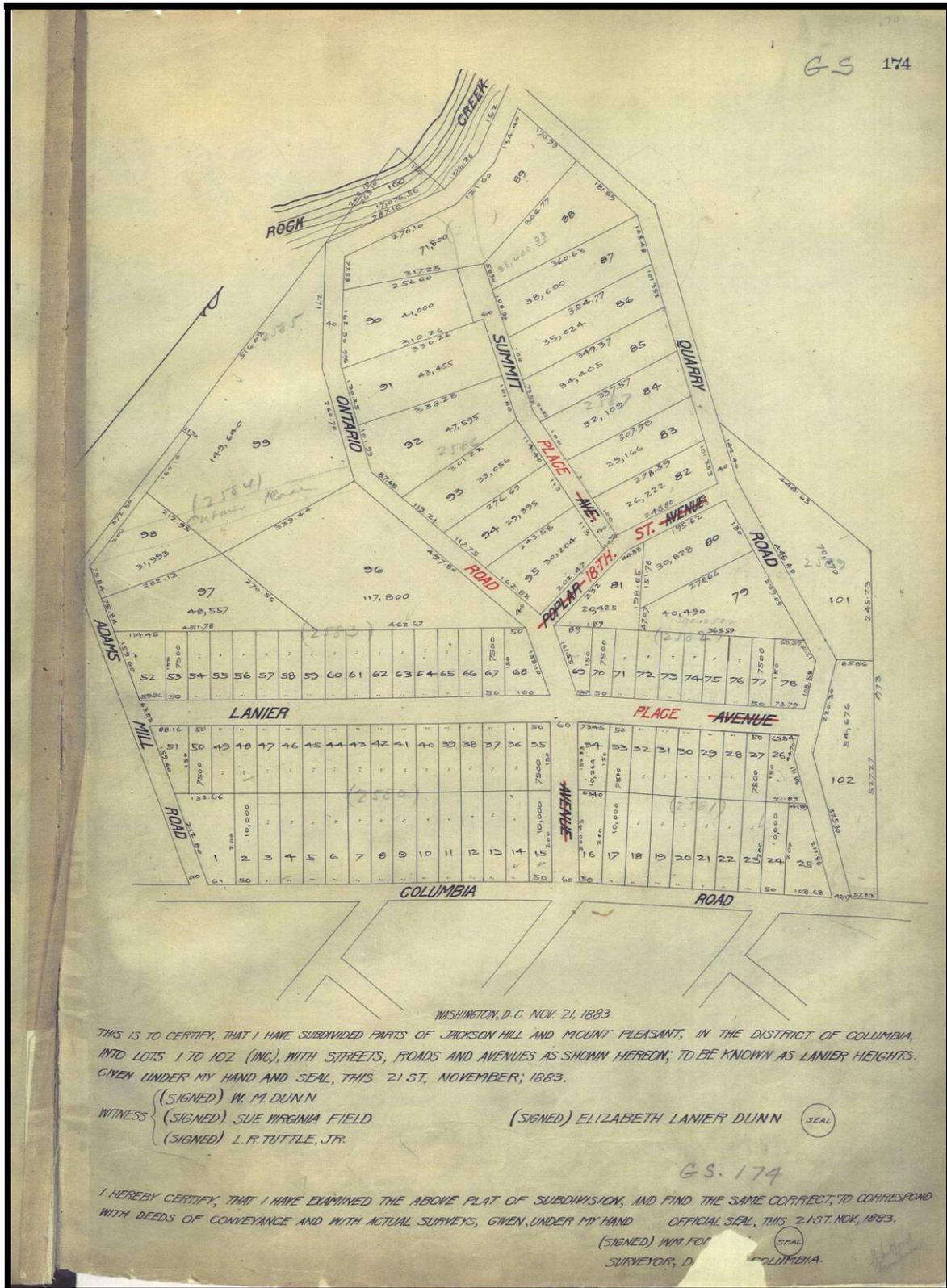


Figure 10: 1883 Subdivision Plat for Lanier Heights (Plat Map GS Folio 174).

While residing on First Street, N.E. in Capitol Hill, General Dunn was "one of the first to take advantage of the speculative boom in land northwest of Washington, and in one instance, at least, sold for \$125,000 a piece of property he purchased a few months previously for \$87,000."<sup>28</sup> Real estate transactions published in the *Washington Post* announce that Elizabeth Lanier Dunn owned vast acres in the neighborhoods known today as Lanier Heights, Mount Pleasant, and the former campus of Columbian College (now George Washington University), which she began to purchase in 1883. The Dunns were also responsible for the subdivision of Dunn Loring in Fairfax County, Virginia, on 600 acres of land along the Washington, Ohio, and Western Railroad. Establishing the Loring Land and Improvement Company, the Dunns co-founded the town in 1886 with George B. Loring, a former Congressman and Commissioner of Agriculture, and George H. LeFetra, a Washington temperance hotel proprietor. Dunn Loring is recognized as the earliest subdivision in Fairfax County, and possibly the Commonwealth of Virginia.<sup>29</sup>

The first sales in the subdivision of Lanier Heights were undertaken on Elizabeth Lanier Dunn's behalf by Fitch, Fox & Brown in 1884 with the conveyance of twenty lots to nine individuals. Although a few of the purchasers obtained only a single lot, the majority bought several adjoining lots; the wife of General Myer purchased seven lots in a single transaction totaling \$7,562.52. Notably, those purchasing the lots included professors, judges, generals and naval officers, and doctors.<sup>30</sup>

Lots 9 and 10	Mrs. M.B. Collins (\$2,700)
Lots 20 and 21	Isaac Hazlett, U.S. Navy (\$2,700)
Lot 25	Honorable B.W. Perkins (\$2,000)
Lot 85	Dr. Tarleton H. Bean (\$1,548.23)
Lots 74, 75 and 76	Professor C.V. Riley (\$2,025)
Lot 91	F.W. True (\$1,955.48)
Lot 92	Professor George Brown Goode (\$2,141.78)
Lot 94	Archibald M. McLachlen (\$1,469.75)
Lot 96	Honorable B.W. Perkins/A.M. McLachlen (\$2,650.50)
Lots 11, 12, 13, 37, 38, 39, 93	Mrs. General Myers (\$7,562.52) <sup>31</sup>

Elizabeth Lanier Dunn did not live in the Lanier Heights area, choosing to have a grand house constructed at 1739 Rhode Island Avenue, N.W. in the late nineteenth century.<sup>32</sup> A real estate announcement in the *Washington Post* publicizes Dunn's purchase of two lots on Rhode Island Avenue in 1886, which were possibly acquired initially as investment property rather than the site of her new house.<sup>33</sup> Dunn also maintained a summer house,

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<sup>28</sup> "Gen. M'Kee Dunn Dead," *Washington Post*, 25 July, 1887, 1.

<sup>29</sup> "House Joint Resolution No. 312, Commending Dunn Loring, Virginia, on the occasion of its 120<sup>th</sup> anniversary," Virginia House of Delegates, 13 February 2006.

<sup>30</sup> "Current Capitol Notes," *Washington Post*, 24 May 1884, 4.

<sup>31</sup> *Ibid*, 4.

<sup>32</sup> Washington, D.C. City Directory, 1890, (Washington, D.C., R.L. Polk, Co., 1890).

<sup>33</sup> "Real Estate Sales," *Washington Post*, 13 July 1886, 4.

Maplewood, in Dunn Loring, Virginia. Brigadier General William McKee Dunn died in July 1887, leaving a wife and four grown children. Elizabeth Lanier Dunn died in January 1910. The Dunns are interred in Oak Hill Cemetery in Washington, D.C.

### **PRELIMINARY GROWTH OF LANIER HEIGHTS: 1884-1918**

Construction of buildings in Lanier Heights began soon after the sale of the individual lots by Elizabeth Lanier Dunn. Real estate advertisements in the *Washington Post* reported that she continued to sell the subdivided lots throughout the mid-1880s. The lots were typically purchased by individuals who then contracted an architect and builder to construct a single-family dwelling. Leading residents such as Archibald M. McLachlen, Professor George Brown Goode, and the Honorable B.W. Perkins purchased several of the larger parcels that had not been divided into individual building lots. This allowed for the construction of grander houses north of Lanier Place and Ontario Road. Two of the first buildings constructed were single-family dwellings for McLachlen and Goode.

The Honorable Bishop Walden Perkins purchased several unimproved lots in Lanier Heights, individually and in partnership with McLachlen. No permits have been located that document Perkins as owning property improved by dwellings or commercial buildings in Lanier Heights, thus his interest in undeveloped land in the neighborhood was purely speculative. However, his notable reputation should have generated interest in the area, with announcements of his real estate activities often published in the *Washington Post* and *Evening Star*. Born in Ohio in 1841, Perkins served as a member of the United States House of Representatives (1883-1891) and Senator (1892-1893) from Kansas. Perkins, admitted to the bar in 1867, remained in Washington, D.C. after his tenure in Congress to practice law. The City Directory documents that Perkins lived at 1342 Vermont Avenue, N.W. in 1890; he died in 1894.

#### ***Archibald M. McLachlen and George Brown Goode: First Residents of Lanier Heights***

One of the largest land owners in Lanier Heights after its subdivision was Archibald M. McLachlen, a prominent banker in Washington, D.C. He was born in Geneseo, New York, in September 1857. Before venturing into real estate and banking, McLachlen was a druggist, living first in Kansas and then New Mexico. He relocated to Washington, D.C. in 1881 to work for the Department of Interior.<sup>34</sup> By 1890, McLachlen maintained a real estate company known as McLachlen & Batchelder with Joseph F. Batchelder.<sup>35</sup> In Lanier Heights, together with B.W. Perkins in two separate transactions, McLachlen purchased all of Lots 96, 97, and 98 from Elizabeth Lanier Dunn for the purpose of speculative development. These lots correspond with the north side of Square 2583 and all of Squares 2584 and 2585. Geneseo Avenue (now Summit Place), extending from what is now 18<sup>th</sup> Street to Adams Mill Road, N.W., was named in honor of Archibald M. McLachlen's hometown in New York. In 1884, he bought Lot 94 in what today is Square 2586 as the

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<sup>34</sup> "Archibald McLachlen, Banker," *Washington Post*, 18 September 1922, 15.

<sup>35</sup> Washington, D.C. City Directory, 1890.

future site of his home. The house was to be "a model of its kind, and develop the full capacity of wood in erecting a building at once cheap, comfortable and unique in design."<sup>36</sup> Former Supervising Architect of the Treasury, James G. Hill, was retained to design the house. The design plans were published in the *Washington Post* in July 1884:

Mr. James G. Hill has made the plans of a pretty cottage to be built for Mr. A.M. McLachlen, at Ontario and Poplar avenues, Lanier Heights. It will be built of weatherboarding and shingles, to be painted in bright colors. The style is rustic, with large porches, dormers and gables. The roof is to be of slate. The hall is exceptionally large and attractive for a house of this kind, and the interior is comfortably arranged through[out]. The cottage will cost from \$2,000 to \$3,500.<sup>37</sup>

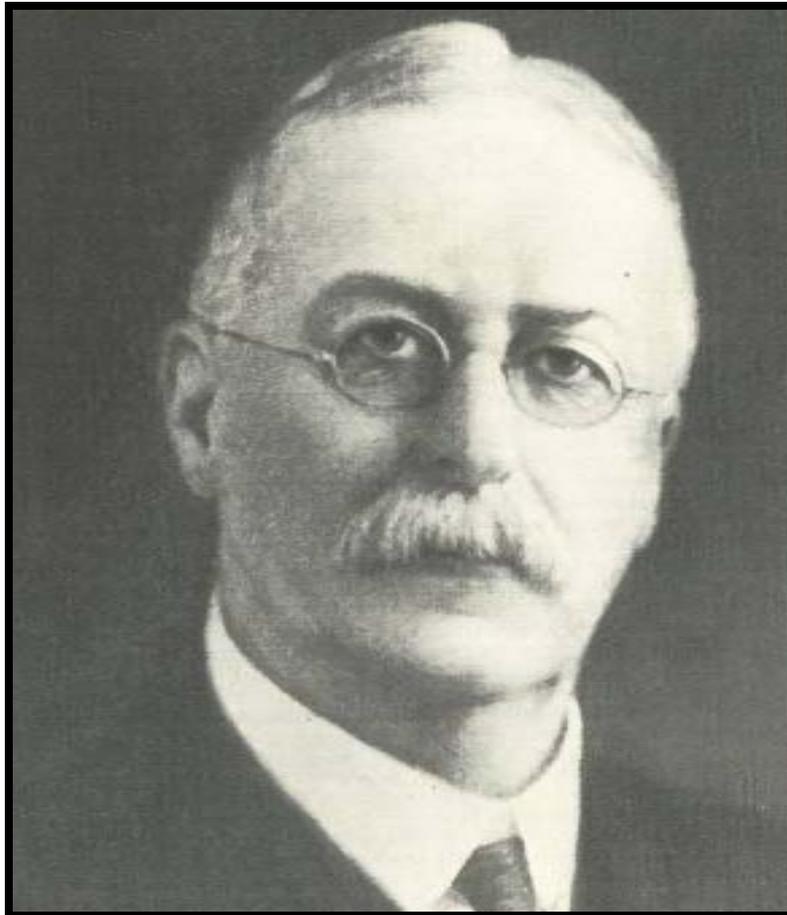


Figure 11: Archibald M. McLachlen (from *the Ontario*)

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<sup>36</sup> "The Building of Houses," *Washington Post*, 22 June 1884, 8.

<sup>37</sup> "A Beneficial Lien Law," *Washington Post*, 7 July 1884, 4; The McLachlen House was razed to allow for the expansion of the Ontario Apartments.



Figure 12: Detail of "Map of the District of Columbia from Official Records and Actual Surveys," G.M. Hopkins, 1887, Plate 40 (from *The Ontario*).

To the west of McLachlen's house was the home of Professor George Brown Goode, an eminent ichthyologist (fish scientist). Born in New Albany, Indiana, in February 1851, Dr. Goode worked for the United States Commission of Fish and Fisheries from 1872 until 1888, when he became Assistant Secretary of the National Museum (now the Smithsonian Institution). A foremost museologist (scientist of museums), Goode organized many special exhibits, including the Centennial Exposition in Philadelphia in 1876, and the Fisheries Expositions in Berlin (1880) and London (1883). He authored over a hundred books and monographs, including *Catalog of the Fishes of the Bermudas* (1876), *The Fisheries and Fishery Industries of the United States* (1884-1887), "The Beginnings of Natural History in America" (1886), "The Beginnings of American Science" (1886), *Oceanic Ichthyology* (1887), *The Smithsonian Institution 1846-1896* (1897 posthumously), and a 526-page family history, *Virginia Cousins* (1887). Goode was founder of the American Historical Association and assisted in the founding of the Virginia Historical Society, the Southern Historical Society, the Columbia Historical Society (now the Historical Society of Washington, D.C.), the National Geographic Society, and the Sons of the American Revolution.<sup>38</sup>

<sup>38</sup> James M. Goode, *Capital Losses*, (Washington, D.C., Smithsonian Institution Press, 1979), 86-87; Mark Abbenhaus, "George Brown Goode, 1851-1896," (2001) [http://www.mnsu.edu/emuseum/information/biography/fghij/goode\\_george.html](http://www.mnsu.edu/emuseum/information/biography/fghij/goode_george.html) 29 August 2008; "George Brown Goode, Eminent 19<sup>th</sup> Century Fish Scientist," <http://celebrating200years.noaa.gov/historymakers/goode.welcome.html>, 29 August 2008; David Starr Jordan, "Biographical Sketch of George Brown Goode,"

Plans for Dr. Goode's house, known as Whitby after his ancestor's home, were drawn by architect W. Bruce Gray. The house was described in the *Washington Post* in 1887:

...an artistic suburban home on Lanier Heights....Within there is a large square hall or reception room, parlor, library, dining room and kitchen on the main floor. The woods used in finishing are left in natural color and polished giving a bright, pretty effect. In the two upper stories are the sleeping apartments and Prof. Goode's laboratory.<sup>39</sup>



Figure 13: Whitby, Home of Dr. George Brown Goode (from *Capital Losses*)

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<http://www.flickr.com/photos/smithsonian/2575639658/>, 29 August 2008; "George Brown Goode (1851-1896)" <http://vertebrates.si.edu/fishes/baird/goode.html>, 29 August 2008; and "G. Brown Goode Dead," *Washington Post*, 7 September 1896, 1.

<sup>39</sup> "In Brick and Stone," *Washington Post*, 24 April 1887, 2.

The house was completed circa 1880 and enlarged in 1887. In *Capital Losses*, James M. Goode describes the home:

The Goode House was basically Queen Anne in style, especially in the use of half timbering. In addition, part of the design came from the Stick style, very popular then for country houses in New England. The nineteenth-century veranda was also a strong component, yet the house had a pronounced leaning in the direction of the "bungaloid," especially in the rooflines and in particular in the angles of the eaves.<sup>40</sup>



Figure 14: Dr. George Brown Goode (from <http://vertebrates.si.edu/fishes/baird/goode.html>)

Noted for being a heavy smoker and working too hard, Goode succumbed to pneumonia in September 1896 at the age of forty-five. Sarah Goode, his widow, sold Whitby in 1905 to Charles G. Pfluger, who intended to use it for investment purposes. The announcement in the *Washington Post* describes the property:

The property, which extends from Ontario avenue to Summit avenue, comprises 60,116 square feet and covers on the west the entire frontage of the Ontario apartment house. It extends for several hundred feet along the new Park drive, for which appropriation was made by Congress at its last

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<sup>40</sup> Goode, *Capital Losses*, 86.

session, and commands a magnificent view of the Rock Creek Valley. It is improved by a three-story and attic frame dwelling, with capacious verandas, which was the home of Dr. Goode while assistant secretary of the Smithsonian Institution, and is now occupied by Mr. John Hyde, chief statistician of the Department of Agriculture. The sale price is understood to be in the neighborhood of \$38,500.<sup>41</sup>

### *Limited Early Growth: Small Intellectual Community*

Between 1880 and 1898, approximately twenty building permits were issued for Lanier Heights, all for the construction of single-family dwellings. Nine of the permits were granted between 1884 and 1886 to property owners who had purchased subdivided lots directly from Elizabeth Lanier Dunn. The real estate section of the local newspapers reported the tremendous development that was occurring in the suburban subdivisions surrounding Lanier Heights by the mid-1880s. In 1886, the *Washington Post* recounts that "every inch of ground in Washington Heights, Columbia Heights, Mount Pleasant, Meridian Hill and the other northwestern suburbs [like Lanier Heights] is said to have at least doubled in value within the past two years..." The newspaper explains that a great many of those purchasing property bought "only the lot, which they want to build on." Yet, real estate speculators anticipated the continued growth of the city and began buying "all the most desirable sites within the city limits, to hold them for high prices and big profits." Purchasing the land merely for investment purposes, the speculators willingly risked buying property "on the other side of the Boundary [Florida Avenue]" that afforded a "wider view" but was without sewer and water.<sup>42</sup> Early residents in the area petitioned continuously for public amenities, which traveled slowly northward across Florida Avenue.

Despite the real estate activities of the surrounding neighborhoods, the sale of lots by individual property owners and real estate speculators in the last two decades of the nineteenth century was limited in Lanier Heights. An article entitled "The Real Estate Market: A Steady Continuance of the Spring Boom," published in April 1887, addresses the development potential of the area:

If the people on [*sic*] Lanier Heights succeed in having their present subdivision adopted by the Commissioners, there will doubtless be a considerable movement of property in that locality. Suburban sales are not by any means confined to the immediate neighborhood of the city, but all the surrounding villages are affected....<sup>43</sup>

The newspaper announcements of real estate transactions indicate that Elizabeth Lanier Dunn was the primary grantor from the time she platted the subdivision in 1883 to 1886, although she was not personally responsible for the construction of any improvements in

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<sup>41</sup> "Goode Homestead Sold," *Washington Post*, 4 July 1905; Whitby was razed circa 1920.

<sup>42</sup> "Among Real Estate Men," *Washington Post*, 31 October 1886, 2.

<sup>43</sup> "The Real Estate Market, A Steady Continuance of the Spring Boom," *Washington Post*, 11 April 1887, 4.

the neighborhood. Perkins and McLachlen were the major speculators, focusing their attention to the larger lots north of today's Ontario Place that had not been subdivided into regular building lots by Dunn.

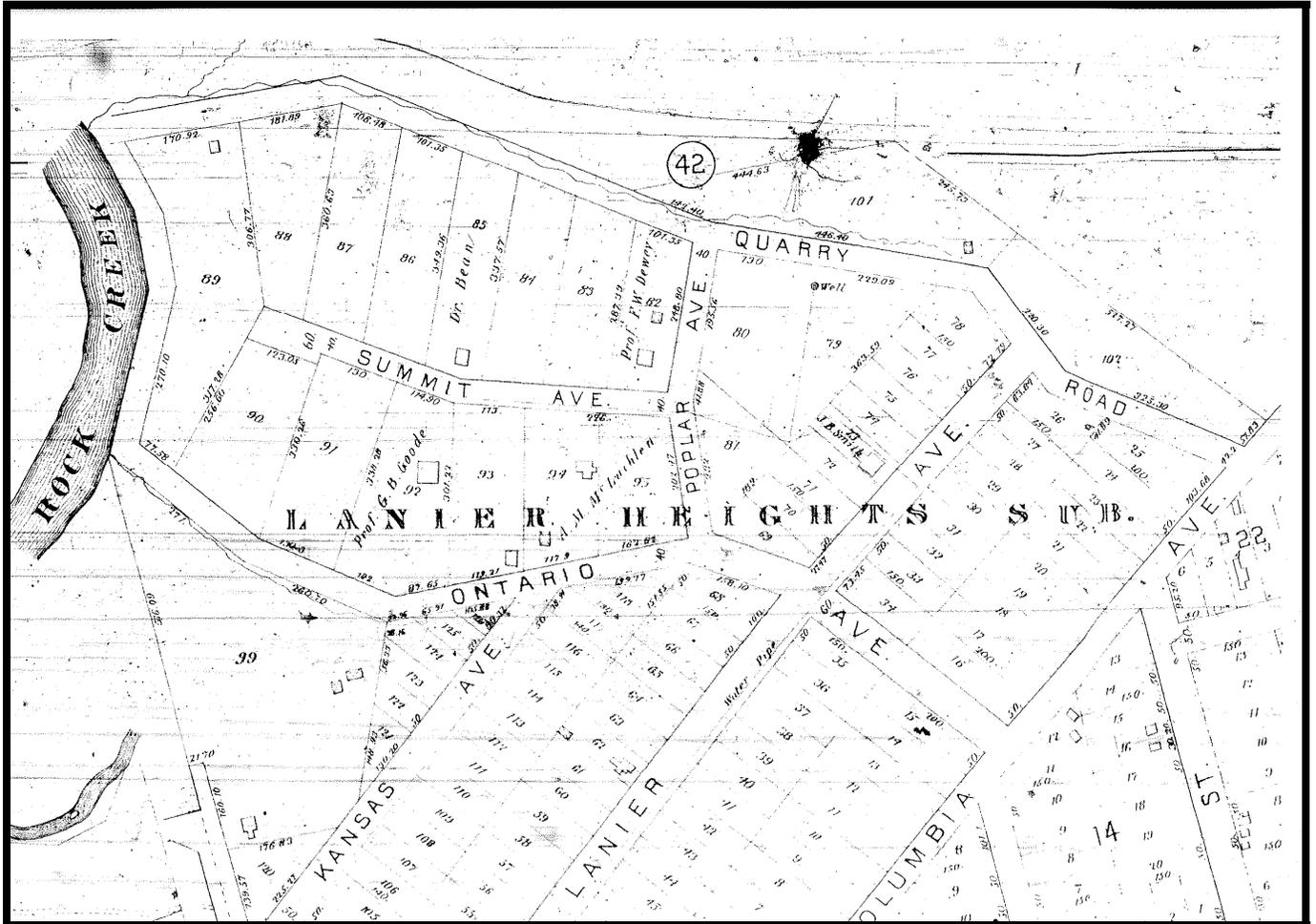


Figure 15: "Map of the District of Columbia from Official Records and Actual Surveys,"  
G.M. Hopkins, 1887, Plate 40.

The owners of five of the seven dwellings existing in 1887 within the boundaries of the original subdivision of Lanier Heights are identified on the "Map of the District of Columbia from Official Records and Actual surveys," by G.M. Hopkins—Professor G. Brown Goode, Professor Frederick Perkins Dewey, Dr. Tarleton H. Bean, Archibald M. McLachlen, and J.B. Smith.<sup>44</sup> Bean and Dewey both worked with Dr. Goode at the Smithsonian Institution. Goode reportedly encouraged his fellow colleagues to purchase property in

<sup>44</sup> Durett & Associates, 22.

Lanier Heights, thus “a small intellectual community was born.”<sup>45</sup> The building permits document that the house of Dr. Bean was built by Frank Baldwin in 1885 for \$3,700 and Professor Dewey’s home was constructed in 1886 by C.W. Kitchen for an estimated cost of \$2,300, both in Square 2587.<sup>46</sup>

The notation of J.B. Smith on the 1887 Hopkins map, according to the building permits, marks the location of the home of John B. Schmitt.<sup>47</sup> The wood-frame house, measuring 34 by 26 feet, was designed by Cluss & Schulze in 1886 for a cost of \$4,500.<sup>48</sup> Two other single-family dwellings are denoted on the 1887 Hopkins map within the boundaries of the subdivision. The two-and-a-half-story house at 1767 Lanier Place, N.W. was constructed for Edward J. Anderson in August 1884 by builder John F. Degges for an estimated cost of \$1,700.<sup>49</sup> Located in the southwest corner of Lot 99 in Square 2584 (today 2721 Adams Mill Road, N.W.) is the wood-frame dwelling built in 1886 for a cost of \$3,000 for H.D. Renninger. The building permit notes the address as “Ontario Place,” which is denoted as Kansas Avenue on the 1887 map. Renninger, born in 1859 in Pennsylvania, was listed in the 1910 United States Census as “house carpenter.” This corresponds with the 1886 building permit for the house in Lanier Heights that lists Renninger as owner, architect, and builder.<sup>50</sup> It is interesting to note that the building permits for the houses of John B. Schmitt and H.D. Renninger were both issued on May 5, 1886. The dwelling constructed for Renninger was razed to allow for the construction of the apartment building at 2721 Adams Mill Road, N.W. in 1925.

By the 1880s, Hall & Elvans’ subdivision of Meridian Hill, from the south of Columbia Road, had grown to include a significant number of wood-frame dwellings, small stores, and a public school. By 1887, the subdivision’s development was most heavily clustered along the two-block stretch of 15<sup>th</sup> Street between Chapin and Euclid Streets with a collection of two-story, wood-frame dwellings occupied exclusively by working-class African Americans. White residents appear to have occupied the periphery of the subdivision.<sup>51</sup> Yet, within the portions of the five squares fronting Columbia Road in the Hall & Elvans subdivision that are now part of Lanier Heights, development was sparse, with only seven buildings noted on the 1887 Hopkins map. No building permits have been

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<sup>45</sup> Jeffery R. Henig, “Gentrification in Adams Morgan, Political and Commercial consequences of Neighborhood Change,” Center for Washington Area Studies, George Washington University, #9 (Washington, D.C., George Washington University, 1982), 9.

<sup>46</sup> District of Columbia Building Permits, Permit #1224 (26 December 1885) and #1658 (22 March 1886). The Dewey House was razed to allow for the construction of rowhouses by Carl H. Smith in 1925 and the Bean House was razed to allow for the construction of the apartment building known as Harvard Village in 1939.

<sup>47</sup> District of Columbia Building Permits, Permit #2018 (5 May 1886); J.B. Smith, John B. Schmitt, or J.B. Schmidt were not located in the 1890 city directory or the United States Census as living in this area.

<sup>48</sup> The house was razed to allow for the construction of rowhouses by Harry Wardman in 1910.

<sup>49</sup> District of Columbia Building Permits, Permit #210 (1 August 1884); E.J. Anderson was not located in the 1890 city directory or the United States Census as living in this area.

<sup>50</sup> District of Columbia Building Permits, Permit #2023 (5 May 1886).

<sup>51</sup> Meridian Hill National Register Nomination, Washington, D.C., Kimberly Prothro Williams, draft 2008, Section 8.

located to document the construction of the four buildings in Square 2565, suggesting they were erected prior to the sporadic granting of building permits in the District of Columbia in 1872. On the neighboring Lot 4 of Square 2679, Nathan Sprague had constructed a single-family dwelling in 1880 and a larger dwelling accompanied by a one-story brick stable in 1884.<sup>52</sup> The 1880 United States Census suggests that Sprague used the property on Columbia Road for investment purposes, while living on Massachusetts Avenue, N.W. Born in Maryland in 1840, Sprague was noted as farmer in the 1880 census records; the 1890 city directory documents Sprague's occupation as "real estate and insurance."<sup>53</sup>

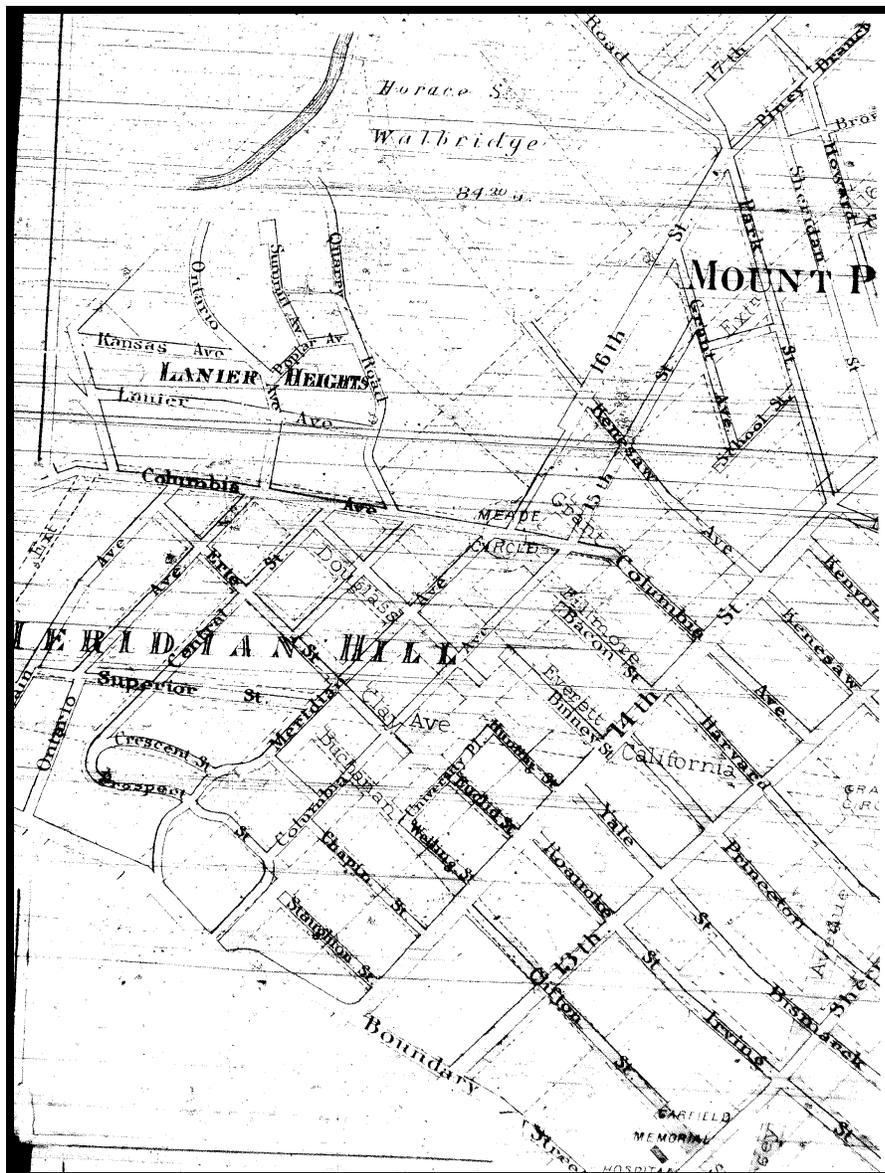


Figure 16: "Map of the District of Columbia from Official Records and Actual Surveys,"  
G.M. Hopkins, 1887, Plate 43.

<sup>52</sup> The dwellings and stable were razed to allow for the construction of rowhouses in 1925.

<sup>53</sup> United States Census Records, 1880; Washington, D.C. City Directory, 1890.



Figure 17: "Map of the District of Columbia from Official Records and Actual Surveys," G.M. Hopkins, 1887, Plate 42.

The 1887 Hopkins map illustrates that the property on the north side of Columbia Road to the immediate west of 16<sup>th</sup> Street remained in the custody of Columbus J. Eslin. The property included a primary dwelling and at least one associated outbuilding. The 1887 Hopkins map also documents the existence of a rectangular-shaped stable and a square-shaped building along Quarry Road on Square 2589 (northern half). The stable, which is no longer extant, is possibly the same rectangular building illustrated on the Topographic Map published by United States Coast and Geodetic Survey (1892-1894). Ownership of this property, because of the lack of building permits and historic maps, is difficult to discern. It is possible the property was part of the acres owned by the Eslin family or was associated with Ingleside, an 84-acre parcel owned by Horace S. Walbridge. Located between the subdivisions of Lanier Heights, Mount Pleasant, and Meridian Hill, Ingleside was roughly bounded by Quarry Road on the west, 16<sup>th</sup> Street on the east, Columbia Road

on the south, and Park Road and Rock Creek on the north. The property was "composed of lots 4 and 5 of subdivision of Mount Pleasant, and part of the Pleasant Plains..."<sup>54</sup>

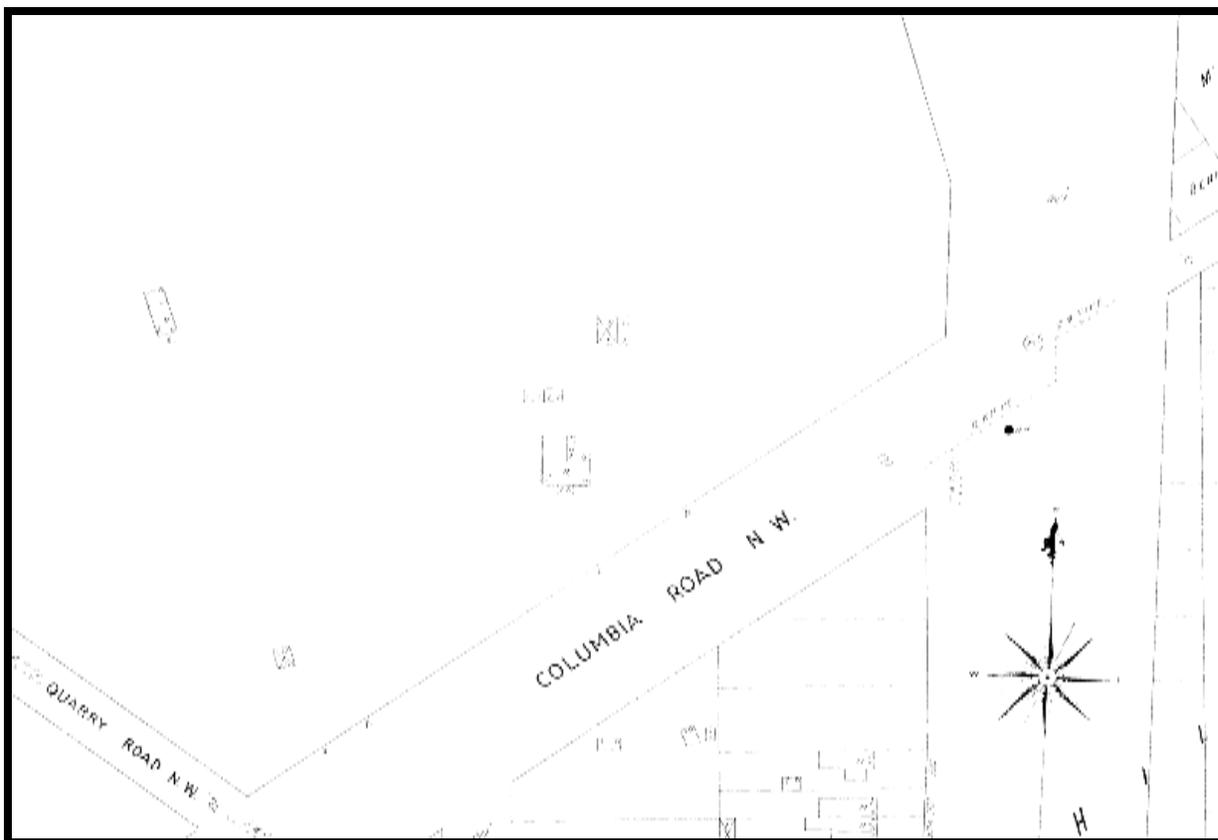


Figure 18: Eslin House, Sanborn Fire Insurance Map, Volume I, Plate 89 (1903).

Although new construction in Lanier Heights began slowly, the neighborhood was touted in the *Washington Post* for its first residents and stylistic architecture in 1891:

The value of the improvements here [Lanier Heights] reaches the sum of \$40,000, including a handsome house owned by Prof. G. Brown Goode, of the National Museum, which cost him \$10,000. Other residents of the charming suburb are A.M. McLachlen, of the firm of McLachlen & Batchelder, who are agents for the property; R.I. Gear, of the Smithsonian Institution; Story B. Ladd and D.C. Turner, a wealthy merchant. Gen. Breckinridge intends soon to building on the property he owns here.<sup>55</sup>

<sup>54</sup> "Ingleside," National Register of Historic Places Nomination Form, completed by Tracerics, 1986, Section 8, Page 1.

<sup>55</sup> "Outside of the City Limits," *Washington Post*, 19 April 1891, 14.



Figure 19: Single-Family Dwelling at 1767 Lanier Place, N.W. (volunteer survey 2008)

Of the twenty buildings constructed between 1880 and 1898, only the single-family dwellings at 1767 Lanier Place, N.W. and 2812 Quarry Road, N.W. remain intact. The two-and-a-half-story house at 1767 Lanier Place, N.W. was constructed for Edward J. Anderson in August 1884 by builder John F. Degges for an estimated cost of \$1,700.<sup>56</sup> Anderson, a watchman, lived in the house for only two years. It was eventually owned and occupied by Arthur B. Baker, the Assistant Superintendent of the National Zoological Park. May Davis Baker, the wife of Arthur Baker, was one of the District of Columbia's pioneer women doctors. Dr. Baker began her medical studies at Columbian College (now George Washington University) and received her degree from Howard University in 1896. She interned at Freeman's Hospital and, from 1897 until 1902, was associated with the Women's Clinic in Washington, D.C. Having completed her postgraduate study at Johns Hopkins University, Dr. Baker operated a private practice with offices on Columbia Road and then in her home at 1767 Lanier Place, N.W. Dr. Baker, who retired in 1943, was granted a temporary license to practice during World War II when there was a dire need

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<sup>56</sup> District of Columbia Building Permits, Permit #210 (1 August 1884).

for physicians. At the age of 80, she was reinstated and began the study and treatment of diabetes.<sup>57</sup>

The two-story house on a raised basement at 2812 Quarry Road, N.W. was constructed in 1895 for property owner Charles B. Osborne. The property, located at the corner of Quarry Road and 18<sup>th</sup> Street, was investment property for Osborne, who lived on W Street, N.W. just west of Meridian Hill Park. Together with Patrick H. Hoban, Osborne was proprietor of a restaurant at 7<sup>th</sup> and G Streets, N.W. that was initially called "Osborne & Hoban" and later renamed "Patent Office Restaurant." Estimated to cost \$1,000 to erect, the wood-frame house in Lanier Heights was designed and constructed by William A. Fry. Osborne eventually sold the property to Fry, who was a contractor, civil engineer, and owner of the Washington Metal Ceiling Company. Fry extensively altered the house in 1902, enlarging it on the façade by adding a masonry addition.<sup>58</sup>

### *Expanding Development: Resubdivision*

In anticipation of future development, local landowners who had purchased their property directly from Elizabeth Lanier Dunn filed a second subdivision plat for Lanier Heights. This property was owned by Richard U. Goode and Everett Hayden. Richard Urquhart Goode was a foremost geological surveyor who had worked extensively in the states of Oregon and Washington. Born in Virginia in 1858, Richard Goode was the son of the Honorable John Goode, Solicitor General of the United States under President Grover Cleveland. According to the 1900 census records, Goode lived with his wife, father, three children, and a servant on Summit Avenue in Lanier Heights. Everett Hayden, according to the city directory for 1890, lived at 1802 16<sup>th</sup> Street, N.W. The directory for 1896 indicates that Hayden was also a geological surveyor.<sup>59</sup>

The subdivision by Goode and Hayden further divided Squares 86, 87, 88, 90, 91 and part of 89, creating 14 building lots denoted as Lots 134 through 147. The lots were bounded by Ontario Avenue to the south and Quarry Road to the north. Reached by Summit Avenue, the lots fronted Lanier Terrace [now Adams Mill Road].<sup>60</sup>

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<sup>57</sup> Durett & Associates, 26-27.

<sup>58</sup> *Ibid*, 21; Washington City Directory, 1890 and 1891.

<sup>59</sup> Washington, D.C., City Directory, 1896, 484.

<sup>60</sup> Portions of the subdivision were condemned for the widening of Adams Mill Road in 1901.

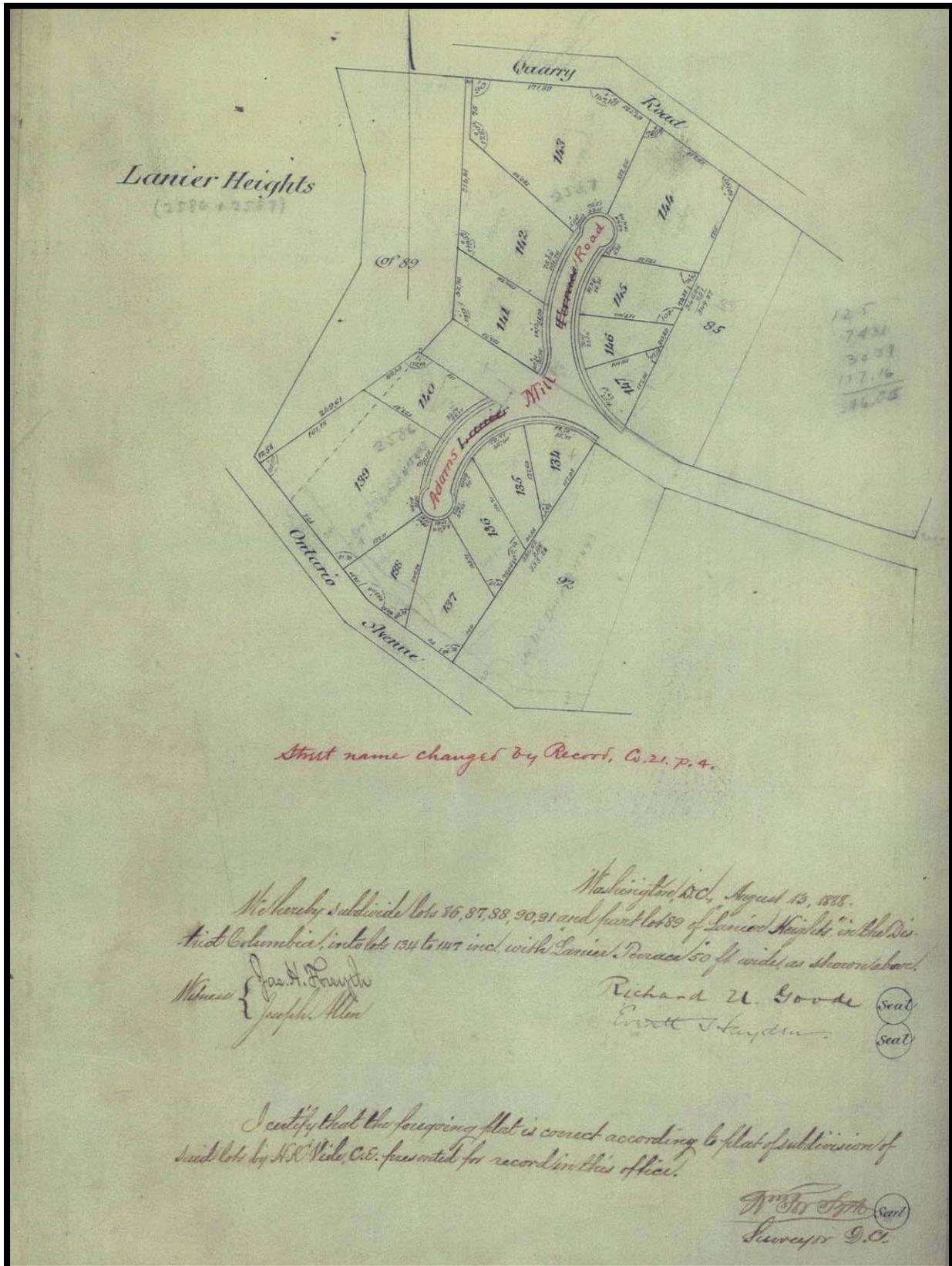


Figure 20: 1888 Resubdivision Plat for Lanier Heights (Plat Map Co. 7 Folio 13).

### *Public Amenities In Lanier Heights: Highway Act and Rock Creek Railway*

Sale of land in Lanier Heights lagged greatly between 1886 and 1889, commencing again at a steady pace after the turn of the twentieth century. The lack of development in the late nineteenth century is presumably tied to the lack of city improvements and public amenities. In 1886, the Lanier Heights Water Supply Company had requested permission to open Adams Mill Road from Lanier Avenue to Columbia Road, Summit Avenue, and Ontario Avenue "for the purpose of lying water mains."<sup>61</sup> This unsuccessful request prompted residents to launch fund raising efforts for money to "carry out improvements on the heights which the Commissioners could not yet provide for." The committee overseeing the effort included James F. Batchelder, Professor G. Brown Goode, and Dr. Tarleton H. Bean.<sup>62</sup> In 1891, a delegation "called on the Commissioners...and asked for the grading of Lanier avenue, the widening of Columbia road, the improvement of Ontario avenue, and the introduction of water and gas."<sup>63</sup> Two years later, in 1893, property owners petitioned "for the extension of Geneseo place [now Summit Place] on its present line to Poplar street [now 18<sup>th</sup> Street], either by condemnation or otherwise."<sup>64</sup>

The government responded to the issues surrounding the uncoordinated development of suburban land developing on the outskirts of the original city and the lack of public amenities and improvements by first establishing the Highway Act of 1893. The initial goal was to prepare a street plan for the expanding city that would be consistent with Pierre L'Enfant's original design. Confusion surrounded the Highway Act, however, as it was unclear if existing subdivisions like Lanier Heights would have to reconfigure its roads to conform to the new plan. Consequently, land transfers and construction were virtually halted as developers feared that expensive land would be condemned for street right-of-ways.<sup>65</sup> Residents in Lanier Heights, together with citizens from the surrounding neighborhoods such as Mount Pleasant, Meridian Hill, and Washington Heights, complained vigorously at public hearings:

Lanier Heights' citizens were the next objectors, in the persons of Prof. G. Browne [*sic*] Goode and Gen. Breckinridge. To extend Champlain avenue through Lanier Heights and at the same time abandon Ontario avenue would be a very expensive proceeding. Champlain avenue should be allowed to remain and nothing was to be gained by its extension.<sup>66</sup>

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<sup>61</sup> "Water on Lanier Heights," *Washington Post*, 4 June 1886, 2.

<sup>62</sup> "The Streets on Lanier Heights," *Washington Post*, 9 April 1887, 4.

<sup>63</sup> "Lanier Heights Want Improvements," *Washington Post*, 10 September 1891, 4.

<sup>64</sup> "Petitions for Street Improvements," *Washington Post*, 25 November 1893, 8.

<sup>65</sup> Eig, "Kalorama, Two Centuries of Beautiful Views," 183.

<sup>66</sup> "Land Owners Protest," *Washington Post*, 2 August 1895, 10.

The protesting continued at the May 1897 public hearing:

A committee from the Lanier Heights Association appeared before the Commissioners at the Board meeting yesterday morning with a petition signed by many property owners in the sub-division... It was urged that the original plans are objectionable to the petitioners on account of the great cost of the proposed extension of streets.<sup>67</sup>

Proposed changes were ultimately made to the Highway Act as they pertained to the Lanier Heights area. The Lanier Heights Citizens' Association voted at a meeting held in conjunction with the Meridian Hill Citizens' Association at the home of former Senator John B. Henderson, to support the changes:

Whereas, the jury of appraisers in case No. 19, the Denison and Leighton sub-division of Mount Pleasant and Pleasant Plains, under the highway extension act, made a report of their findings on Tuesday, October 10, to Mr. Justice Cox, holding the District court;

And whereas said report and the reasons given in support of the same are clear, strong, and equitable, and present a fair and practical construction of said act, especially the general benefit clause in section 15; Be it resolved by the Meridian Hill and Lanier Heights Citizens' Association that said report, findings, and reasons of said jury are fully indorsed [*sic*] and approved.<sup>68</sup>

The amended Highway Act passed in 1898, exempting all subdivisions like Lanier Heights that had been established prior to 1893. Relieving developers' uncertainties, the amended Highway Act, along with major improvements in public services, prompted a surge in building construction after 1898.<sup>69</sup> The first permit granted since 1895 was issued in 1899 for the construction of a single-family dwelling at 1793 Lanier Place, N.W.

Simultaneous to the community petitions for improvements and cost-effective street extensions in Lanier Heights was the arrival of the electric streetcar. Horse-drawn streetcars, operated by the Metropolitan Railroad Company, ran from 17<sup>th</sup> and H Streets, N.W., north up Connecticut Avenue to Florida Avenue as early as 1864.<sup>70</sup> However, despite the success of the line, the streetcar did not continue beyond Florida Avenue as the grade was too steep for the horse-drawn cars.<sup>71</sup>

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<sup>67</sup> "Owners Now Protest," *Washington Post*, 14 May 1897, 12.

<sup>68</sup> "Highway Awards Approved," *Washington Post*, 30 October 1897, 2.

<sup>69</sup> Eig, "Kalorama, Two Centuries of Beautiful Views," 183.

<sup>70</sup> LeRoy O. King, Jr., *100 Years of Capital Traction, The Story of Streetcars in the Nation's Capital* (Dallas, Texas, Taylor Publishing Company, 1972), 7-8.

<sup>71</sup> EHT Tracerics, National Register Multiple Property Document, "Historic Streetcar and Bus Resources of Washington, D.C., 1862-1962," June 2005 revised.

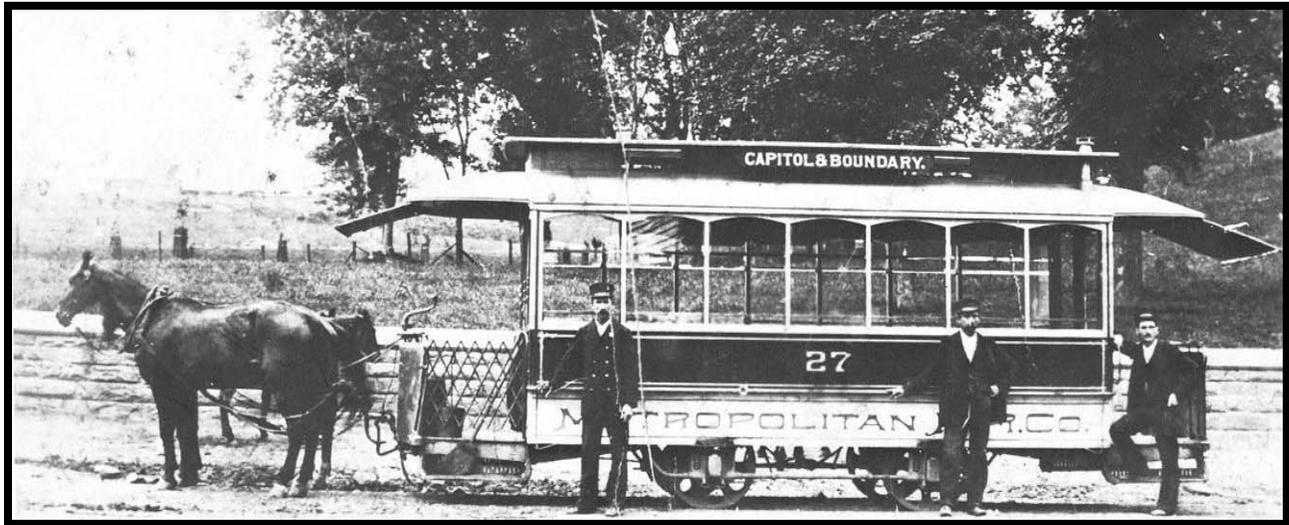


Figure 21: "Metropolitan Horse Car 27 on Rock Creek's line on Boundary Street (Florida Avenue) between Connecticut Avenue and 18<sup>th</sup> Street."  
(from *100 Years of Capital Traction: The Story of Streetcars in the Nation's Capital*).

Rock Creek Railway of the District of Columbia, chartered in 1888, began electric streetcar service to Lanier Heights and surrounding neighborhoods in September of 1892. The original route ran along 18<sup>th</sup> Street north of U Street and crossed Rock Creek Park on what was Cincinnati Street (now Calvert Street). After the opening of the line, the Rock Creek Railway constructed an iron bridge across Rock Creek at Calvert Street, where the streetcar continued northward along Connecticut Avenue to Chevy Chase Lake, Maryland.<sup>72</sup> By 1893, the line extended from U Street to 7<sup>th</sup> Street, intersecting with several downtown lines and making the neighborhood even more accessible.

Ignited by perceived injustices of the Highway Act of 1893, several residents of Lanier Heights sued the Rock Creek Railway for damages to their property in the amount of \$20,000:

...on account of excavations made in front of their residences during the road-making operations. They claim that during most of the time from June 1892 up to the present [November 1893] the street has been dug to a depth of twenty feet, and all sorts of materials and debris piles around so that they did not have free access to their homes.<sup>73</sup>

In June 1895, two years after the suit had been filed and two years after the work on the railway line had been completed, Chief Justice Bingham of the Circuit Court No. 2 rendered his verdict in favor of the Rock Creek Railway, merely citing "it was not liable for damages."<sup>74</sup>

<sup>72</sup> King, *100 Years of Capital Traction*, 28.

<sup>73</sup> "Suit by Lanier Heights People," *Washington Post*, 15 November 1893, 7.

<sup>74</sup> "Verdict for the Rock Creek Railroad," *Washington Post*, 26 June 1895, 3.

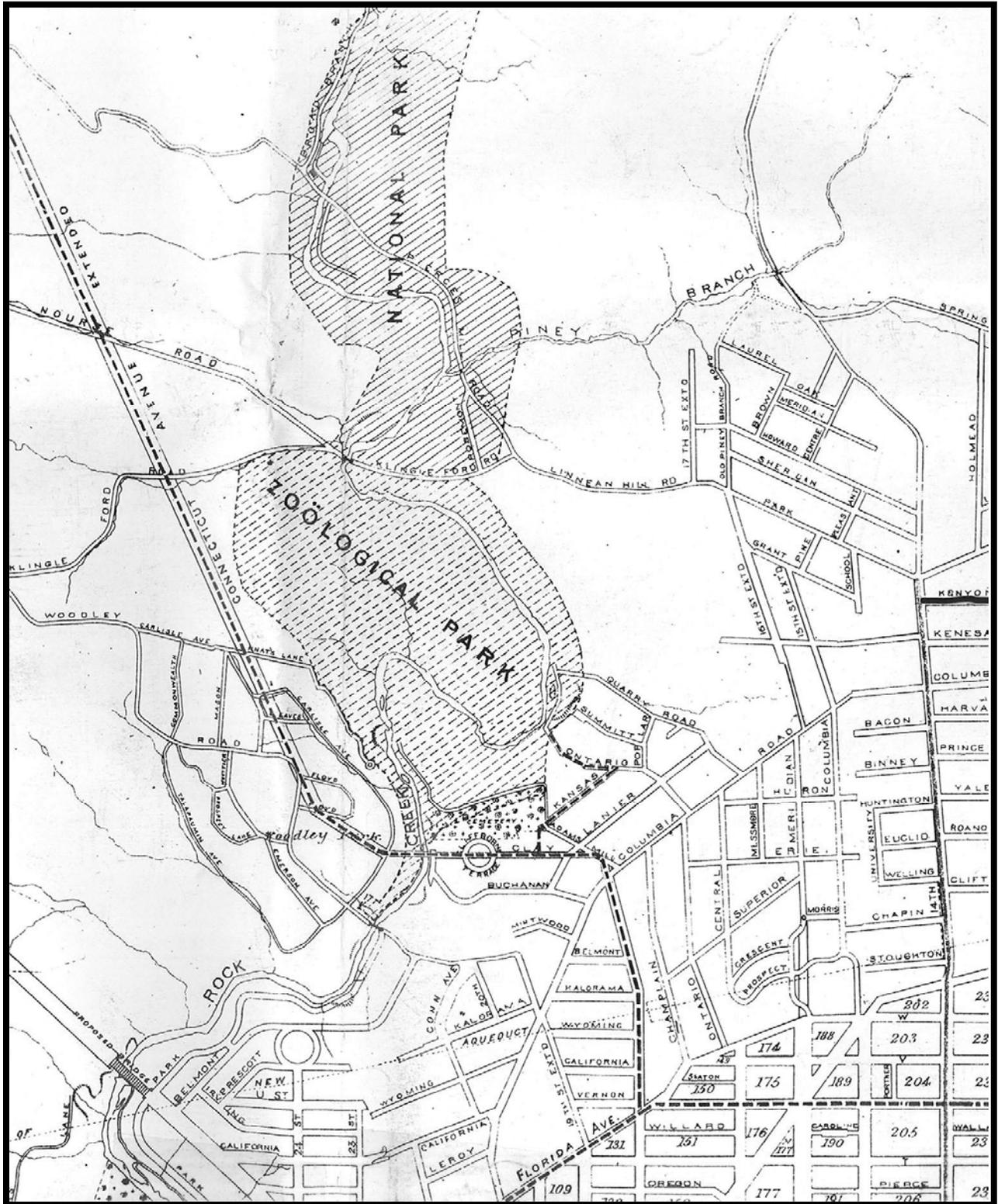


Figure 22: Statistical Map No. 10, showing the location of Street Railways, City of Washington (compiled by Captain W.T. Rossell, 1892).

The residents' unrelenting interest in improvements and amenities continued well into the twentieth century. In 1900, the Citizens' Association of Lanier Heights was concerned over conflicting appropriations for the widening and improving of Adams Mill Road, which was undertaken one year later along the west side.<sup>75</sup> Sidewalks were laid along the east side of the road. Improvements were also undertaken on Ontario Place and Lanier Place.<sup>76</sup> In 1902, property was condemned for the widening of Columbia Road. John M. Clapp, an oil producer living on Vermont Avenue, N.W., owned property fronting on Columbia Road, which had become a burgeoning commercial corridor upon the arrival of the streetcar line. Clapp strongly objected to the loss of his investment property; he was ultimately forced to relinquish his land.<sup>77</sup> Similar objections were made by property owners in the northwestern section of Lanier Heights regarding the condemnation of their land for the creation of a "highway" to the National Zoological Park, which was created by an Act of Congress in 1889. Those petitioning the condemnation were awarded damages in the amount of \$51,627.04 for the land "and \$26,506.66 as benefits to adjoining property."<sup>78</sup>

### *Greatest Period of Development: 1900 to 1916*

Improvements began in earnest after the turn of the twentieth century, with 220 building permits granted between 1900 and 1916. The greatest number of permits were issued in 1916 (26), 1912 (25), and 1906 (24). No building permits were issued in 1917 or 1918, a period during which the United States was involved in World War I. The permits allowed for the construction of single-family houses, rowhouses, and apartment buildings, which were supported by purpose-built commercial buildings, a church, and a fire station. By 1916, several of the streets, such as Ontario Place, had been fully developed. Fortunately, nearly 85% (185) of those buildings are extant, illustrating the growth and development of one of Washington, D.C.'s first residential suburbs.

In 1901, under the heading "Improvements on Lanier Heights," the *Washington Post* announced the increasing construction activities occurring in the neighborhood:

There has been considerable building going on in this section during the spring, and several other residences will soon be started. Francis Lee Allen has purchased a piece of land on the Adams Mill road, between Columbia and Lanier avenues, for \$4,000. A fine \$8,000 residence will be erected there. Miss Fannie Scott has also secured possession of a fine thirty-nine-foot front lot near by [*sic*], on which she will erect a residence to cost about \$15,000.<sup>79</sup>

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<sup>75</sup> "17<sup>th</sup> Street Extension," *Washington Post*, 21 January 1900, 2.

<sup>76</sup> "House District Bills," *Washington Post*, 20 December 1901, 12.

<sup>77</sup> "Owner Refuses Payment," *Washington Post*, 16 October 1902, 2; Washington, D.C. City Directory, 1890.

<sup>78</sup> "Zoo Park Highways Award," *Washington Post*, 24 June 1905, 2.

<sup>79</sup> "Real Estate Market," *Washington Post*, 30 June 1901, 13. Scott's property was located at 1825 Adams Mill road, N.W.; the building is no longer extant. The building permit estimated construction of the brick house (23 by 53 feet) was \$10,000 (permit #1683).

The growing need for houses greatly influenced the cost of new construction in the Lanier Heights area, while temporarily lowering the prices and slowing the sale of existing houses in select parts of the city that had previously enjoyed building activity.<sup>80</sup> Builders and architects skillfully responded to the demands of the new property owners. The *Washington Post* reported that:

Modern houses and apartments are in very great demand, probably in greater demand than has ever been known before in the history of the city. The demand for houses is great among customers who wish to purchase and those desiring to rent. Among the former class, I am particularly stuck with the fact that the class of house now generally purchased for a home is much superior to that which has formerly been bought. Purchasers now are buying houses costing from \$3,000 to \$10,000; for these prices a home can be purchased with modern improvements and comforts that ought to satisfy the most fastidious. Formerly men were content to make their homes in a much cheaper class of dwelling. I think this an unmistakable sign of the great prosperity now reigning throughout the country.<sup>81</sup>

Housing was in great demand as military and government workers, as well as wealthy and prominent persons who realized the opportunities available, relocated to the nation's capital. The transient nature of the city mandated a substantial number of rental properties. Consequently, in Lanier Heights, the number of rental properties far exceeded owner-occupied buildings after the turn of the twentieth century. The 1910 United States Census, the first survey to record information regarding ownership, documents that the vast majority of the residential buildings in Lanier Heights were used as rental housing, often interspersed with owner-occupied houses. Those buildings along Columbia Road were all rental, while those on 18<sup>th</sup> Street were typically owner-occupied.<sup>82</sup>

### *Donald MacPherson: Clydesdale Subdivision*

The growth of the area, prompted in large part by the arrival of the streetcar and public amenities, resulted in the final subdivision of Lanier Heights in 1903, under the direction of Donald MacPherson. Born in Michigan in 1850, MacPherson was an attorney, who relocated to Washington, D.C. about 1900. At the time of both the 1880 and 1910 censuses, MacPherson resided in a boarding house, suggesting that he was a real estate speculator and did not own property for his own personal use.<sup>83</sup> MacPherson's resubdivision in Lanier Heights included Lots 96, 97, 98, and 99, which had in large part been purchased by the Honorable B.W. Perkins and Archibald M. McLachlen in two separate transactions from Elizabeth Lanier Dunn in 1884. Named Clydesdale, the subdivision included Squares 2584 and 2585, bounded by Ontario Place, Adams Mill Road,

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<sup>80</sup> "Real Estate Market," *Washington Post*, 20 August 1905, F4.

<sup>81</sup> "Real Estate Market," *Washington Post*, 17 September 1905, A4.

<sup>82</sup> Washington, D.C., United States Census Records, 1910.

<sup>83</sup> United States Census Records, 1880 (Michigan) and 1910 (District of Columbia).

and Ontario Road, bisected by Clydesdale Place. The property was divided into 55 lots, each measuring 18 feet by 110 feet. The announcement of the platting was published in the *Washington Post*, which described the terrain as having "a six-foot terrace on Adams Mill road, and a three-foot terrace on Kansas avenue [now Ontario Place], maintaining the same grade throughout."<sup>84</sup>

### Freestanding Single-Family Dwellings

The building permits issued for the years between 1900 and 1916 indicate the price to construct a freestanding single-family dwelling ranged from between \$4,000 to \$12,000. The buildings were two to two-and-a-half stories in height with high-style detailing. Masonry construction was often veneered in brick or stone. Typically, the freestanding dwellings were augmented by a full-width, one-story porch of wood frame, commonly with Tuscan columns or square brick posts. Later construction often abuts the once-exposed side elevations of the freestanding buildings, which now read as part of attached rows.

Although construction costs typically regulated the level of ornamentation, the high-style detailing applied to freestanding dwellings did not characteristically follow this rule. For example, the house at 1756 Lanier Place, N.W. (1910) was designed by N.R. Grimm, with owner John Brennan constructing it for the estimated cost of \$4,500. The house is veneered in pressed brick with stone lintels, keystones, corner blocks, and sills. The false mansard is covered in S-shaped clay tiles with a classically inspired entablature composed of an ogee-molded boxed cornice, fluted brackets, dentil molding, and torus architrave molding. Each of the two front-gabled dormers has a pair of six-light casement windows framed by wide surrounds with a deeply recessed tympanum, topped by a metal finial.

The house at 1748 Lanier Place, N.W. was constructed in 1912 by J.F. Lynch at a cost of \$9,000. The classically inspired building, rising three stories in height, was designed by the architectural firm of Rich & Fitzsimons for Mrs. Rose Saks, who owned several adjoining lots on Lanier Place that she improved as investment property. The single-family dwelling is constructed of masonry faced in Flemish-bond brick detailed with stone lintels ornamented by keystones and corner blocks. Lug stone sills border the elongated double-hung openings. The flat roof is framed by an overhanging classical entablature with an ogee-molded cornice, modillions, dentil molding, bed molding, and torus architrave molding. The roof of the full-width porch, supported by Tuscan columns and pilasters, has overhanging eaves, modillions, ogee bed molding, and ogee architrave molding.

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<sup>84</sup> "Real Estate Market, Noticeable Expansion of the Volume of Business," *Washington Post*, 15 February 1903, 26.



Figure 23: 1756 Lanier Place, N.W., constructed 1910 (volunteer survey 2008).



Figure 24: 1748 Lanier Place, N.W., constructed 1912 (volunteer survey 2008).

A sampling of the construction prices for the freestanding dwellings built during this period reveals that the majority of those estimated to cost over \$7,500 have been razed. These buildings, priced between \$7,500 and \$12,000 to erect, characteristically were located on larger lots that, following the demolition of the freestanding dwelling, have subsequently been divided and improved by the construction of several attached dwellings or apartment buildings. An excellent example of this is the second home constructed for Archibald M. McLachlen in Lanier Heights.<sup>85</sup> The *Washington Times* announced the construction of the house in 1906:

A short distance from the entrance to the grounds of the Ontario Apartment House, at the northwest corner of Ontario and Lanier avenues, has been erected by J.L. Parson from the plans of Hill & Kendall, architects of the Ontario, a new residence for A.M. McLachlen, of the McLachlen Real Estate and Loan Company. It is a detached house of two stories, with a somewhat high roof, and of so-called colonial type.

The walls are faced with red brick, laid in Flemish bond, with dark headers, after the manner of a century or more ago, which has become deservedly popular again. The entrance is on Ontario avenue, beneath a white pillared porch approached by a winding walk from the street.

On the south side is a semi-octagonal portico, with columns similar to those of the entrance porch. This projection is in a measure balanced by another on the north side containing an attractive den or personal sanctum for the master of the house.

The third or roof story has wide chimneyed gables to the north and south, the windows in which, with the dormer on the east and west, make the upper rooms abundantly light and airy. The slated roof slopes back from all sides and is surmounted by a railed deck or lookout, as was common in Colonial days.

The interior contains 14 rooms, which are finished, according to the taste of the owner in various hardwoods with good effect, notably those in which quartered sycamore, a somewhat unusual wood, has been employed.<sup>86</sup>

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<sup>85</sup> McLachlen's first house, located on Square 2586, was razed to allow for the expansion of the Ontario Apartments.

<sup>86</sup> "A.M. M'Lachlen's Fine New House," *Washington Times*, 18 February 1906, 1.



**HOME OF A. M. McLACHLEN ON LANIER HEIGHTS**

Figure 25: McLachlen House at 2800 Ontario Road, N.W.  
(from *The Washington Times*, 18 February 1906)

The building was set on a spacious lot that measured 150.29 feet wide and 120.35 feet deep, which was considerably wider than the typical 25 by 125 foot lots found throughout the neighborhood. In 1927, the McLachlen House was razed to allow for the construction of a six-story apartment building that now occupies the entire lot.

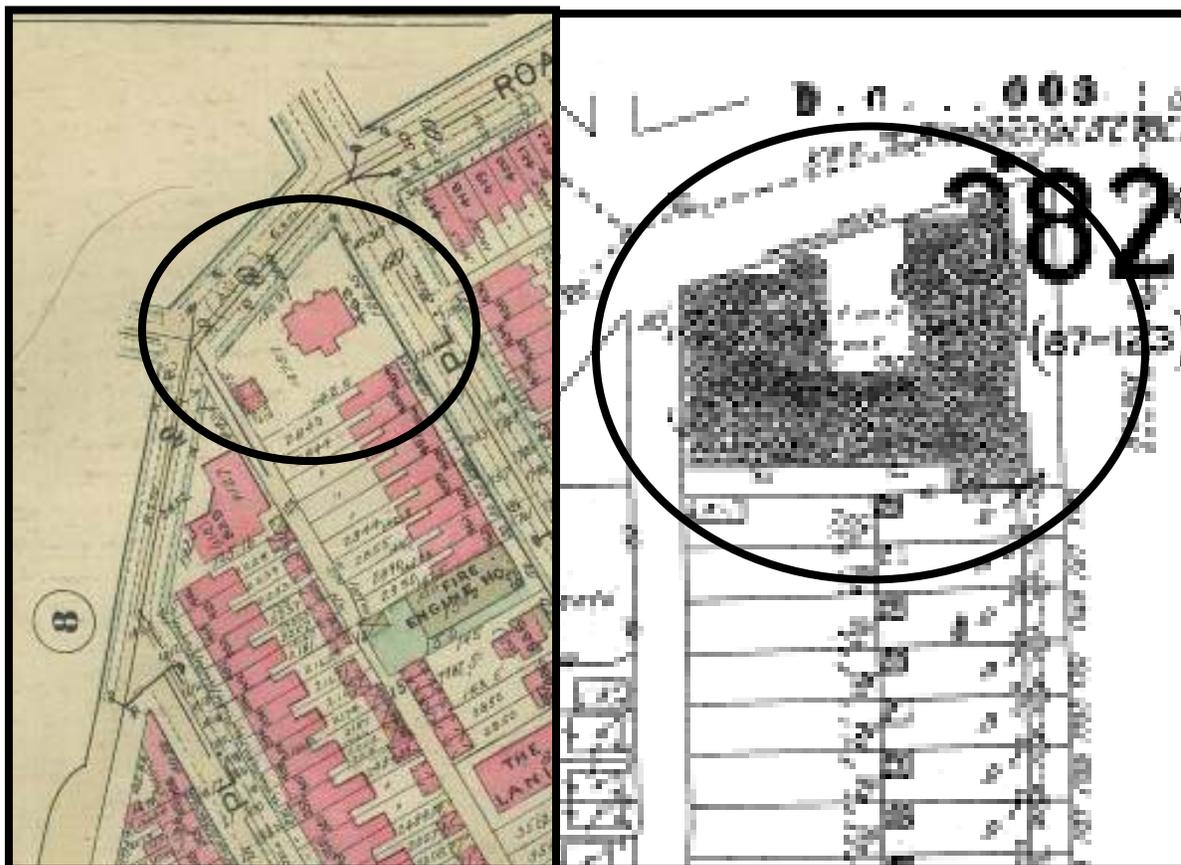


Figure 26: Left: Baist Map of Washington, Volume 3, Plate 7 (1925);  
Right: Sanborn Fire Insurance Map, Volume 3, Plate 382 (1928).

The *Washington Times* article describing the McLachlen House also noted “many improvements recently carved out or now under construction in this convenient and rapidly developing locality,” including the “very artistic residence which Appleton P. Clark, the architect, has recently erected for himself on Lanier avenue, is but a short distance from the McLachlen residence.”<sup>87</sup> Located at 1778 Lanier Place, N.W., the property measured 55 feet wide and 124 feet deep with access to a stable at the rear via an alley. The brick house was completed in 1905 from designs produced personally by Clark for a cost of \$10,000. The two-story building, set on a raised basement, was razed in 1980 to allow for the construction of Lanier Mews, a complex of 36 apartments that read as 12 rowhouses fronting an interior courtyard.

<sup>87</sup> *Ibid*, 1.

Three of the largest and more expensive freestanding single-family dwellings constructed during this period front directly on Adams Mill Road, overlooking Rock Creek and the National Zoological Park. The dwellings are located at 2810 through 2814 Adams Mill Road in Square 2586W, which was created as part of the second subdivision of Lanier Heights. The house at 2812 Adams Mill Road was built in July 1912 for Charles David White, who served as Chief Geologist for the United States Geological Survey Office from 1912 to 1922. The house was designed and constructed by W. Granville Guss of brick and terra cotta tiles for an estimated cost of \$9,000. At the same time, in the summer of 1912, George B. Ashley oversaw construction of his home at 2814 Adams Mill Road, which was designed by Harry Barton with W.A. Kimmel serving as the builder. The concrete-block house cost \$9,000 to construct. The property was ultimately sold to Gussie S. Wilkins, who was the wife of Howard L. Wilkins of the Wilkins-Rogers Milling Company. The brick house at 2810 Adams Mill Road was completed for an estimated cost of \$8,500 in 1913 for Mark O. Davis, a prominent Washington area dentist. The house, designed by W. Granville Guss, was sold about 1927 to Gerrit S. Miller, curator of the Smithsonian Institution.<sup>88</sup>

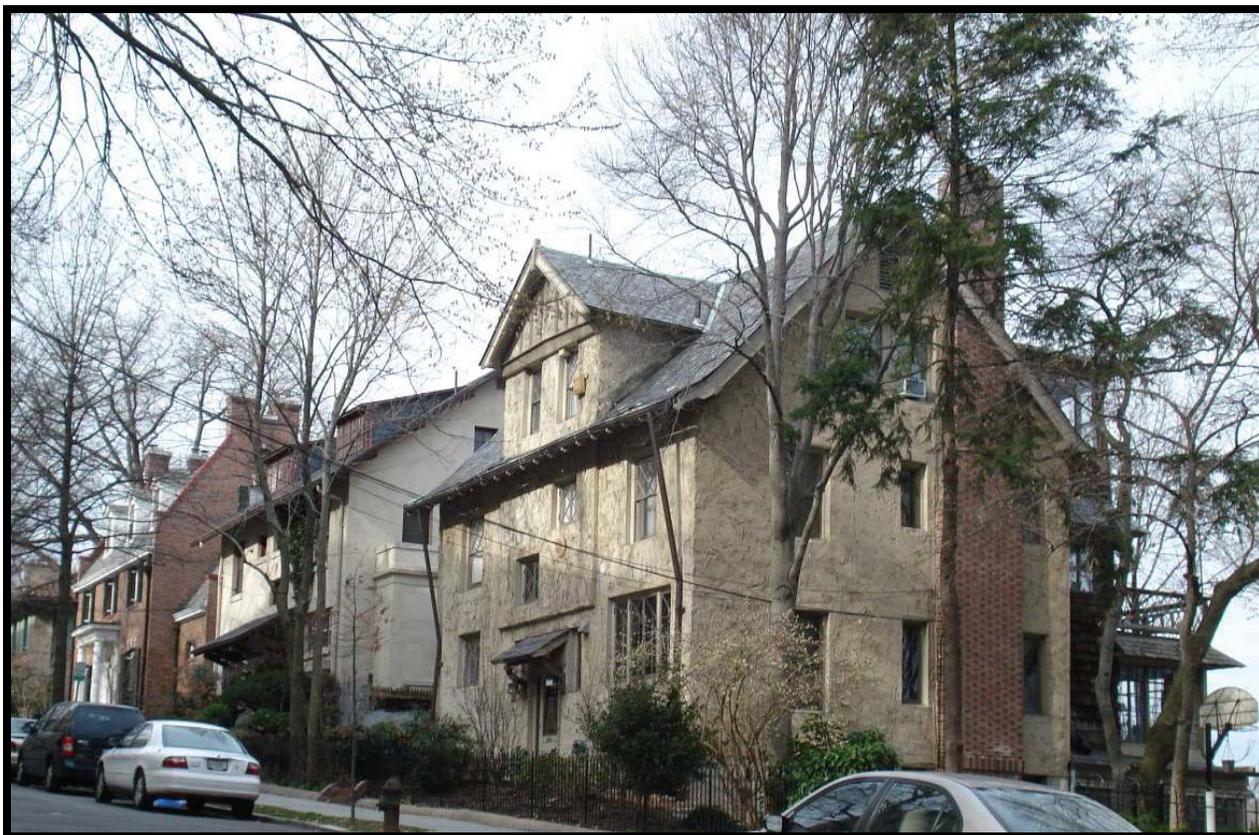


Figure 27: 2810-2814 Adams Mill Road, constructed 1912-1913 (volunteer survey 2008).

<sup>88</sup> Durett & Associates, 43-44; Washington, D.C., Building Permit #200 (12 July 1912); Building Permit #706 (10 August 1912); Building Permit #4680 (3 April 1913).

### Attached Dwellings and Rowhouses

Rowhouses first appeared in the neighborhood in 1900 with the construction of nine attached single-family dwellings designed by Clarence L. Harding on Adams Mill Road. The houses were constructed for the real estate investment company of Swartzell & Hensey.<sup>89</sup> These early rowhouses, commonly rising three stories in height, are all masonry construction (stone and brick), typically located along the streetcar route. Rowhouses from this period include two to nine attached dwellings, the average containing three to five houses. One example of 17 attached rowhouses was constructed on Columbia Road in 1911 by developer Littleton W. Walker with Melvin D. Hensey serving as the architect.<sup>90</sup>



Figure 28: 1744-1772 Columbia Road, N.W. (volunteer survey 2008)

<sup>89</sup> Four of the rowhouses remain intact, all with commercial uses on the lower stories.

<sup>90</sup> Sixteen of the rowhouses remain intact, the majority with commercial uses on the lower stories.



Figure 29: Part of a Row of Five Attached Dwellings, constructed in 1908 for \$8,000 each (volunteer survey 2008).

The greatest number of rowhouses was constructed in 1909, with five groupings built that ranged from twin dwellings to six attached houses. The building permits document that the average price for the construction of a rowhouse between 1900 and 1916 in Lanier Heights ranged from \$2,500 to \$6,000, which was comparable to Washington Heights and Mount Pleasant. A few examples rising to an estimated cost of \$7,000 to \$8,333 were noted on Columbia Road and Lanier Place, N.W. The construction costs for rowhouses were greatly affected by the number of attached dwellings in the row, as mass production could keep the price of materials and labor to a minimum. In 1909, for example, the two semi-detached dwellings on Lanier Place, N.W. were priced at \$7,000 each.<sup>91</sup> The six attached houses in the row on Ontario Place, N.W. were estimated to cost \$3,000 each.<sup>92</sup>

<sup>91</sup> Washington, D.C., Building Permit #544 (27 July 1909).

<sup>92</sup> Washington, D.C., Building Permit #2497 (7 January 1909).

The amenities provided in the new houses were widely published by the speculative developers and builders in the local newspapers as a means to attract potential buyers. Indoor plumbing with bathrooms and electric power, features first introduced to the White House in 1902, were attractive selling points. Harry Wardman (1872-1938), a local builder and developer, has been credited with overseeing the construction of five thousand rowhouses in the District of Columbia.<sup>93</sup> Between 1907 and 1916, in the new suburbs north of Florida Avenue, he “responded to the newly platted streets with a new rowhouse type,” which was “more horizontal in nature, and more importantly, had a full front porch.”<sup>94</sup> Wardman’s work in Lanier Heights provided many new amenities including the full-width front porch and plumbing, while still creating affordable housing. The *Washington Post* describes the features of Wardman’s houses in Lanier Heights:

They will be of three stories and nine rooms. Features of the buildings will be the large bathrooms, six feet by ten, wide stone porches, dining rooms, with three windows each; plate glass, leaded and art glass windows, and a nine-foot air space above the third story....The last feature, that of side light, is expected to appeal strongly to the large class that wish something with side ground. The arrangement is to be artistic, something new being attained, it is believed in these dwellings.<sup>95</sup>



Figure 30: 1841-1857 Ontario Place, N.W., built 1905 by Harry Wardman (volunteer survey 2008).

<sup>93</sup> Sally Lichtenstein Berk, “The Richest Crop, The Rowhouses of Harry Wardman (1872-1938), Washington, D.C. Developer,” (Masters Thesis, George Washington University, 1989), 6.

<sup>94</sup> *Ibid*, 7.

<sup>95</sup> “Growth of Suburbs,” *Washington Post*, 10 December 1905, L7.

The nine rowhouses, set in pairs, are located at 1841 through 1857 Ontario Place, N.W. Constructed in 1905, the buildings were designed by Albert H. Beers with Wardman acting as builder and property owner. The estimated cost of construction was \$6,667 per dwelling, with an anticipated sale price of \$8,000.<sup>96</sup> Simultaneously Wardman was overseeing construction of 12 brick rowhouses on Ontario Place, near 18<sup>th</sup> Street, for a total cost of \$100,000.<sup>97</sup>



Figure 31: 1779-1787 Lanier Place, N.W., constructed 1908 as speculative development for Henry Clay Stewart (from *Washington Post*, 5 September 1909).

Other prominent local builders supervising the construction of rowhouses in Lanier Heights in the early twentieth century include Henry Clay Stewart, Harry K. Boss of Boss & Phelps, Inc., Charles E. Wire, John F. Lynch, William Allard, Meyers & Wunderly, and Swartzell & Hensley. Henry Clay Stewart, with no architect assigned at the time the permits were issued, oversaw the construction of one grouping of five rowhouses at 1779-1787 Lanier Place, N.W. Harry K. Boss, who was responsible for the platting and improvements in Foxhall Village and Colony Hill, constructed semi-detached twin dwellings on Lanier Place, with Alexander H. Sonnemann as the architect. Charles E. Wire, often paired with

<sup>96</sup> Washington, D.C., Building Permit #1025 (7 October 1905); "Growth of Suburbs," *Washington Post*, 10 December 1905, L7.

<sup>97</sup> "Real Estate Market," *Washington Post*, 17 September 1905, A4.

W.J. Wire, built four sets of rowhouses, consisting of 25 houses on Lanier Place and Ontario Road. Speiden & Speiden designed five attached houses for John F. Lynch on Lanier Place. William Allard acted as builder and architect for two sets of three rowhouses constructed on his property along Ontario Place. Meyers & Wunderly, with B. Frank Meyers as architect, erected five rowhouses on Columbia Road and 13 rowhouses on Ontario Road. Swartzell & Henley constructed a row of nine dwellings on Adams Mill Road with Clarence H. Harding serving as the architect. The most prolific property owner who was overseeing the construction of rowhouses during this period in Lanier Heights was Charles W. King, Jr., a native Washingtonian who advanced from a clerk to house builder.<sup>98</sup> With Nicholas Grimm as the chief architect, King constructed nine groupings of rowhouses that provided housing for 36 families in Lanier Heights.

### **Apartment Buildings**

Between 1900 and 1916, a total of 24 permits were granted for apartment buildings in Lanier Heights. Like contemporaneous subdivisions such as neighboring Washington Heights, the apartment buildings in Lanier Heights tend to occupy highly traveled streets and larger corner lots. More than half of the apartments constructed during this period were located along Columbia Road, primarily because of its accessibility to the streetcar line. A number of apartments more modest in scale and massing were located on interior streets such as Lanier Place or Ontario Road. Imposing buildings like the Ontario and many of the apartments erected in the second and third quarters of the twentieth century occupied entire squares.

Unlike the freestanding dwellings and rowhouses, construction costs for apartment buildings were generally consistent for the period between 1900 and 1916 despite the number of units provided. The average construction cost ranged from \$15,000 to \$30,000. Grand and more imposing examples such as the Ontario (1903-1905), The Calverton (1905), Beverly Court (1914-1915), and Chatham Court (1915) were estimated to cost between \$150,000 and \$300,000 to build. The property owners undertaking the construction of the apartment buildings varied as real estate investors and speculative developers from throughout the District of Columbia sought financial gains in the growing suburb. Harry Wardman, John L. Warren, and Franklin T. Sanner were the foremost developers in Lanier Heights according to the building permits. Architect Albert H. Beers worked often with Wardman, designing six modest apartment buildings along Columbia Road in 1906 and 1907 that ranged in cost from \$15,000 to \$27,000. Unfortunately, none of the apartment buildings from this collaboration remain. Beers also designed two apartment buildings for Franklin T. Sanner, a real estate broker born in 1851 in Maryland. Other architects or firms noted for designing apartment buildings during this period in Lanier Heights include Nicholas R. Grimm, Hunter & Bell, Appleton P. Clark, Jr., B. Stanley Simmons, and A.M. Schneider.

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<sup>98</sup> Washington, D.C. City Directory, 1890; United States Census, 1900 and 1910.



Figure 32: Carleton Apartments at 1741 Lanier Place, N.W., constructed in 1910 for estimated cost of \$30,000 (volunteer survey 2008).

The first building permit issued for an apartment building in Lanier Heights is dated August 6, 1901, allowing for the construction of a brick, stone, and iron building designed by B. Stanley Simmons. The *Washington Post* described the building:

An apartment house will also be started at the corner of Lanier and Ontario avenue, Lanier Heights, this week, which will cost about \$45,000. Mrs. J.J. McCreary, who built the Alexander apartment house, on U street, between 15th and 16th northwest, a few years ago, is the owner. The plans were prepared by Mr. B. Stanley Simmons. The structure will be five stories and basement, semi-fireproof, with partitions and lathing of metal plastered with cement. It will have a frontage of 77 feet on Lanier avenue, 36 feet on Ontario avenue, and a depth of 71 1-2 feet. It will contain twenty apartments of from one to five rooms and bath each. Hardwood trimmings will be used throughout and the building will be finished in first-class style.

Electric passenger and freight elevators will be installed. This is the first apartment house to be erected in the section.<sup>99</sup>

The Sanborn Fire Insurance Map (volume 1, plate 87) indicates that no buildings existed at the intersection of Lanier Place and Ontario Road in 1903, suggesting the apartment building was never constructed.<sup>100</sup>

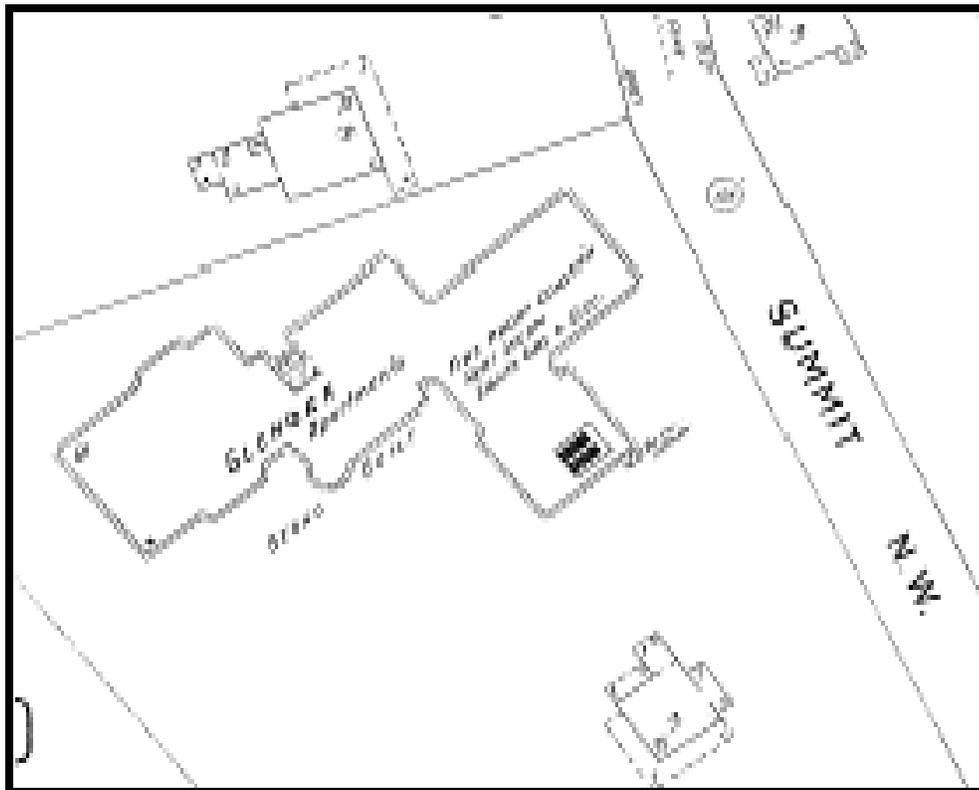


Figure 33: Ontario Apartments (Glenora) at center, McLachlen House to south, and home of Dr. Goode to north, Sanborn Fire Insurance Map, Volume 1, Plate 111 (1903).

The most prominent apartment house erected in the early twentieth century in Lanier Heights, and presumably the first, was the Ontario Apartment House on Square 2586. Construction of the building was widely publicized in all local newspapers from its inception in 1903 to its completion in 1905. The Ontario was touted "to be one of the largest structures of the kind in the city, so far as the area covered is concerned. At present it is the purpose to build only about one-half of the structure, which has been planned by James G. Hill, architect. The frontage of the section that is now going up will be about 100 feet."<sup>101</sup> Constructed on multiple lots purchased from Elizabeth Lanier Dunn by Archibald McLachlen in 1884, the apartment building was owned by the Ontario

<sup>99</sup> "Real Estate Market," *Washington Post*, 11 August 1901, 14.

<sup>100</sup> Sanborn Fire Insurance Map, Volume 1, Plate 87 (1903); Washington, D.C., Building Permit #229 (6 August 1901).

<sup>101</sup> "Real Estate Market," *Washington Post*, 15 February 1903, 26.

Apartment House Company, which was chartered in 1903 for the sole purpose of erecting a "six-story and basement fireproof apartment house."<sup>102</sup> Charles D. Walcott, a geologist with the United States Geological Survey (USGS), served as president of the company. Other directors included James F. Hood, George Otis Smith, George H. Dana, and Archibald McLachlen.

As stated by a *Washington Post* article in February 1903, the sheer size, necessary materials, and essential funding required that the building be constructed in two parts. The first portion, completed in 1903, was originally known as Glenora Apartments.<sup>103</sup> It was opened for occupancy in January 1904. Construction of the east wing began in March 1905 and was opened in February 1906. The home of McLachlen, who was the builder and real estate investor promoting the project, had to be razed to allow for the construction of the apartment building's eastern half. The home of Dr. G. Brown Goode, razed in 1920, was located to the immediate northwest.



Figure 34: The Ontario Apartment House, (from *Washington Times*, 18 February 1906).

James G. Hill was the chief architect responsible for the design of the Ontario. Born in 1841 in Massachusetts, Hill was a prominent architect, having served as Supervising Architect of the Treasury from 1876 until 1883. In 1903, he established his own firm, Hill & Kendall, designing imposing dwellings for such notable clientele as John Hay, Samuel Woodward, Alexander Graham Bell, and Sarah Willard. Hill was widely known for his residential designs, which also included elegant and grand apartment buildings such as

<sup>102</sup> The Ontario History Committee, *The Ontario*, (Washington, D.C., The Ontario Owners, Inc., 1983), 5.

<sup>103</sup> Text in *The Ontario* by the Ontario History Committee, states the building as also known as "The Glenolden."

The Mendota (1901), Stoneleigh Court (1902), and The Occidental (1906).<sup>104</sup> A history of the Ontario produced by the Ontario History Committee in 1983 states local architects Leon Emile Dessez and George Adolphus Dessez assisted Hill with the construction of the imposing apartment building.<sup>105</sup>

The *Washington Times* described the site of the Ontario and surrounding neighborhood of Lanier Heights in great detail on the front page of the February 18<sup>th</sup> edition in 1906:

One of the largest and most unique of the many apartment houses recently erected in this city is the Ontario... It stands upon the summit of a lofty elevation overlooking the Zoological Park and the beautiful Rock Creek valley, in what is known as Lanier Heights. At the time when its erection was begun its location was practically suburban, but the extension of the Metropolitan line to Mt. Pleasant and the consequent steady and rapid progress of the growth of the city in the tract lying between Columbia road and the park have caused a remarkable activity in building in the neighborhood of the Ontario, so that its surroundings are rapidly assuming an urban character.

The Ontario will always retain, however, certain distinctly suburban characteristics. The site is surrounded on three sides by streets, and the building is placed within its own grounds, which were formerly those surrounding the McLachlen residence. There are ample lawn spaces, with trees and shrubbery on all sides of the building, those on the south being especially spacious.

To suit the conformation and somewhat irregular shape of the lot, the building has been planned by the architects, Hill & Kendall, in an informal way, with several projections or wings, so arranged as to insure [*sic*] to every room abundant light and air and to every apartment an agreeable outlook.

...the entrance to the grounds is at the corner of Ontario and Poplar [18<sup>th</sup> Street] avenues, about 600 feet or a square and a half, from the street car line on Columbia road. Passing between the stone gate posts, a curving driveway and walk lead to the main entrance of the building, which is the central projection of the south front.

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<sup>104</sup> The Ontario History Committee, 5; "James G. Hill," Vertical file archived at EHT Tracerics.

<sup>105</sup> The Ontario History Committee, 6.



Figure 35: The Ontario Apartment House at 2853 Ontario Road, N.W. (volunteer survey 2008).

The article continues with a comprehensive description of the building, with its modern amenities:

There are six stories above the basement, which is in the larger part of the ground, almost entirely out of the ground. Here are located the boiler and coal rooms, storage rooms for each apartment, the janitor's quarters, a considerable number of rooms intended for servants, two laundries, with drying rooms, bath and toilet rooms for the servants, meter rooms, and other rooms necessary for the apparatus required for the operation of so large an establishment.

The upper stories contain one hundred and twenty apartments, varying from three to eight rooms, the total number of rooms in the building being somewhat over 600.

All apartments share luxurious modern bathrooms, unusually abundant closet and store room, and all but two have convenient kitchens, though a room and attractive café is provided for tenants who do not wish to keep house.

There are three main stairways and two service stairways, two elevators for tenants, two for servants, and a special elevator for furniture, with a car sufficiently large to carry the most bulky articles. The construction is fireproof throughout, the stairs being of iron and marble, the floors and roof of steel beams, and concrete, and the partitions of expanded metal construction and mackite.

...The walls of the building are of brick, faced up to the second story with gray Powhatan brick, and surfaced with rough cast or pebble dash in the upper sorties. The cornice and other embellishments are of gray terra cotta.

Indiana limestone has been used for the sills, belt courses, etc., and granite for steps...<sup>106</sup>



Figure 36: Original Fuse Box Distributing Power to the Common Area Hallways at the Ontario (volunteer survey 2008).

Like many of the contemporaneous rowhouses being constructed in Lanier Heights in the early twentieth century, the Ontario was touted as "a modern apartment house."<sup>107</sup> "The building is equipped with steam heating apparatus, gas, and electric lighting, telephone service, and electric elevators."<sup>108</sup> According to advertisements, the McLachlen Banking Corporation, which served as the management firm, offered apartments "furnished and unfurnished, by the month or upon lease."<sup>109</sup>

<sup>106</sup> "Apartment House Overlooking Zoo," *Washington Times*, 18 February 1906, 1.

<sup>107</sup> Advertisement, *Washington Post*, 12 June 1912, L88.

<sup>108</sup> "Apartment House Overlooking Zoo," *Washington Times*, 18 February 1906, 1.

<sup>109</sup> Advertisement, *Washington Post*, 12 June 1912, L88.



Figure 37: Beverly Court (from *Washington Post*, 8 November 1914).

Beverly Court at 1736 Columbia Road was another apartment in Lanier Heights advertised for its "every modern convenience appealing to the most fastidious of tenants."<sup>110</sup> Constructed in 1914-1915, Beverly Court was the investment property of Bates Warren, a prominent lawyer, banker, and developer. Born in 1869 in Alabama, Warren was one of several members of his family involved in speculative development, especially the construction of apartment buildings. Among the apartment buildings built by the Warren family in the District of Columbia are the Netherlands (1909), 2029 Connecticut Avenue, N.W. (1915-1917), 1868 Columbia Road (1916), Cleveland Park (1924-1925), Tilden Gardens (1927-1929), Army and Navy (1925), and the Kennedy-Warren (1931).<sup>111</sup> Beverly Court, designed by the architectural firm of Hunter & Bell, is located on Lot 804 of Square 2565, in the Hall & Elvans' Subdivision of Meridian Hill. The *Washington Post* described the modern amenities of the building:

<sup>110</sup> "New Apartment Has Every Modern Convenience Appealing to the Most Fastidious of Tenants," *Washington Post*, 8 November 1914, R1.

<sup>111</sup> Goode, 143-148, 258.

The new apartment house, which will contain 42 apartments, is four stories and a basement, built of buff velvet brick, trimmed with Indiana limestone, and containing reinforced concrete floors throughout. The apartments range from three rooms and a bath to seven rooms and a bath, and several contain porches.

The building is thoroughly modern, and will be equipped with a telephone exchange and electric elevator. The apartments are arranged with large reception halls, containing fireplaces with gas logs, large pantries, china closets, white porcelain-lined refrigerators, connected with a drainage system in the pantries, and cold storage closets in the kitchens.

On the first floor is located a large public reception room, 50x25 feet, with a private stairway leading to ladies' and gentlemen's retiring rooms, and a kitchen in the basement, which the tenants will be permitted to use for entertainments. A number of servants' rooms will be located in the basement.

The building itself stands on a lot 150x150 feet, and will cost about \$135,000, exclusive of the property...<sup>112</sup>



Figure 38: Beverly Court at 1736 Columbia Road, N.W. (volunteer survey 2008).

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<sup>112</sup> *Ibid*, R1.

## Commercial Buildings

Despite the development of Lanier Heights and the surrounding neighborhoods in the early twentieth century, few purpose-built commercial buildings were constructed to support the burgeoning population. Between 1900 and 1916, only six commercial buildings were constructed; four of those are extant.<sup>113</sup> The Sanborn Fire Insurance Map confirms that no commercial buildings existed in Lanier Heights by 1903. "The Adams Morgan Community Development Corporation Survey and Planning Report" states that "the residential character of Lanier Heights was further reinforced by the fact that no structure served as both a store and dwelling, nor changed to combined use as a store or dwelling."<sup>114</sup> This statement is supported by the building permits, which indicate no buildings were constructed for or rehabilitated for dual use prior to 1918; this is in stark contrast to the neighboring commercial area of Washington Heights where commercial/residential construction began on 18<sup>th</sup> Street circa 1906. The building permits document the first store in Lanier Heights was constructed in 1909 at 1795 Lanier Place for property owner Anthony Sambataro. The one-story building, which is still extant, was estimated to cost \$1,500 to erect.

Unlike the apartment buildings that tended to be located along the highly traveled streets within close proximity to the streetcar line, commercial buildings constructed during this period were spread throughout the neighborhood, located within walking distance from residential buildings. Single commercial buildings were located on Lanier Place, Summit Place, Ontario Place, and Champlain Street. Two buildings were constructed on Columbia Road by 1918.

The developers of the commercial buildings characteristically were the individual property owners rather than real estate investors. Thus, there was no commonality among the owners of the properties. Architects noted include Albert Beers, B. Stanley Simmons, W.C. Nichols, Nicholas Grimm, and Claughton West, all prominent designers working throughout the District of Columbia in the early twentieth century. Construction costs for commercial buildings were remarkably lower than the residential buildings, as the structures were modest in scale and massing with no or little ornamentation. Estimated construction costs ranged from \$1,000 to \$4,500. The two buildings fronting on Columbia Road were the more expensive commercial buildings, occupying wider lots along the busy thoroughfare.

The variety of commercial establishments located in Lanier Heights in 1915 was gleaned from the city directory. A bakery and restaurant, operated by Harry F. Demy, was located at 1726 Columbia Road, N.W. Joseph Giulioni operated a grocery at 1742 Columbia Road, N.W. The 1918 city directory documents that the building at 1810 Ontario Place, N.W. was an apron supply store, and 1811-1813 Ontario Place, N.W. was a grocery store

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<sup>113</sup> The commercial building at 1811 Ontario Place as been extensively altered and no longer serves as a store.

<sup>114</sup> Durett & Associates, 23.

operated by Jacob Katz. Oscar Baker maintained a poultry shop at 2817 Quarry Road, N.W. (demolished) The two stores at 1795 Lanier Place, N.W. housed a grocery store and shoemaker shop. The adjacent building at 1797 Lanier Place, N.W. was the tailor shop of Louis Richter. Smaller individually owned establishments including a grocery, delicatessen, two drug stores, tailor, hairdresser, dressmaker, baker, barber, and cleaners were sporadically located along Columbia Road between 16<sup>th</sup> Street and 18<sup>th</sup> Street, N.W. No commercial buildings existed on Summit Place, Adams Mill Road, Clydesdale Place, Ontario Road, Harvard Street, and Argonne Place in 1918.<sup>115</sup>



Figure 39: 1795-1797 Lanier Place, N.W. (volunteer survey 2008)

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<sup>115</sup> Washington, D.C., City Directory, 1918.



Figure 40: Engine House 21, undated (from The District of Columbia Fire Department, <http://www.dcfire.com/custom.html?id=182>)

### Public and Religious Buildings

The growing population and expeditious construction of residential buildings created a need for institutional buildings such as a fire station in 1908 and the First Church of Christ, Scientist in 1912.

The fire station at 1763 Lanier Place, N.W. was built in 1908 to accommodate both Engine Company 21 and Truck Company 9. Despite the surrounding development that existed at the time in Washington Heights, Mount Pleasant, and Meridian Hill, the firehouse was constructed on an interior street at the center of Lanier Heights. In the National Register of Historic Places nomination for Engine Company 21, author Sally Berk suggests Archibald McLachlen “may have encouraged the District to construct a firehouse on the site as a form of insurance on his real estate investment [Ontario apartment house]. He may have donated the land or money for the purpose, though this is not known.”<sup>116</sup>

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<sup>116</sup> Engine Company 21, National Register of Historic Places Nomination, Washington, D.C., prepared by Sally Berk (2001), Section 8.

An article in the *Washington Post* describes the new firehouse:

A handsome addition to the fire engine houses of the city has just been completed in Lanier place, between Ontario and Adams Mill roads northwest, by Thomas H. Melton, builder, from plans prepared in the office of the District building inspector. ...It was erected at a cost of about \$25,000.

Artistic in design, substantial in construction, and carefully planned, the building will not be out of keeping with the beautiful neighborhood in which it is located. It is of brick and stucco construction and two stories in height. On the first floor there is concrete flooring, metal ceiling, and metal partitions between the stalls. The second floor contains one large room for the firemen and several smaller rooms, one for the chief and one for office use.<sup>117</sup>

Commissioner Macfarland, who inspected the firehouse on behalf of the District of Columbia, declared:

...it was the most beautiful fire station he has ever seen, at home or abroad. It has all the latest improvements, and will it is thought be of great service to the portion of the city in which it is placed.<sup>118</sup>

The firehouse was equipped with modern amenities and mechanical equipment, including a combination chemical engine for use when water was unavailable and a hose wagon because of its remote location on the outskirts of the federal city in a neighborhood that was only just beginning to develop. The number of high-rise apartment buildings like the Ontario in Lanier Heights and the surrounding neighborhood mandated that the firehouse be furnished with the city's longest hook and ladder truck. The modern equipment at the new firehouse, which opened in December 1908, was described in the newspaper:

For the last several weeks the companies have been in operation and have responded to a number of fire calls, although officially their quarters have not yet been opened for use. The firehouse will contain the largest number of horses - ten - of any like building in the city. It will also have the distinction of possessing the longest hook and ladder truck in the city.

Officers and men for the last month have been breaking into service the horses which are to be used by the companies. The men now say that a better trained set cannot be found in any local firehouse. While a few of the

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<sup>117</sup> "Engine House Completed," *Washington Post*, 30 August 1908, E9.

<sup>118</sup> "New Fire House Inspected," *Washington Post*, 6 September 1908, 7.

horses have seen service with other companies in the department, the majority of them were new to the work a month ago.

The aerial hook and ladder truck is 85 feet long, and was installed because of its possible need in connection with the tall buildings and apartment houses in that section of the city. The house also will have the latest improved second-size steam fire engine, and combination chemical engine and hose wagon.<sup>119</sup>



Figure 41: Engine House 21 (volunteer survey 2008).

<sup>119</sup> "New Firehouse Ready," *Washington Post*, 27 December 1908, 14.

Appleton P. Clark, a prominent local architect working throughout the District of Columbia, is attributed with designing the building. The thesis that the design was possibly rendered in collaboration with James G. Hill because of its strong resemblance to the nearby Ontario Apartment House is explained in the National Register nomination for Engine Company 21 by Sally Berk.<sup>120</sup> An article in the *Washington Post* from December 1908 provides support for this thesis:

The building is of pebbledashed brick and was designed to conform with the buildings in that section, especially with the Ontario Apartment House.<sup>121</sup>

The firehouse in Lanier Heights, which actually cost \$37,500 to be constructed, continues to serve the area as both an engine company and truck company.

By the summer of 1911, the *Washington Post* was reporting a decline in building activity. The newspaper stated that the majority of permits issued citywide were for repair work, predominantly for residential buildings, and "few large buildings of any consequence were begun."<sup>122</sup> Yet, new construction was steadily increasing in Lanier Heights in the second decade of the twentieth century and one large non-residential building of note erected during this period was the First Church of Christ, Scientist, the only religious building in the survey area.

Inspired by the lectures and teachings of Mary Baker Eddy, a devout Congregationalist who founded The First Church of Christ, Scientist, also known as The Mother Church, a group of Washingtonians formally organized the First Church of Christ, Scientist in Washington, D.C., in 1895.<sup>123</sup> By 1903, First Church of Christ, Scientist had grown large enough that its members began looking for a church building of their own, having met in members homes and other association buildings. According to church records, "one of the most important criteria was the ease with which people could travel to church services" and "another consideration was that of locating in a growing and popular section of the City which would likely remain permanently a thoroughly good residence section."<sup>124</sup> In December of 1909, the church purchased the corner property at 1770 Euclid Street, N.W. in the Meridian Hill subdivision of Lanier Heights. The property consisted of three lots.

Once the site was selected, a newly established building committee began addressing the design of the building and supervising the drawing of plans. As the permanent home of First Church of Christ, Scientist, and the first edifice constructed in Washington, D.C. by Christian Scientists, the size, design, and overall visual impact of the building were

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<sup>120</sup> Engine Company 21, National Register of Historic Places Nomination, Washington, D.C., prepared by Sally Berk (2001), Section 8.

<sup>121</sup> "New Firehouse Ready," *Washington Post*, 27 December 1908, 14.

<sup>122</sup> "District Building Permits Show Decline in Activity," *Washington Post*, 25 June 1911, C8.

<sup>123</sup> Kit Kosakowski, member of First Church of Christ, Scientist, Washington, D.C. "Response to Historical Questions," received 27 February 2008 by Tracerics.

<sup>124</sup> *Ibid*, 1.

important. Part of the design criteria included a main auditorium sufficient for 900 people, gallery space to seat 200 people, and a Sunday school large enough for 750 people. In addition, plans for the building, like many contemporaneous structures in Lanier Heights, included the latest heating, ventilation, and lighting systems making it a thoroughly "modern church structure...embody[ing] many of the latest ideas of the Christian Science churches recently constructed."<sup>125</sup>

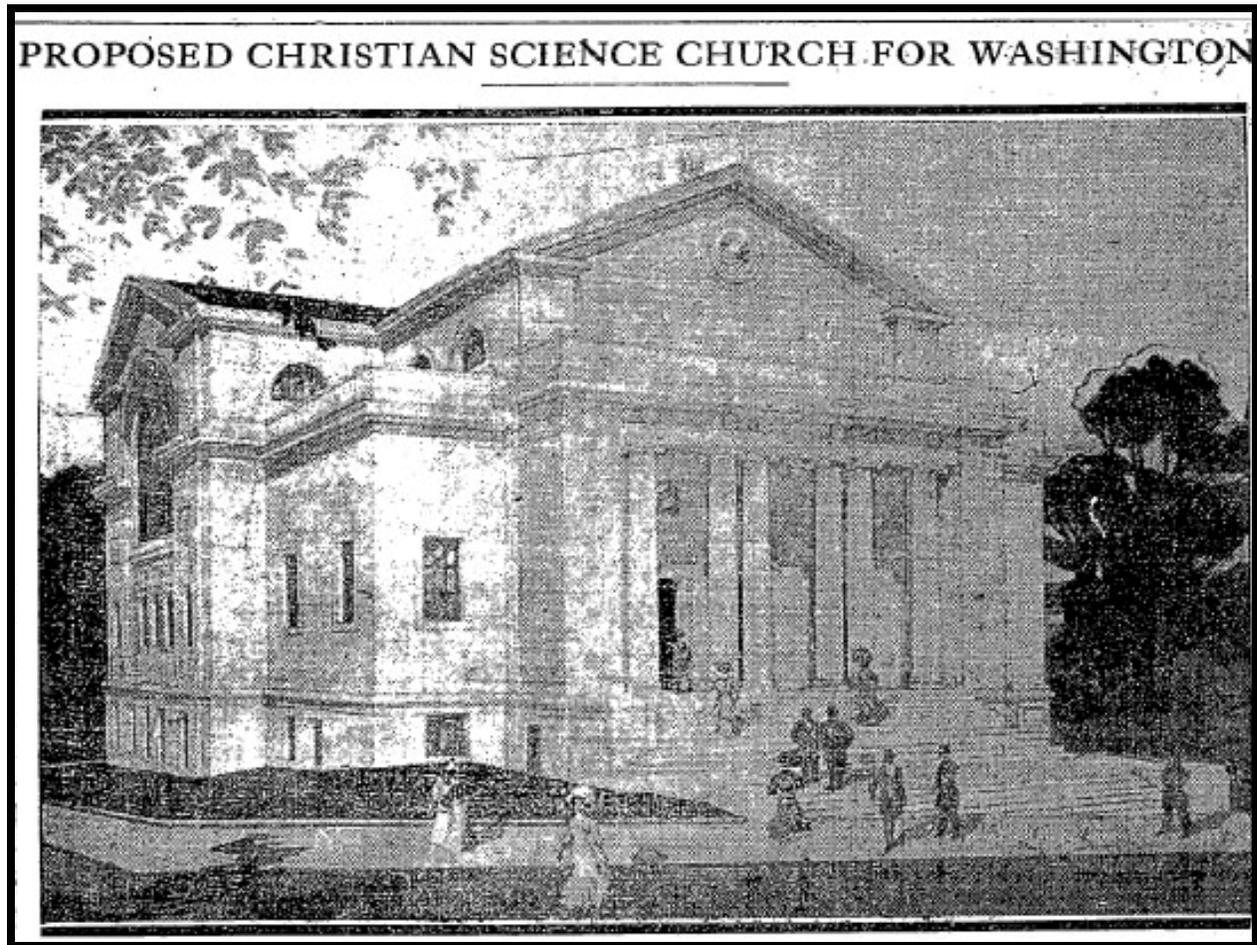


Figure 42: First Church of Christ, Scientist (from *Washington Post*, 11 June 1911).

The architect selected for the project was the well-established Washington firm of Marsh & Peter, with E.D. Ryerson acting as the primary architect. The builder was Boyles-Robertson Construction Company.<sup>126</sup> Early plans for the church structure specified that the building was to be built of marble, brick, and steel.<sup>127</sup> However, according to the original building permit, the building was to be built of brick, steel, and concrete with a

<sup>125</sup> "New Home for Church," *Washington Post*, 9 December 1909, 18.

<sup>126</sup> Kosakowski, 2.

<sup>127</sup> "Scientists to Build," *Washington Post*, 11 June 1911, C3.

limestone front at a cost of \$116,000.<sup>128</sup> Later accounts of the building construction described plans for the exterior walls to be gray canyon sandstone and gray granite and to cost, when completed and furnished, more than \$150,000. The *Washington Post* declared the building “will rank with the foremost church buildings, not only in this city, but in the entire South” and that the “new church will be one of the handsomest Christian Science edifices in the country, although its cost will be much smaller than that of some of the larger ones...”<sup>129</sup>



Figure 43: First Church of Christ, Scientist, 1929  
(from Archives of the First Church of Christ, Scientist, Washington, D.C.)

The first service was held in the new building on October 7, 1912. At that time, the building was lauded as “one of the most complete church edifices in the city, being equipped with the latest improvements.”<sup>130</sup> As constructed, the building was built of gray brick and featured a base and front of Ohio gray canyon sandstone, as well as a large sandstone portico with six Ionic columns.<sup>131</sup> The building boasted a large auditorium in the shape of a Greek cross and, along with the galleries, had a seating capacity for 1,200. Building materials and furnishings included pews and furnishing of mahogany, an oak parquet floor, and bases of Tennessee marble. One of the main features of the church was the impressive organ with its 1,800 pipes. Equipped with a five-horse-power blower,

<sup>128</sup> D.C. Building Permit #5958, June 21, 1911.

<sup>129</sup> “Scientists to Build,” *Washington Post*, 11 June 1911, C3.

<sup>130</sup> *Ibid*, E6.

<sup>131</sup> “Christian Science Church Starts Worship in New Building Today,” *Washington Post*, 6 October 1912, E6.

chimes, and an echo organ, the organ was state of the art and cost \$15,000.<sup>132</sup> As befitted such a musical instrument, the acoustic properties of the church were excellent. Windows of opalescent glass were used throughout the building and were double-glazed to keep sounds out from the street. In addition, the building featured a new system of artificial light, as well as an innovative forced air heating system that drew air from the outside, heated it, and then forced it throughout building. This same system was used in summer to cool the building.<sup>133</sup> On July 14, 1918, First Church of Christ, Scientist dedicated its building with much celebration and appropriate services.<sup>134</sup> Christian Science churches are not formally dedicated until they are entirely free of debt, so it is noteworthy that the church took less than six years to complete payment for the church property and building.

### *Residents of Lanier Heights*

As the historic maps document, the population of Lanier Heights in the late nineteenth century grew slowly despite the need for housing in the growing nation's capital. The Hopkins maps document that in 1887, Lanier Heights was home to Professor G. Brown Goode, Professor Frederick Perkins Dewey, Dr. Tarleton H. Bean, Archibald M. McLachlen, John B. Schmitt, Edward J. Anderson, H.D. Renninger, Columbia Eslin, and Nathan Sprague. All of these gentlemen were white, with the exception of Nathan Sprague who was noted in the census records as a mulatto.

By 1909, the population of Lanier Heights had grown to 374 persons, which was substantially lower than neighboring Washington Heights (690), Mount Pleasant (1,577), Meridian Hill (1,671), and Columbia Heights (3,246).<sup>135</sup> The lower population is easily attributed to the small size of Lanier Heights compared to the larger surrounding subdivisions. By 1911, the population of Lanier Heights had risen to 967, a comparatively consistent increase for the area.<sup>136</sup>

A sampling of the 1910 census documents the vast majority of the residents in Lanier Heights were whites, with a few African Americans living along Columbia Road within the Hill & Elvans Subdivision of Meridian Hill. A few households in 1910 had at least one servant who served as the cook and lived with the family. These servants were typically female and African American. Households with servants would not necessarily be considered wealthy, but were middle-class workers who often had children, extended family, or boarders living in the house as well. The number of school children living in the neighborhood was also high as it consisted primarily of young families. Schools were located in nearby Washington Heights.

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<sup>132</sup> "Christian Science Services," *Washington Post*, 7 October 1912, 12.

<sup>133</sup> "Christian Science Church Starts Worship in New Building Today," *Washington Post*, 6 October 1912, E6.

<sup>134</sup> "Dedicate New Church," *Washington Post*, 15 July 1918, 7.

<sup>135</sup> "District of Columbia Appropriations," United States Congress, Senate, Committee on Appropriations, (Washington, D.C., United States Government Printing Office, 1909).

<sup>136</sup> Washington Heights (1,059), Mount Pleasant (1,769), Meridian Hill (1,998), and Columbia Heights (4,591); District of Columbia Board of Commissioners, *Report of the Government of the District of Columbia, Including Miscellaneous Reports*, (Washington, D.C., 1911), 199.

Census records indicate that immigrants in Lanier Heights were not common in the early twentieth century as most residents had been born in the United States. Foreign-born or second generation ethnicity was predominantly Canadian, German, French, or British. The census clearly illustrates the transient nature of the city as residents came from a variety of different states. Although a large number were born in the District of Columbia, Maryland, and Virginia, residents were also from the Northeast, Midwest, and Southern parts of the United States including Illinois, Alabama, Massachusetts, Nevada, New York, Minnesota, Ohio, Iowa, North Carolina, South Carolina, Louisiana, and Florida. The professions noted are diverse, ranging from retired and active military personnel, government employees, judges, scientists, doctors, real estate investors, and lawyers to teachers, clerks, librarians, tailors, carpenters, butlers, and painters. The most dominant profession noted was clerk, a catch-all title that could include store employees as well as professional staff of the government.<sup>137</sup>

“The Adams Morgan Community Development Survey and Planning Report” presents a thesis based on surnames in the census records and the city directories of the area’s ethnicity:

...the residents on Lanier Place appeared to be of Anglo-Saxon background. In 1908, the first Jewish residents appeared on Lanier Place and as Henry Brylawski, an early resident of the area, recalled, by the time World War I began, (the street) had become a Reformed Jewish neighborhood—its center within the city.<sup>138</sup>

The 1918 city directory documents that Lanier Heights was improved by approximately 255 buildings, with over 1,000 residents. The discrepancy of residential buildings versus residents is explained by the 22 apartment buildings. The apartment buildings included six to 120 units, often with a janitor living on the premises. The larger apartment houses such the Ontario provided living space for a manager as well. The Ontario was touted as the home of elite Washingtonians, with judges, high-ranking military, Senators and Congressmen, doctors, writers, architects and builders residing there in the early twentieth century. “Nearly 60% of the 1907 residents were listed in that year’s ‘Elite List’ of prominent Washingtonians.”<sup>139</sup> This included Senator Robert J. LaFollette of Wisconsin; Senator Moses E. Clapp of Minnesota; Congressmen Elbert Hamilton Hubbard and Nathan E. Kendall of Iowa; Brigadier General John Joseph O’Connell of the Black Hills campaign against the Sioux Indians and Admiral Charles Edgar Clark of the Spanish-American War; editor-in-chief of the *Washington Post* Ira Elbert Bennett; builder and contractor William P. Lipscomb; Admiral Joel T. Boone; General Herbert H. Lord; Admiral Chester W. Nimitz; and the widows of Civil War heroes Brigadier General Culver C. Sniffen and General

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<sup>137</sup> United States Census Records, 1910 (sampling conducted by Ann Hargrove and Nancy Huvendick, 2008).

<sup>138</sup> Durett & Associated, 22.

<sup>139</sup> The Ontario History Committee, 26.

George E. Pickett.<sup>140</sup> As the Ontario History Committee points out, “probably the most nationally prominent tenant of the Ontario was Douglas MacArthur, one of the greatest and most controversial military leaders in the history of the United States. He lived with his mother, Mary Pinckney in Apt. 305 in 1916 and 1917, before the U.S. entered World War I.”<sup>141</sup> Review of the city directories shows residents such as architect Appleton P. Clark; William A. Fry of the Washington Metal Ceiling Company; lawyer Guy H. Johnson; shoemaker Girolamo Pellerito; George Whitwell, assistant to the Secretary of the Washington Gas Light Company; Winfield S. Jenks of W.S. Jenks & Sons Hardware; clothier Harry H. King; Louis P. Keyser of the Coast and Geodetic Survey; Dr. Harry Kaufman; real estate entrepreneur Adolph Keyser; patent attorney Bertram G. Foster; and Reginald Ruthford, assistant treasurer for Union Trust Bank, to name only a very few.<sup>142</sup>

### **PROGRESSIVE DEVELOPMENT OF LANIER HEIGHTS: 1919-1949**

The end of World War I in 1919 reignited development in Lanier Heights, prompting it to grow and develop as a residential neighborhood supported by a flourishing commercial corridor. Rows of attached houses and large-scale apartment buildings filled the unimproved lots as commercial development began in earnest with the construction of purpose-built structures along Columbia Road. By 1925, few available lots remained in Lanier Heights. Yet, as the Baist map documents, many of the subdivided lots fronting Clydesdale Place, which was platted in 1903, remained largely unimproved in 1925.

#### ***Gradual Development: White-Glove Era***

Lanier Heights and the surrounding neighborhoods that now make up Adams Morgan were entering what historian Jeffrey Henig termed its “white glove era” or “golden era,” when “genteel women...came out with white gloves and had tea in the afternoon.”<sup>143</sup> The larger community had “developed into an urban neighborhood with a cultural and social identity of its own.”<sup>144</sup> The larger community had “developed into an urban neighborhood with a cultural and social identity of its own.”<sup>145</sup> The urban nature of Lanier Heights in particular was generated by the rows of attached houses and freestanding apartment buildings, as well as the transformation of Columbia Road as a primary commercial corridor.

Between 1919 and 1949, approximately 95 building permits were issued for lots in Lanier Heights for single-family dwellings, apartment houses, commercial buildings and stores, offices, and a theater. The greatest number of building permits were issued in 1920 (22)

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<sup>140</sup> *Ibid*, 26-27.

<sup>141</sup> *Ibid*, 27.

<sup>142</sup> United States Census Records, 1900 and 1910; Washington, D.C., City Directory, 1918; Durett & Associates, 19-49.

<sup>143</sup> Henig, 13.

<sup>144</sup> *Ibid*, 13.

<sup>145</sup> *Ibid*, 13.

and 1925 (20), with less than eight permits granted yearly on average. Review of the "Real Property Inventory for the District of Columbia," published in 1934 by the Federal Housing Administration, reports that over 78% of the buildings in Lanier Heights had been construction prior to 1919, the oldest dating from the period between 1860 and 1884. The study estimated that approximately 78.8% of the buildings "were occupied by tenants whose average rent was fifty-six dollars and ninety-four cents! The average value of the single family homes was \$10,979."<sup>146</sup>

No permits were issued from 1941 through 1947, marking the tenure when the United States was involved in and recovering from World War II. Only four permits for new construction were issued in 1948-1949. This is largely explained by the lack of open space available for development, as well as a steady decline in prices and rents that opened the area to "a less affluent group" and eventual "white flight" in the mid-twentieth century.<sup>147</sup> Eighty of the 95 resources constructed between 1919 and 1949 remain to document the progressive, and albeit gradual, development of Lanier Heights in the second quarter of the twentieth century.

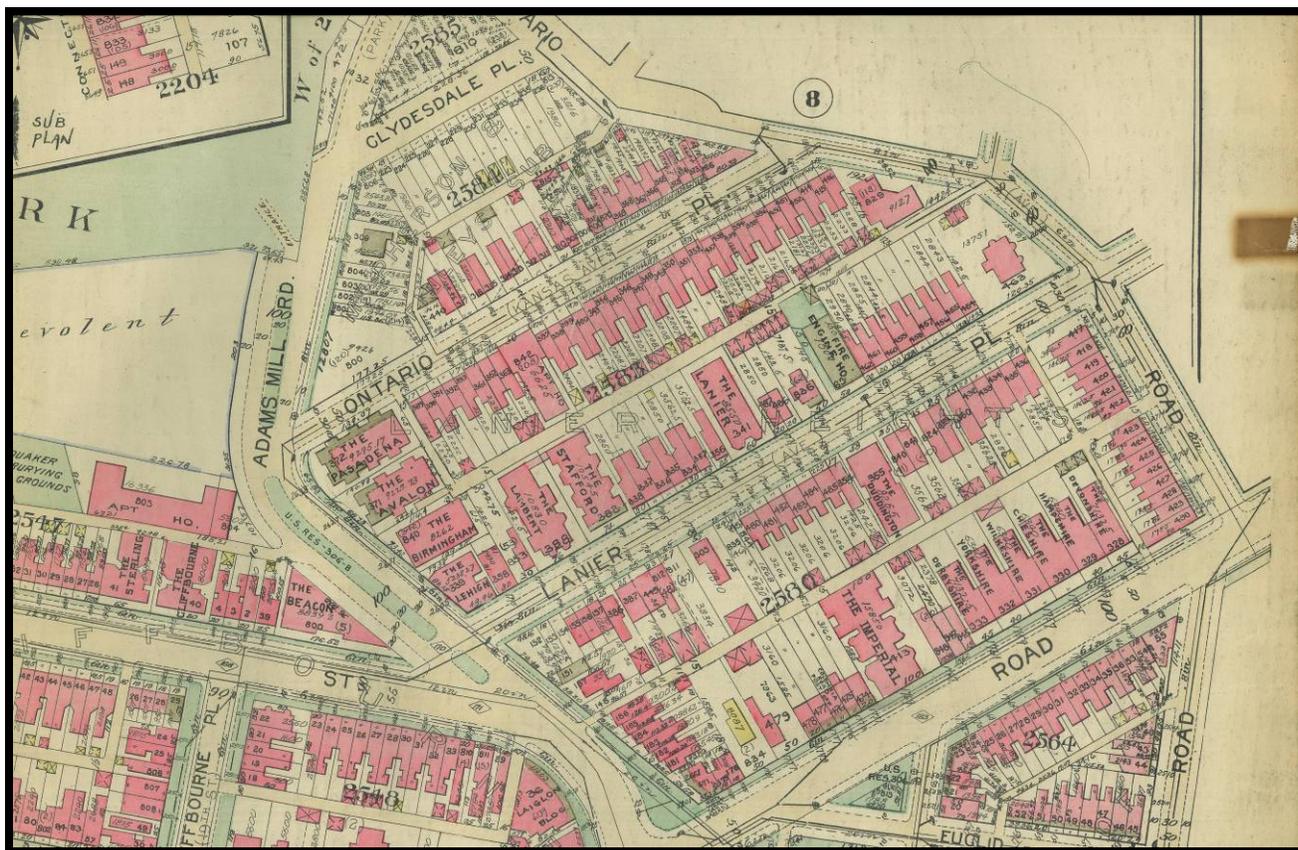


Figure 44: Baist Map of Washington, D.C., Plate 7 detail, (1925).

<sup>146</sup> Durett & Associates, 49.

<sup>147</sup> *Washington at Home, An Illustrated History of Neighborhoods in the Nation's Capital*, ed. Kathryn Schneider Smith, ed. (Northridge, CA, Windsor Publications, Inc., 1988), 230.

### Freestanding Single-Family Dwellings

Although the construction of residential buildings in Lanier Heights flourished between 1900 and 1916, by the second quarter of the twentieth century the density of this Washington, D.C. suburb greatly curtailed the number of freestanding single-family dwellings erected. The building permit indexes document that only two new construction applications were granted for single-family dwellings between 1919 and 1949. Both permits were issued in 1922, for masonry houses fronting Adams Mill Road.

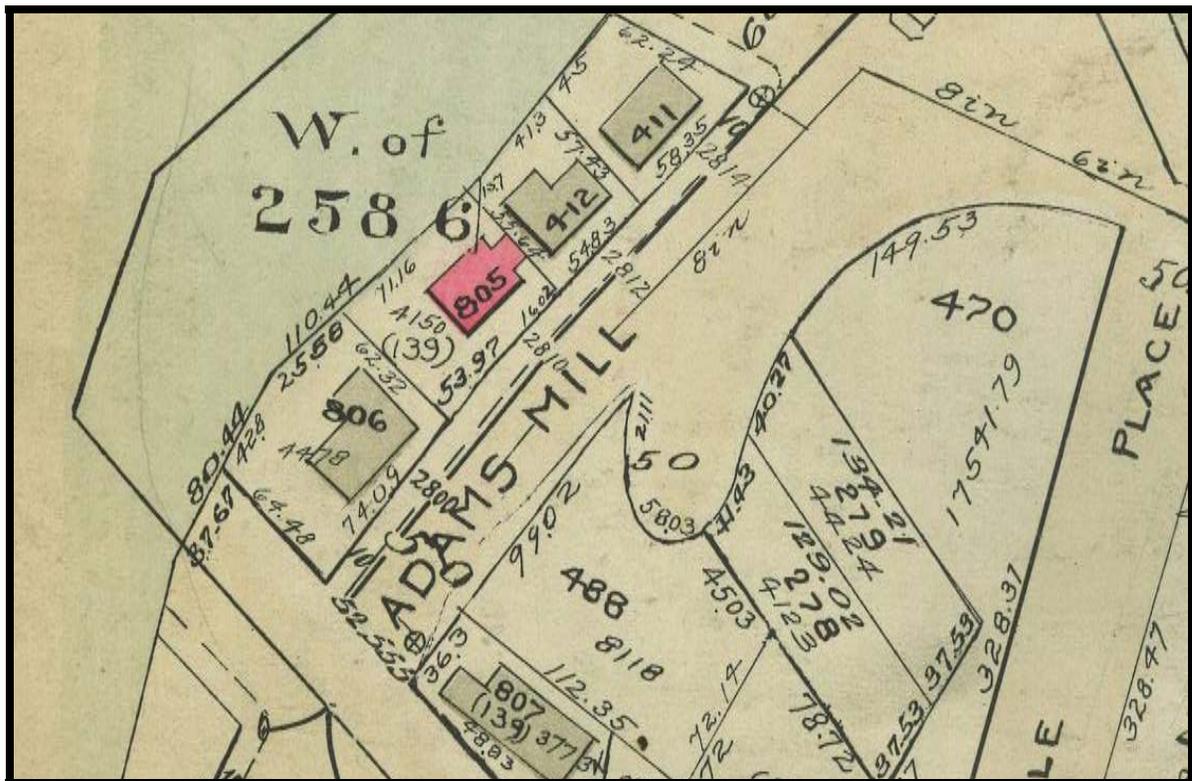


Figure 45: Baist Map of Washington, D.C., Plate 7 detail, (1925).

Located on Lot 807 in Square 2586, the building at the corner of Ontario Road and Adams Mill Road was constructed of hollow tile. The building stood two stories in height, measuring 53 feet by 27 feet. It was designed by architect T.J.D. Fuller for Alice West Perley for an estimated cost of \$15,000. Born in 1868 in Illinois, Perley was married to Clarence W. Perley, librarian for the United States government. According to the census records for 1930, the property at 2805 Ontario Road was valued at \$20,000, which was comparable to surrounding lots along Adams Mill Road overlooking Rock Creek Valley and the western end of Ontario Road. The couple lived with their adult daughter, Alberta, and a German-born maid, who had only just immigrated to the United States. The house was razed in the late 1940s to allow for the construction of an apartment building.



Figure 46: 2800 Adams Mill Road, N.W., constructed in 1922 (volunteer survey 2008).

The contemporaneous freestanding dwelling at 2800 Adams Mill Road (Lot 806 Square 2586W) was constructed for Anne P. Gaynor, the widow of John F. Gaynor. Supporting herself through real estate investments, Gaynor owned the Wilburton Apartments at 1844 Columbia Road in Washington Heights, where she lived with her mother (Louise C. Petrey) prior to moving to Adams Mill Road.<sup>148</sup> The brick and stone house was designed by the architectural firm of Sonnemann & Justement (a collaboration that extended from 1919 to 1924) for an estimated cost of \$25,000. This is the only building designed by this notable architectural firm in Lanier Heights; Louis Justement, working independently by 1924, also served as architect for Harvard Hall, the apartment building at 1650 Harvard Street, N.W. (1928).

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<sup>148</sup> United States Census, 1910 and 1920; City Directory, 1918.

### Attached Dwellings and Rowhouses

Like freestanding single-family dwellings, the number of attached dwellings and rowhouses constructed in Lanier Heights between 1919 and 1949 was limited, as the area was largely developed. New construction of this particular building type occurred just between 1919 and 1925, and was confined to Lanier Place, Argonne Place, and 18<sup>th</sup> Street. This included two sets of twin dwellings and five groupings of rowhouses, providing a total of 44 dwellings.

The estimated construction costs ranged from \$7,500 to \$11,000 for a semi-detached twin dwelling and \$8,000 to \$10,625 for an attached rowhouse. The cost of constructing an attached dwelling or rowhouse was noticeably lower than that for a freestanding dwelling, a detail also illustrated in the years between 1900 and 1919, as shared walls could keep the price of materials and labor to a minimum. Characteristic of this building type, the attached dwellings and rowhouses dating from this period were all constructed as speculative investments. Notable architects designing attached dwellings and rowhouses in Lanier Heights between 1919 and 1925 include Arthur B. Heaton, H.L. Breuninger, George T. Santmyers, and Reginald Wyckliffe Gear.



Figure 47: 1694-1702 Lanier Place, N.W., constructed in 1919 for \$8,000 each (volunteer survey 2008).

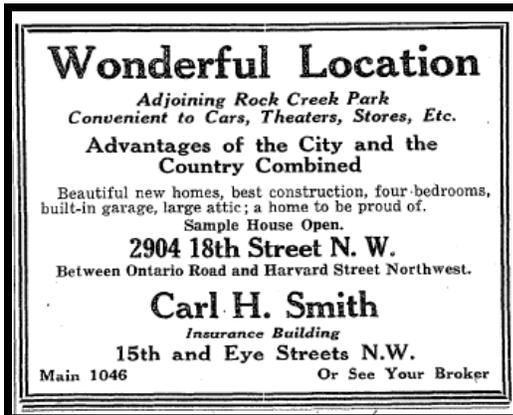


Figure 48: Advertisements by Carl H. Smith (from *Washington Post*, 13 September 1925).

Carl H. Smith, a real estate investor and self-professed house builder, was responsible for the construction of five rowhouses on Lanier Place in 1919 and 12 rowhouses on 18<sup>th</sup> Street in 1925. Smith is noted as the property owner, architect, and builder on the building permits. Born in 1877 in New York, Smith lived on Biltmore Place in the adjacent residential neighborhood of Kalorama Triangle and therefore was confident of the amenities he could offer to prospective homeowners. Smith's rowhouses at 1694-1702 Lanier Place were estimated to cost \$8,000 each to build in 1919. The anticipated cost of the rowhouses at 2900-2922 18<sup>th</sup> Street had risen only slightly to \$10,000 each by 1925. The similarity in the materials, form, massing, style, and

ornamentation of the two sets of rowhouses suggest Smith utilized the same design plan; thus, construction costs were kept at a minimum despite being constructed six years apart during a period when building costs were steadily rising. This allowed Carl Smith to offer the individual dwellings at a relatively competitive cost and also make a substantial profit.

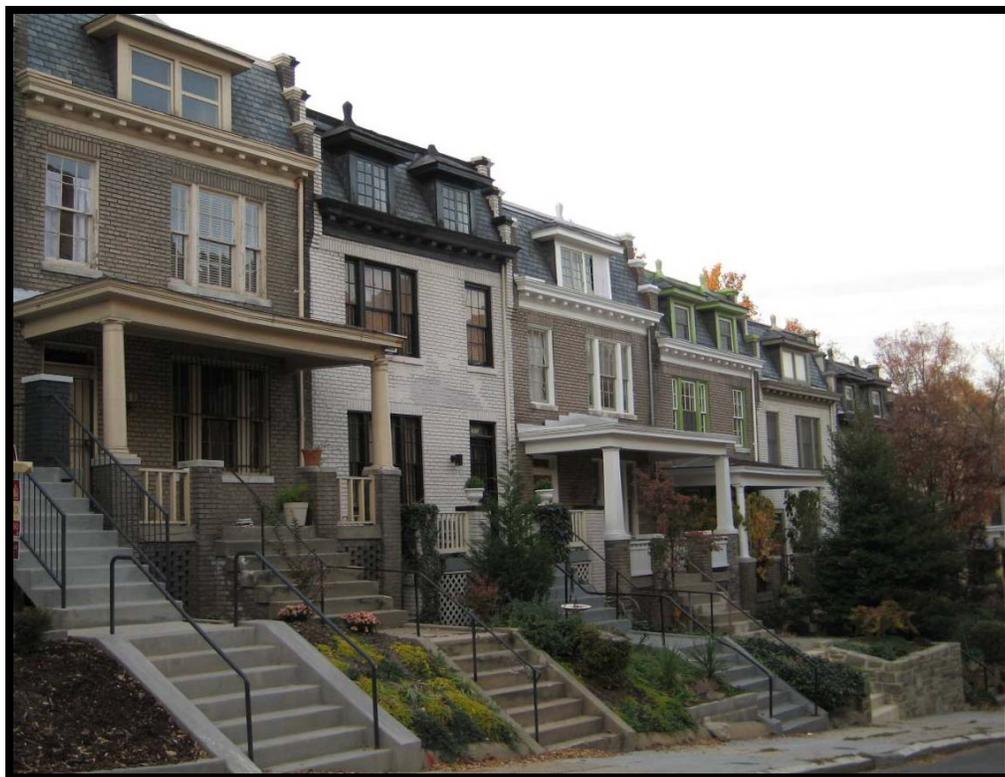


Figure 49: 2900-2922 18<sup>th</sup> Street, N.W., constructed in 1925 for \$10,000 each (EHT Tracerics 2008).

William S. Phillips was another successful real estate investor and broker who oversaw the construction and sale of rowhouses in Lanier Heights in the 1920s. Argonne Terrace, constructed in 1920, is a row of 17 attached houses on Argonne Place, N.W. in Square 2589. The eight rowhouses at 1620-1634 Argonne Place were estimated to cost \$10,625 each, while the neighboring nine rowhouses at 1636-1652 Argonne Place were to cost \$10,556 each to construct. Reginald Wyckliffe Geare served as the architect of the rowhouses, with William Todd acting as builder.

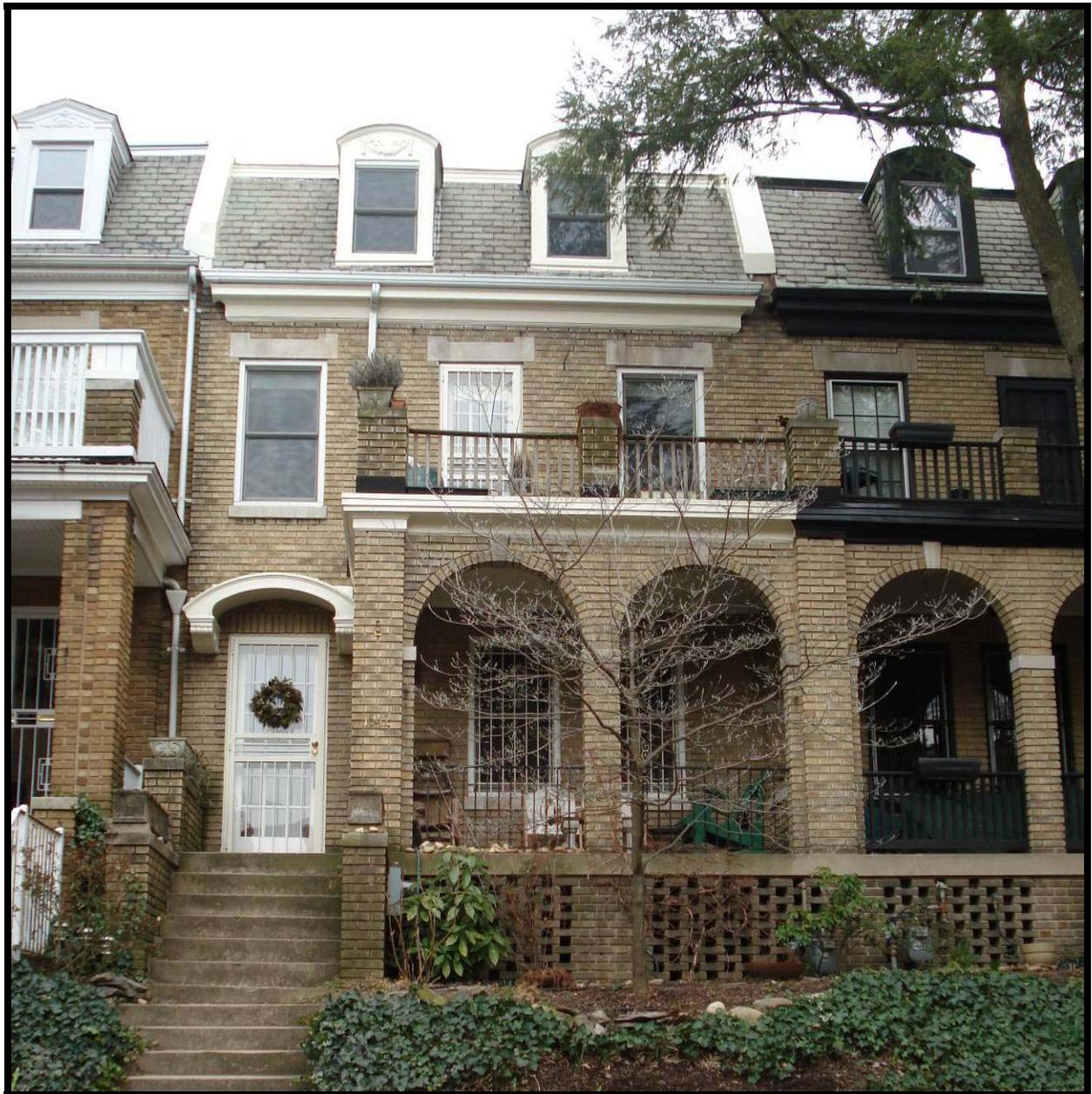


Figure 50: 1642 Argonne Place, N.W., constructed in 1920 (volunteer survey 2008).

In an article entitled "New Ideas Shown In Row Building," Phillips was recognized for the construction methods for the 17 rowhouses on Argonne Place:

17 new homes, exemplifying several new ideas in row-house construction, are being offered on Argonne Terrace, Columbia road and 16th street by William S. Phillips. The houses are finished in four distinct shades of buff and tan tapestry brick and four types of porch architecture are used....A steel beam construction, said to reduce settling and shrinkage to a minimum, is employed in the rear framework of the houses. Each home contains a sun parlor or sleeping porch on the southern exposure.<sup>149</sup>

**Sixteenth Street and Columbia Road**  
**ARGONNE TERRACE**  
*"Individuality in Each Home"*

---

In these homes of exceptional charm you will find all that is newest in home building, combined with a refreshing innovation in architectural style.

They have been built by our own organization by day labor, which means to you that every dollar represents real value, and not profits to subcontractors.

They are planned for comfort and convenience, minimizing the cares of household management. Every detail of construction from built-in, heated garage to the floored attic has had our careful and constant attention.

The location is unsurpassed, bordering on magnificent Sixteenth street, zoned residential, high elevation, served by the lines of both street railway companies, convenient to schools, churches, stores of every character and places of amusement. In the midst of Washington's most palatial residences, yet only five minutes' walk from Rock Creek Park.

**YOU ARE CORDIALLY INVITED TO INSPECT THESE HOMES  
OPEN DAILY UNTIL NINE P. M.**

**WILLIAM S. PHILLIPS**  
**REAL ESTATE**

**1409 New York Avenue N. W. Phone Main 98**

**PERSONNEL OF SALES DEPARTMENT:**  
Mr. Jas. H. Holmes, Mr. L. C. Hennahoe, Mr. Edward R. Carr, Mr. Clyde C. Dunnington, Mr. John W. Holmes, Mr. E. C. Lane, Mr. G. A. Macrae, Mr. J. P. Thompson, Mr. W. P. Henson, Mr. C. Simmons, Mr. W. H. Curtis, Mr. Harry Lee Smith, Mr. F. J. Volkman, Mr. H. R. Williams.

Figure 51:  
Advertisement for  
Argonne Place by  
William S. Phillips  
(from *Washington  
Post* 13 October  
1920).

<sup>149</sup> "New Ideas Shown In Row Building," *Washington Post*, 5 October 1920, 37.

## Apartment Buildings

The apartment buildings constructed in Lanier Heights between 1919 and 1949 reflect the need for housing in the burgeoning nation's capital and the available investment opportunities of real estate developers and builders, as well as the evolving design of this particular building type within a residential neighborhood of Washington, D.C. Apartment living was introduced in the District of Columbia in the 1870s with the make-shift conversion of large buildings, including institutions and single-family dwellings, into small self-sufficient units. Some of the conversions included individual kitchens and private baths, but most did not. The successive boarding house and corresponding hotel and luxury apartment house were intended to be permanent residences providing numerous units. In 1880, the first purpose-built apartment houses were constructed in the nation's capital. Nearly 4,000 purpose-built apartment buildings were built in Washington, D.C. between 1880 and 1945. By 1930, nearly 50% of Washingtonians resided in apartment buildings.

The apartment buildings in New York, as described in the "Apartment Buildings in Washington, D.C. 1880-1945, Multiple Property Document" (1994), proved to be the most powerful inspiration for Washington's apartment building architecture, both in the early years and throughout the development of the building type. The New York examples often provided kitchens and bathrooms in each apartment, featured commercial space on the ground floor, servants' quarters, rhythmic façade composition, low-scale massing, and double entries. Although not every idea formulated in New York was appropriate for transference to Washington, many were. Massing, exterior decorative treatment, floor plans, even control of building height illustrated the influence of New York on Washington's early apartment building design. Washington, however, was not to be without its own unique variation of the type as outlined in detail in the "Apartment Buildings in Washington, D.C. 1880-1945, Multiple Property Document."

The large number of short-term residents, an inhibiting height limitation, and the development of zoning regulations and building codes combined with the economic and aesthetic requirements to give the city's apartment buildings their own distinct expression. James Goode explains:

The development of the apartment house in Washington over the past century makes a complex story. Architecturally, the apartment has been affected constantly by changes in style and social patterns, war, depression and inflation, building codes, zoning laws, rent control, public transportation systems, demographic shifts, and technological developments. Architecture always reflects the forces that surround its inception; this maxim is magnified with the apartment.<sup>150</sup>

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<sup>150</sup> Goode, 3.

The activities of World War I dramatically slowed housing constructed in the City of Washington as the war effort consumed most of the civilian industrial capacity. As a result, there was a severe shortage of varied resources, including building materials. Meanwhile, the population in Washington, D.C. continued its dramatic increase, multiplying on top of a federal workforce that tripled between 1916 and 1918. Consequently, there was a large demand for housing when civilian construction resumed in the early 1920s. Architects, builders, and developers rushed to fill the void with a burgeoning of both apartment buildings and single-family housing. In the decade after the end of World War I, from 1919 to the Stock Market Crash of 1929, 741 apartment buildings were constructed in the city, a growth paralleling the dramatic increase in single-family housing construction. In Lanier Heights, as explained earlier, the construction of single-family housing was markedly limited. Yet, apartment buildings, the primary building type erected between 1919 and 1949, accounted for the greatest number of housing units constructed in the second quarter of the twentieth century. Twenty-two purpose-built apartments were constructed in the 1920s, with another seven buildings erected in the late 1930s and late 1940s. This enclave of apartment buildings in Lanier Heights dating from between 1919 and 1949 illustrate this particular building type's evolution from luxury apartments, which dominated the landscape in the early twentieth century, to the conventional apartments, and then evolving into mid-rise apartments and garden-apartment complexes by the 1920s and 1930s.

The apartments constructed in Lanier Heights between 1919 and 1949 were mid-rise and garden-apartment complexes, often with irregular plans that created courtyards. The buildings rose from two to eight stories in height, the average standing two to five stories on a raised basement. The sloping terrace allowed for variations in the height of the buildings. For example, the Phillips Terrace Apartments (now Chalfonte Apartments) at 1601 Argonne Place, N.W. stands four stories in height along Argonne Place and five stories on Lanier Place and Harvard Street. Similarly, the apartment building at 1820 Harvard Street, N.W. rises three stories on the eastern end with a fully exposed raised basement on the western end. The Calverton Apartments, constructed in 1919 by Harry Wardman at 1673 Columbia Road, N.W., is the tallest building constructed during this period in Lanier Heights, rising eight stories in height along Quarry Road.

The topography coupled with the developers' acumen to provide modern amenities that would attract buyers resulted in parking garages in the basements of several apartment buildings in Lanier Heights. Providing a garage in the lower story of an apartment building was one solution to the critical issue of parking that was a problem for growing urban communities nationwide by the mid-1920s. A 1925 article in the *Evening Star* reports that 20% of all District workers were riding in automobiles to work rather than using public transportation such as streetcars or buses. The article stresses that a great number of the 72,482 private automobiles registered in the city in 1925 belonged to residents who lived in the outlying sections of the city, like Lanier Heights. The report states that the ratio was around 12 to 20 passenger automobiles per 100 persons in the suburbs compared to 5

to 10 in the central areas of the city.<sup>151</sup> The garage as part of the apartment building design began in 1923 with the construction of parking within the buildings at the Adams Mill House at 2630 Adams Mill Road, N.W. and the building at 1705 Lanier Place, N.W. Harvard Hall at 1650 Harvard Street and The Richelieu at 1750 Harvard Street, both constructed in 1928, included parking garages in the basements. The building at 2901 18<sup>th</sup> Street, N.W. erected in 1937 has a parking garage. The building at 3025 Ontario Road, N.W., built in 1948, is five stories in height with a raised basement garage. The Saxony Apartments, rising six stories on a raised basement with garage, was constructed in 1949. None of the buildings constructed in 1925 include parking garages.

The construction costs for apartment buildings during this period are comparable to those in neighboring Washington Heights, Mount Pleasant, and Columbia Heights. Estimates noted in the building permits range from \$10,000 to \$1,500,000 for the period between 1919 and 1949. Inflation appears not to have drastically affected construction prices, as the eight apartment buildings erected in 1925 illustrate the considerable range of costs. For instance, three two-story apartments were constructed at 1646-1650 Columbia Road, N.W. for a cost of \$10,000 each. The modest hollow tile and brick-faced buildings, providing two to three units each, were designed by Russell O. Kluge with Charles Volland as builder. The architect/development team of Stern & Tomlinson designed and constructed the four-story stone apartment building at 2721 Adams Mill Road, N.W. for \$35,000. It provides 17 apartment units. The three-story brick apartment building with a raised basement at 1623 Lanier Place, N.W. was constructed for and by Monroe & R. Bates Warren for \$60,000, with only eight apartments. Wardman Construction Company built the four-story apartment building at 2801 Adams Mill Road for \$200,000. Known as The Clydesdale Apartments, the brick building provides 52 units. The four-story building of brick on a raised basement at 1820 Clydesdale Place, N.W. was built for an estimated cost of \$250,000 for Charles D. Sager. The building, designed by George T. Santmyers, includes 58 apartment units. The Phillips Terrace Apartments (now Chalfonte Apartments) at 1601 Argonne Place, N.W., standing four to five stories in height, is a brick and concrete building constructed for real estate investor William S. Phillips for \$1,500,000. Providing 243 apartments, the building was designed by Harvey H. Warwick. The architectural style, massing, siting, materials, or available modern amenities do not seem to have reduced or inflated construction costs for these buildings. However, the number of apartment units within each building and the size of each unit appear to have greatly affected the building costs.

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<sup>151</sup> "Fifth of Workers Here Ride in Autos, Report Declares," *Washington Star*, 9 September 1925.



Figure 52: Stacked Flats Apartment Building at 1646-1650 Columbia Road, N.W., constructed 1925 (volunteer survey 2008).

## Apartment Types

The types of apartment buildings constructed between 1919 and 1949 illustrate the evolution of this particular building type. The stacked flats apartment building was designed and built specifically to function as an apartment building, containing at least one self-sufficient (included private kitchen and bath facilities) apartment unit per floor. As a type, the stacked flats apartment buildings are typically two or three stories in height with single or multiple entry openings. The only examples of this distinct apartment type noted in Lanier Heights from this period are the three attached buildings at 1646-1650 Columbia Road, N.W. The buildings were constructed in 1925 for Marie Von Unschuld, a music teacher who owned the Von Unschuld University of Music that she operated from her home at 1648 Columbia Road, N.W. The two-story structure, designed by architect Russell O. Kluge, is divided by interior firewalls to create three buildings, with one apartment unit per floor. Each self-sufficient unit was provided with its own entry on the façade and rear elevation. Sometime between 1939 and 1958, as documented by the city directory and Sanborn Fire Insurance maps, the buildings were rehabilitated for commercial use on the first and second floors.



Figure 53: Conventional Low-Rise Apartment Building at 1623 Lanier Place, N.W., (volunteer survey 2008).

**NEW BUILDING—FIRST TIME OFFERED**  
**1860 CLYDESDALE PLACE**  
Just north of 18th and Columbia Road at the intersection of Adams Mill Road and Clydesdale Place, overlooking the main entrance to the Zoological Park, unrestricted view over Government reservation.

**REAL BARGAIN VALUES.**

<b>\$47.50.</b>	<b>\$65.00.</b>
Reception hall, very large living room with dressing room and Murphy bed, dinet and kitchen, tile bath with built-in tub and shower.	Reception hall, large living room, spacious bedroom, dinet, kitchen and tile bath with built-in tub and shower. Also has a dressing room with Murphy bed.

**BRAND NEW BUILDING—JUST COMPLETED**  
Inspect These Apartments Today  
And Have First Choice  
Resident Manager, Adams 9415.

14th and K.      C A F R I T Z ,      Main 9080.

Figure 54: Advertisement for 1860 Clydesdale Place, N.W. (from *Washington Post*, 23 December 1926).

Conventional low-rise apartment buildings dominated the landscape of Lanier Heights, with eleven examples constructed between 1919 and 1949. This building type, the most prevalent throughout the District of Columbia, provided a solution to needs of a rapidly expanding population by providing many dwelling units within a single building by increasing effectiveness of available architectural and financial resources.

Further, it permitted efficient use of land in locations like Lanier Heights that were served by public transportation and utilities, thus directly affecting patterns of population growth. The low-rise apartment buildings stand at least two and no more than four stories in height, with a single main entry and do not contain elevators. Noted examples in Lanier Heights include 1862 Ontario Road (1922), 2920 Ontario Road (1924), 2721 Adams Mill Road (1925), 1860 Clydesdale Place (1926), and 3011 Ontario Road (1940).



Figure 55: Conventional Mid-Rise Apartment Building at 1702 Summit Place, N.W.  
(volunteer survey 2008).

The Conventional Mid-Rise Apartment Building has a greater number of stories, ranging from at least five to eight stories in height with a single main entry. The most significant difference between the low-rise and mid-rise types is the affordability of the passenger elevators, which allowed for the construction of taller buildings. This in turn encouraged new architectural approaches to the organization of the apartment building, as well as to the individual units. Not all examples include elevators however. Seven mid-rise apartment buildings constructed between 1919 and 1949 were noted in Lanier Heights, including 1601 Argonne Place (1925), 1702 Summit Place (1926), 2800 Ontario Road (1928), 1750 Harvard Street (1928), and 3025 Ontario Road (1948).



Figure 56: Harvard Hall, a Conventional High-Rise Apartment Building at 1650 Harvard Street, N.W. (volunteer survey 2008).

The Conventional High-Rise Apartment Building is the tallest of the conventional buildings, rising from at least six to no more than twelve stories in height. The buildings were designed to provide an elevator in a main lobby that is reached through a single main entry. Typically, as the technology advanced, the high-rise apartment building was constructed of steel-frame with fireproof materials. Five high-rise apartment buildings from between 1919 and 1949 are located in Lanier Heights; the tallest of these is The Calverton at 1673 Columbia Road, N.W., which stands eight stories in height. Other examples are located at Harvard Hall at 1650 Harvard Street (1928), The Park Crescent at 2901 18<sup>th</sup> Street (1937), 1660 Lanier Place (1940), and The Saxony Apartments at 1801 Clydesdale Place (1949).

**Harvard Hall**  
An  
**Apartment Residence  
of Distinction**

Has available at MODERATE RENTALS a few suites of one and two bedrooms, living room, kitchen, bath and porch. Beautiful lobby and well-appointed apartments. Each suite is equipped with an electric dishwasher to make work easier and allow more time for pleasure. 24-hour elevator and switchboard service.

★

Recreation is a necessary part of healthful living . . . so Harvard Hall offers its tenants a modern and completely equipped swimming pool, billiard room and gymnasium.

★

**1650 HARVARD ST. N.W.**  
**RESIDENT MANAGER**

Figure 57: Advertisement for Harvard Hall (from *Washington Post*, 11 September 1938).

Advertisements in the *Washington Post* for Harvard Hall at 1650 Harvard Street, N.W. remarked that each suite “was equipped with an electric dishwasher to make work easier and allow more time for pleasure...,” which included the “modern and completely equipped swimming pool, billiard room, and gymnasium” located within the building.<sup>152</sup> Harvard Hall provided 153 rental apartments, including 42 efficiencies, 92 one-bedrooms, and nineteen two-bedrooms.



Figure 58: The Park Crescent, a Conventional High-Rise Apartment Building at 2901 18th Street, N.W. (volunteer survey 2008).

The newly completed Park Crescent at 2801 18<sup>th</sup> Street, N.W. was referred to in advertisements in the *Washington Post* as the “newest in ultra modern apartments.”<sup>153</sup>

Every new and ultramodern feature designed for the comfort and convenience of leaseholders has been incorporated in the construction of

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<sup>152</sup> Advertisement for 1650 Harvard Street, N.W., *Washington Post*, 11 September 1938, R14.

<sup>153</sup> Advertisement for 2801 18th Street, N.W., *Washington Post*, 11 September 1938, R14.

this, the latest addition to the CAFRITZ group of fine apartment buildings, including all-electric kitchens, all outside rooms...painted walls...carpeted corridors...spacious wardrobe-type closets...Venetian blinds...parquet floors...solarium windows...attractive lobby...24-hour switchboard and elevator service...garage with space for forty cars.<sup>154</sup>

The Park Crescent offered three types of units:

Efficiency type - Large living room, dressing room with Murphy bed, combination sunroom and dining room, kitchen and bath \$52.50 to \$55.00. Large living room, reception hall, combination sunroom and dining room, bedroom, kitchen and bath \$60.00 to \$72.50. Reception hall, large living room, 2 bedrooms, combination sunroom and dining room, kitchen and bath \$77.50 to \$85.00.<sup>155</sup>

Figure 59: Mansion-Type Apartment Building at 1705 Lanier Place, N.W. (volunteer survey 2008).



The Mansion-Type Apartment Building retains the traditional house form and appearance on the exterior, thus blending a multi-family building within a predominantly single-family neighborhood by

utilizing accepted forms, materials, and architectural elements that proved more comfortable to potential residents and neighbors. This particular apartment type was constructed specifically to function as a multiple dwelling, containing more than five self-sufficient units. Characteristically, the mansion-type apartment building stands at least three and no more than six stories high, with a single main entry. Significantly, this apartment type has a formally designed façade that aspires to the appearance of a single-

<sup>154</sup> *Ibid*, R14.

<sup>155</sup> *Ibid*, R14.

family residence. The three-story building set on a raised basement at 1705 Lanier Place, N.W. is the only example of this particular apartment building type noted in Lanier Heights from this period. It was constructed by Monroe and R. Bates Warren, with James E. Cooper acting as architect. This large apartment building, which includes 30 apartment units, reads from the façade like the single-family dwellings in neighboring Sheridan Kalorama or Meridian Hill.

The Garden Apartment Building or Complex is composed of an individual building or group of buildings designed in relationship to each other and the landscape. Developers and real estate investors hoped that by providing open space and landscaped gardens around the apartment buildings they could dispense many of the stigmas attached to city apartment buildings. Yet, during the 1920s, the incorporation of open space into multi-family housing as an integral part of the design was a new concept.<sup>156</sup> The resulting designs integrated public and private spaces with landscaped courtyards located on the interiors of individual blocks and within apartment building clusters. The principles of garden-apartment design and siting, as well as its financing and insurance, were generated by the National Housing Act of 1934 (NHA) and the Federal Housing Administration (FHA). The FHA provided standards rather than requirements that quickly became the preference for developers and tenants. Specifically, the FHA preferred that the buildings not exceed three stories in height; taller buildings, which are permitted only in exceptional cases, required elevators. These buildings were to conform to local zoning and sanitary regulations, and they were to avoid narrow courts to assure minimum reasonable land coverage. Recommendations for the dwelling units included "economical layouts providing a maximum of cross ventilation, and privacy in sleeping quarters," with kitchens averaging between sixty and seventy square feet and dining rooms around one hundred square feet.<sup>157</sup> To promote ventilation, views, privacy, as well as variety, the buildings were often arranged in interlocking patterns that followed the site's topography.<sup>158</sup> The FHA provided several examples of recommended site plans and discussed their advantages. The basic plans included the "U," "Strip," "Tee," "Cross," "EII," "Zee," and "Offset Cross."<sup>159</sup> The FHA's reasoning behind these preferences was to ensure that the property would outlast the amortization period and also to protect the residents that would occupy the buildings.<sup>160</sup> Four apartment buildings were constructed in Lanier Heights between 1919 and 1949 that followed the guidelines and standards presented by the FHA. Two of the illustrations predate the establishment of the FHA, yet present the

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<sup>156</sup> Goode, 176.

<sup>157</sup> "Multiple Housing Under FHA, Government Housing Standards," *Architectural Record*, vol. 84, no. 3 (September 1938), 97.

<sup>158</sup> David L. Ames and Linda Flint McClelland. National Register Bulletin, Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places, (Washington, D.C., U.S. Department of the Interior, National Park Service, National Register of Historic Places, September 2002), 63.

<sup>159</sup> "Multiple Housing Under FHA, Government Housing Standards," *Architectural Record*, vol. 84, no. 3 (September 1938), 105.

<sup>160</sup> Miles L Colean, "The Impact of Government on Architecture in the United States," *American Institute of Architects Journal*, Vol. 22 (October 1954), 153.

strong ideal of the Garden City Movement perpetuated by the FHA. The examples include the strip at 1820-1824 Harvard Street (1939) and the U-shaped buildings at 1725 Lanier Place (1922), 1820 Clydesdale Place (1925), and 1821 Summit Place (1939).



Figure 60: Garden Apartment Building at 1821 Summit Place (volunteer survey 2008).

The majority of the apartment buildings in Lanier Heights from this period provided rental units. The Clydesdale Apartments at 2801 Adams Mill Road, however, was a cooperative, an apartment building owned by a corporation of tenants who share expenses based on the values of each unit. The *Washington Post* declared in May 1929 that The Clydesdale Inc. "owns one of the largest cooperatives in the city."<sup>161</sup> The idea of cooperative ownership was introduced in Washington, D.C. in 1920 by Allan E. Walker, a real estate and insurance broker. Initially, Walker converted rental apartments to cooperative status. Edmund J. Flynn, a salesman working for Walker, established his own firm, specializing in cooperative ownership and cooperative plans. Flynn was instrumental in establishing

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<sup>161</sup> "Clydesdale Apartments Directors Are Named," *Washington Post*, 26 May 1929, R3.

cooperative apartments as a viable and accepted alternative to rental apartments in the District of Columbia and quickly became a leading authority on cooperative ownership. Among the first developers Flynn worked with were the Warren Brothers and Morris Cafritz, and in Lanier Heights, Harry Wardman. Flynn managed the conversion of the Ontario to cooperative ownership in 1953.

ANNOUNCING

The Clydesdale

A 100 Per Cent Co-operative Apartment Building

2801 Adams Mill Road

EXCLUSIVE CO-OPERATIVE HOMES

Overlooking Rock Creek Park—Two Blocks from 18th St. & Columbia Rd.

4 Stories—Elevator—51 Apartments—Large Rooms

MODERATE PRICES—EASY TERMS

OPEN DAILY AND SUNDAY

WARDMAN

1430 K STREET

Telephone Columbia 217

REPRESENTED BY  
EDMUND J. FLYNN  
AUTHORITY ON CO-OPERATIVE  
APARTMENTS

Figure 61: Advertisement for The Clydesdale (from *Washington Post*, 11 April 1926).

The sale of apartment buildings in Lanier Heights also commenced at a greater rate during this period as developers and builders began to focus their attention and funding to other undeveloped neighborhoods. For example, in December 1920, Harry Wardman sold The Calverton for \$750,000 to "an out-of-town investor."<sup>162</sup> The Calverton, located at 1673 Columbia Road, was estimated to cost \$500,000 to construct in 1919, thus generating Wardman a generous profit. The notice of the sale in the *Washington Post* promoted the seven-story building's modern amenities such as private baths and fireproof construction.<sup>163</sup>

<sup>162</sup> "Apartment Brings \$750,000," *Washington Post*, 19 December 1920, 50.

<sup>163</sup> *Ibid*, 50.

## Commercial Buildings

Commercial development in Lanier Heights was remarkably slow in the second quarter of the twentieth century despite the increasing number of residents and the availability of public transportation. Between 1919 and 1949, nineteen building permits were issued for commercial buildings in Lanier Heights. The permits provided for the construction of fourteen stores, two offices, a bank, and a gasoline service station. A total of six permits were granted in 1920, with an additional eight permits issued by 1928. Only five building permits for the construction of new purpose-built commercial buildings were granted in the 1930s and 1940s. The Sanborn Fire Insurance map records that 37 commercial buildings existed in Lanier Heights in 1928. Eighteen of the buildings had been constructed originally as single-family dwellings that were rehabilitated for commercial use. The buildings provided 39 stores, an ice manufacturing plant, and a post office. The cost to erect a commercial building, which was characteristically one to two stories with a modest rectangular structure that occupied the entire lot, ranged from \$2,000 to \$75,000. The average building was completed for \$12,000. Of the nineteen buildings constructed during the twenty-year period between 1919 and 1949, eleven are extant. The minimal number of purpose-built commercial buildings suggests that residents of Lanier Heights depended greatly on the commercial businesses established along neighboring 18<sup>th</sup> Street, N.W. in Washington Heights.

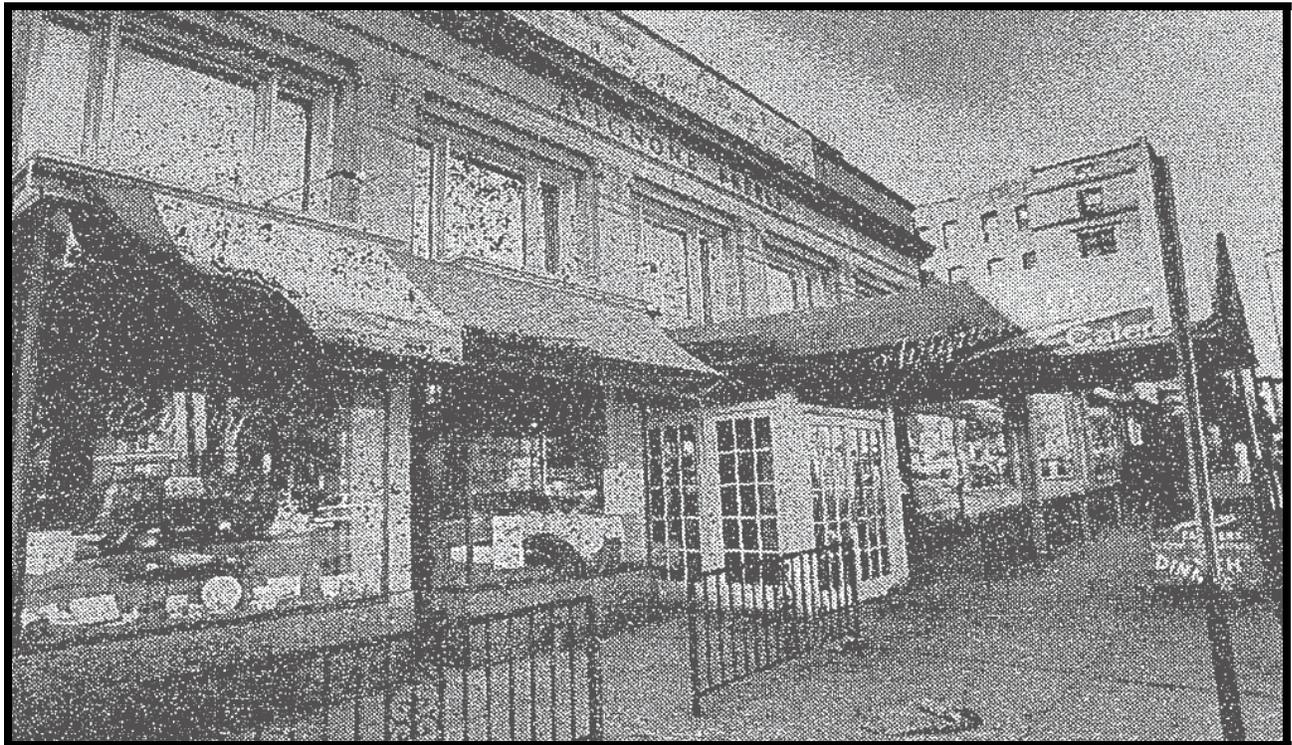


Figure 62: Avignone Frerés at 1777 Columbia Road, N.W. (from *Washington Post*, 13 July 1985).

Beginning in the late 1910s, Lanier Heights and the surrounding neighborhoods that now make up Adams Morgan was developing as an urban community with a cultural and social identity of its own, an observation of historian Jeffery Henig who termed this the "white glove era" or "golden era."<sup>164</sup> The commercial and cultural activities the lent themselves to this white glove era included the elegant Knickerbocker Theater (1917) and its replacement, the Ambassador Theater (1923), located at the intersection of Columbia Road and 18<sup>th</sup> Street and the "cosmopolitan catering firm" of Avignone Frerés in 1918 at 2429 18<sup>th</sup> Street, N.W., all in neighboring Washington Heights.<sup>165</sup> During the early 1940s, as Henig recounts, "the commercial area received another touch of class with the opening of Gartenhaus Furs: a shopping landmark for those in a position to engage in conspicuous consumption."<sup>166</sup>

Figure 63: Advertisement for Avignone Frerés  
(from *Washington Post*, 24 September 1922)

Natale Avignone  
Martin Avignone

*'In the Heart of the Block'*  
18th Street  
Just Below  
Columbia  
Rd.

**Pastries--  
Confections--  
Ice Creams**

*—we make them all ourselves in our own kitchens, thus assuring absolute purity, the utmost in delicious tastiness and invariable freshness.*

Ours is an art learned by long years of experience in many countries—France, Switzerland, Italy and now in America. At the Philadelphia Culinary Exposition we were honored with the first prize. And yet we feel that our greatest reward has been the satisfaction expressed by those who have enjoyed our delightful pastries, confections, ice creams and ices. It is quite impossible to describe how far above the average in every way are the various specialties we make. We therefore extend you an invitation to visit us and sample them.

**Patisseries—Sucrieries—Cremes Glace**

(Avignone Brothers)

**Avignone Frerés**  
2429 18<sup>th</sup> Street  
Northwest

Telephone  
Columbia 10245

<sup>164</sup> Henig, 13.

<sup>165</sup> The original location of Avignone Freres at 2429 18<sup>th</sup> Street, N.W. is now the location of La Fourchette, a French café which celebrated it's 30<sup>th</sup> anniversary in 2008.

<sup>166</sup> *Ibid*, 14.

In 1928, Natale Avignone, and his younger brother Martin, commissioned architect Frederic B. Pyle to design a new commercial building in Lanier Heights for their growing Avignone Frerés catering business.<sup>167</sup> The new building, standing one story in height with an interior mezzanine for additional seating, was located at 1777 Columbia Road, N.W., within a grouping of attached commercial buildings with a similar footprint. Census records document that Natale A. Avignone, born in December 1888, immigrated to the United States in 1901 from his native Albiano, Italy. He rented a house on Lanier Place in 1930. Avignone is noted in the census as owning his own bakery, while his wife, Corene, was a dressmaker. Martin Avignone, incorrectly noted in the 1930 census records as being born in Connecticut, was born in Albiano, Italy, in April 1892. The younger Avignone, vice president of the company, owned a house on Garrison Street where he lived with his wife, Sabine (incorrectly noted in the census as born in Maine), and their two sons.



Figure 64: Former site of Avignone Frerés at 1777 Columbia Road, N.W. (volunteer survey 2008).

The advertisements published in the *Washington Post* professed the talents of the Avignone brothers:

Ours is an art learned by long years of experience in many countries—France, Switzerland, Italy and now in America. At the Philadelphia Culinary Exposition we were honored with first prize. And yet we feel that our

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<sup>167</sup> Frerés means brothers in French.

greatest reward has been the satisfaction expressed by those who have enjoyed our delightful pastries, confections, ice creams and ices. It is quite impossible to describe how far above the average in every way are the various specialties we make.<sup>168</sup>

In 1945, the Avignone brothers retired and moved to Florida, selling the business to Pietro Orcino. Emigrating to the United States from Italy in 1930, Orcino began working at Avignone Frerés in the early 1930s as a baker. Orcino perfected his confectionary talents by working as chef to the Italian air attaché, at the British embassy, and for Evalyn Walsh McLean.<sup>169</sup> Prior to owning the business, he served as production manager. Orcino's obituary recounts the "golden age" when the business "served top Washington society, and catered affairs at the State Department, White House and the Pan American Union. It was one of the city's leaders in this demanding field."<sup>170</sup> During Orcino's ownership, the business was expanded to include restaurant space, serving "homemade soups, hot breads, pastries, ice cream, steaks and seafood."<sup>171</sup> After several attempts to revitalize the business, Orcino was forced to close Avignone Frerés in 1986; the business was reopened by a former employee as Avignone Confectionaries, Inc. for a number of years in the late twentieth century.

Gartenhaus Furs was located on the northeast corner of 18<sup>th</sup> Street and Columbia Road (Square 2580) in an imposing, one-story building that anchored the busiest intersection in the heart of Adams Morgan. The high-style building was constructed in 1920 as an addition to the thriving Northwest Savings Bank building at 1801 Adams Mill Road, N.W. (also known as 1789 Columbia Road). In 1915, the bank had rehabilitated a four-story dwelling that was constructed in 1901 as part of nine rowhouses (in two groups) for real estate investor George G. Brown. Clarence L. Harding served as the architect and George C. Hough was the builder. The dwelling, the largest in the two groupings, stepped back on the northwest corner of the lot as it transitioned from Columbia Road to 18<sup>th</sup> Street, creating two primary facades. The transformation of the corner rowhouse into a bank was one of the earliest examples of a residential building rehabilitated for use as a commercial building on Columbia Road in Lanier Heights. In 1920, the Northwest Savings Bank expanded the building with the construction of an addition on the southwest corner, thereby occupying the entire lot. The one-story addition presented a curved façade that wrapped around the corner, becoming "the bank's primary edifice and the original four-story building receded in importance as a mere attachment and backdrop to the grand new building."<sup>172</sup> Noted architect B. Stanley Simmons is credited with the design of the classically inspired building, which was constructed by W.P. Lipscomb and Company. The Northwest Savings Bank formally opened in its new home on January 15, 1921.

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<sup>168</sup> Advertisement for Avignone Frerés, *Washington Post*, 24 September 1922, 33.

<sup>169</sup> "Pietro Orcino, Avignone Frerés Owner, Dies," *Washington Post*, 26 July 1984, C5.

<sup>170</sup> *Ibid*, C5.

<sup>171</sup> "Menu Please by Jim Foley," *Washington Post*, 2 January 1955, H9.

<sup>172</sup> Landmark Application for The Gartenhaus Building, Washington, D.C., prepared by the Adams Morgan Community Development Corporation, 1984, Section 310.21, 1.

# ***Northwest Savings Bank***

***OF WASHINGTON, D. C.***

***Columbia Road and Eighteenth St. N. W.***

Extends to the public a cordial invitation to be present at its opening Today (Wednesday), September 8, 1915, from 9 A. M. to 9 P. M.

***Officers:***

**Dr. GEO. C. HAVENNER, President**

<b>Capt. Guy T. Scott,</b> First Vice President.	<b>Mr. W. J. Neuland,</b> Cashier.
<b>Maj. Fred'k C. Bryan,</b> Second Vice President.	<b>Edward F. Colladay,</b> General Counsel.

***Directors:***

Mr. James M. Beall	Mr. William T. Fitzgerald	Mr. I. Ottenberg
Mr. William L. Browning	Mr. Herbert P. Gerald	Dr. Thomas A. Poole
Maj. Fred'k C. Bryan	Dr. Geo. C. Havenner	Mr. William S. Quinter
Mr. C. L. Burrows	Mr. Joseph Jacobi	Mr. Hal. M. Remington
Mr. Edward F. Colladay	Mr. W. B. Krantz	Mr. Oliver Smith
Dr. Karl C. Corley	Mr. M. D. McQuade	Mr. U. Grant Smith
Mr. A. Edmonston	Mr. Morris Needle	Capt. Guy T. Scott
Mr. John C. Eversman		Hon. Nathan B. Scott
Mr. Fred L. Fishback		Mr. T. S. Tincher

Figure 65: Advertisement for Northwest Savings Bank  
(from *Washington Post*, 8 September 1915).

The landmark application, prepared in 1984, describes the interior of the 1920 building during its tenure as a bank:

...The banking room is treated in Florentine design with Breche opal marble, bronze and mahogany, with walls of French Caen stone and elephant tusk ivory.

The note teller's cage was located in the northwest end of the room, adjoining which and facing the main entrance was the cashier's room. Facing south were the paying, receiving, savings and bookkeeper's windows and in the southeast corner was the president's room, adjoining which was the entrance to the safe deposit room and coupon booths. A large vault, containing 1,500 safe deposit boxes, was also installed. Over the vault was the mezzanine, with a balcony looking out over the banking room. A directors' room was located on the mezzanine level.<sup>173</sup>

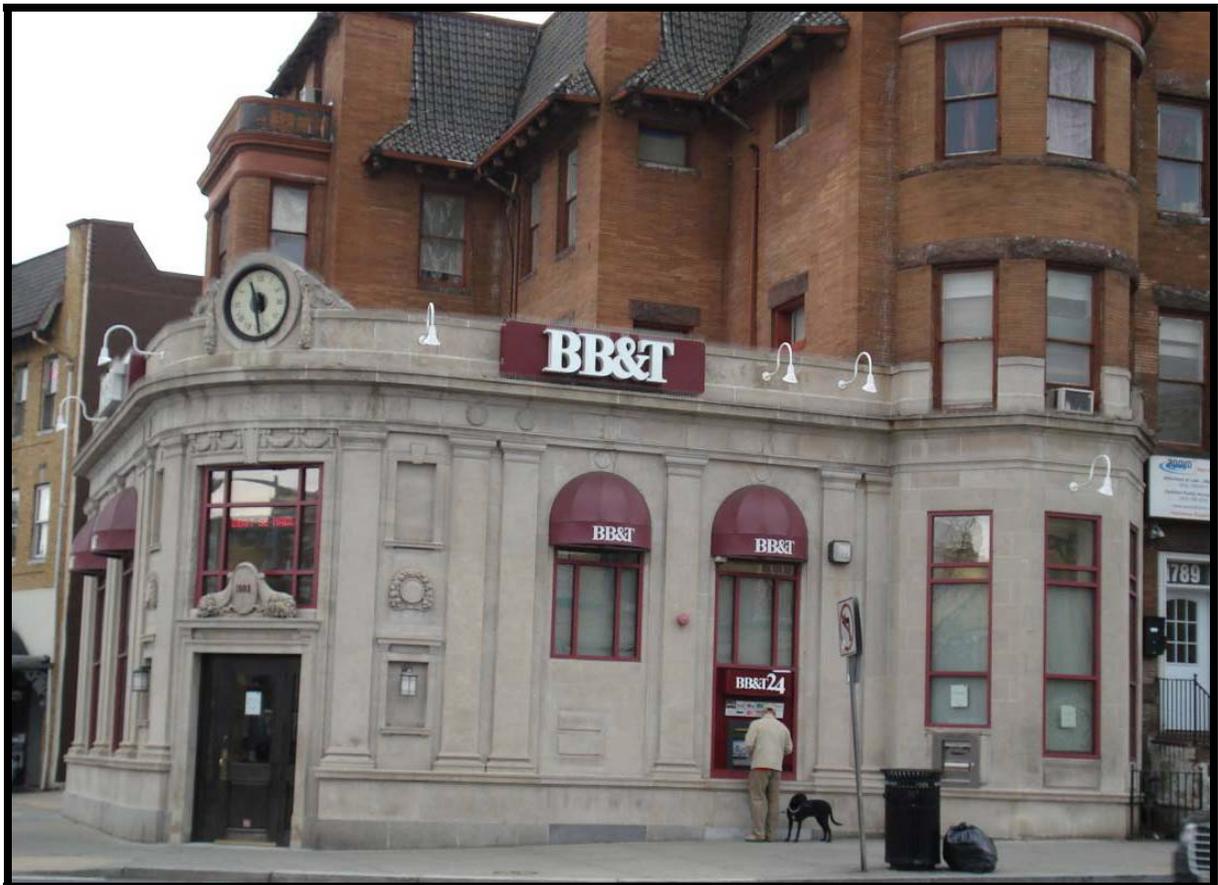
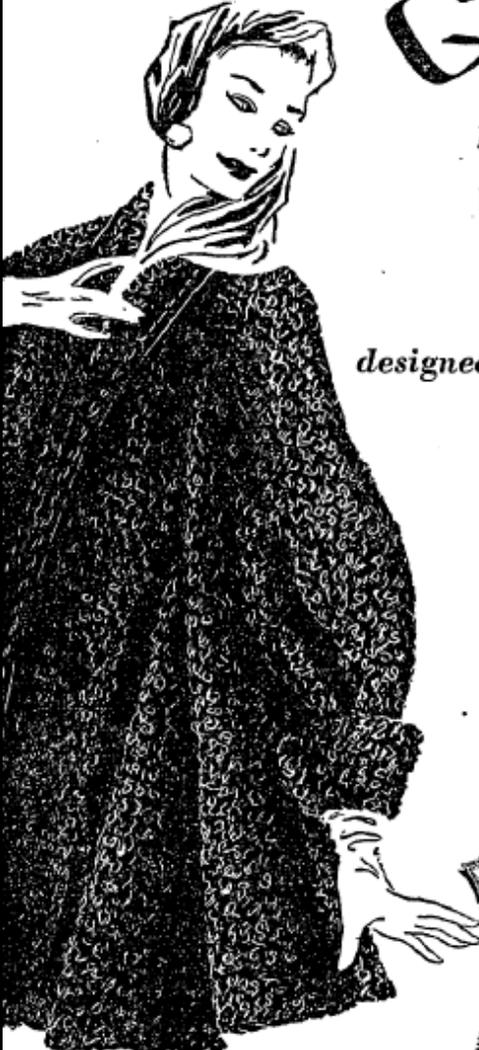


Figure 66: Northwest Savings Bank (later Gartenhaus Fur Building) at 1801 Adams Mill Road, N.W. and former dwelling at 1789 Columbia Road, N.W. (volunteer survey 2008).

In 1925, the Northwest Savings Bank was absorbed by the Riggs National Bank, which hired architect George N. Ray to renovate the bank building. Historic photographs illustrate the renovations occurred in the interior of the building only. In 1952, Riggs closed the branch bank in Lanier Heights, selling the building to Isidore Gartenhaus. Born in Austria, Gartenhaus moved to Washington, D.C. in 1925, selling his custom-designed furs from his home. In 1944, Gartenhaus Furs opened at 1802 Columbia Road, N.W., in Washington

<sup>173</sup> *Ibid*, Section 310.21, 2.

Heights. Recognizing that the Northwest Savings Bank building on the northeast corner of 18<sup>th</sup> Street and Columbia Road was a prominent visual landmark and anchor of the growing commercial intersection, Gartenhaus moved his business to the former bank building in 1952. The curved façade of the building became a hallmark in Gartenhaus's advertisements.



# Gartenhaus

*has the first really sensible*

**FUR TRADE-IN PLAN ON  
AUGUST SALE PRICES**

*better furs . . . selected,*

*designed and crafted by a family of experts*

Now, Gartenhaus makes it easier than you've ever imagined to own a fabulous new fashion fur. First, you save tremendously while August Sale prices are current—And, equally important, you can actually trade-in your fur without carrying it around in the mid-summer's heat! Gartenhaus is your guarantee of the finest in grade and design, yet the luxury of Gartenhaus-Fur costs no more.

Gartenhaus custom-made furs are sold without "middleman" profit—and this, plus our low-cost midtown location, makes it possible to give you incomparable quality at a competitive price. There's no charge for reasonable credit, and *Life-time Free Storage* is part of your purchase. Come in now while your opportunity for selection is greatest.

Bring your cold storage receipt with you when you visit us (it makes no difference where your coat is stored now). We'll give you a fair value trade-in allowance based on your receipt alone!

Select your new fur at wonderful August savings. We will arrange to take your trade-in garment out of storage—no hot weather bother for you at all!

We give you Lifetime Free Storage on our furs. You can store your coat until you want it, this year and every year! It's extras like this that have made Gartenhaus the fastest growing fur store in Washington.

Accepted for sponsorship by Mark Evans because Gartenhaus guarantees its prices, service and merchandise. "A reliable furrier!" says Mark Evans.



Mark Evans  
WTOP



OPEN DAILY, 10 to 9  
SATURDAY, 10 to 6

# Gartenhaus

FURS, INC.  
Corner 18th St. and Columbia Rd. N.W.  
Air-Conditioned DE. 2-2430

Figure 67: Gartenhaus Furs Advertisement (from *Washington Post* 14 August 1955)

One of Washington, D.C.'s leading furriers, Gartenhaus Furs offered clinics on how to buy a fur and had shows that influenced the fashions of the nation's capital. As the commercial atmosphere of Lanier Heights and Washington Heights began to change and merchants went out of business or relocated, Gartenhaus Furs closed its Washington store in 1970, moving to "a new outlet in Bethesda."<sup>174</sup> The building, although still owned by the Gartenhaus family, was leased to various tenants. Returning to its original use as a financial institution, the building currently houses BB&T Bank.



Figure 68: Columbia Road at 18<sup>th</sup> Street, looking east, 1947  
(Historical Society of Washington, D.C., CR 173).

The variety of commercial business along Columbia Road continued to grow during the 1930s and 1940s. Small businesses such as barber shops, tailors and dressmaking shops, clothing stores, shoe repair, grocery stores, cleaners and laundries, and bakeries dominated the urban landscape. Examples of notable chains includes Yale Steam Laundry, a Washington, D.C.-based retail and commercial "power" laundry, located at 1766 Columbia Road, N.W.; Great A&P Tea Company (now A&P Supermarket) at 1721 and 1755 Columbia Road, N.W., and the Acme Supermarket at 1652 Columbia Road, N.W. One of the first chain grocery stores noted in the neighborhood was the Sanitary Grocery Company at 1726 Columbia Road, N.W. The company was bought in the early 1940s by Safeway, which remains an anchor for the community today. By 1948, over 35 commercial businesses were located in 24 buildings fronting Columbia Road between 16<sup>th</sup> Street and 18<sup>th</sup> Street, N.W. The diversity of businesses had expanded to include cabinet makers, restaurants and delicatessens, books stores, beauty salons, vending machine and motion

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<sup>174</sup> "Gartenhaus Closes Store at 18<sup>th</sup> and Columbia," *Washington Post*, 5 February 1970, B1.

picture repair shops, insurance and physicians' offices, fabric stores, and florists.<sup>175</sup> A gasoline station was constructed at 1825-1827 Adams Mill Road, N.W. in 1938 by Gulf Oil Corporation with Pierre R.L. Hogner as the chief corporate architect. The building, replacing a smaller structure of concrete blocks, is one of six extant automotive service stations in the District of Columbia designed by Hogner.



Figure 69: Automotive Service Station at 1825 Adams Mill Road, N.W. (volunteer survey 2008).

Street vendors also came to the neighborhood, drawn to the commercial nature of 18<sup>th</sup> Street and Columbia Road. One such vendor, who traveled to Lanier Heights from her home in Anacostia stated, "I would go up to 18<sup>th</sup> and Columbia Road which was a great place to sell flowers to the dignitaries of Washington."<sup>176</sup> The evolution of Columbia Road during the second quarter of the twentieth century marked the beginning of its evolution from a residential street to a busy commercial corridor.

### *Residents of Lanier Heights*

The population of Lanier Heights grew steadily in the early twentieth century, becoming a stable residential neighborhood supported by commercial enterprises and social facilities in the second quarter of the twentieth century. Historic maps and census records document that by the mid-1920s, the neighborhood was largely developed. The nationwide need for housing, which had a tremendous effect on the nation's capital during the Great Depression and World War II, prompted new construction elsewhere in the city. Lanier Heights, although no longer the target of extensive development after 1925, was greatly affected by the need for housing as the population continued to increase. To aid in the housing shortage and their own economic stability, many residents took in boarders or rehabilitated single-family dwellings for use as apartments and boarding houses. The larger rowhouses characteristically offered more rooms that could be offered to boarders and lodgers, especially those buildings along Columbia Road. The

<sup>175</sup> Washington, D.C., City Directory, 1930, 1935, 1940, 1948.

<sup>176</sup> Mart Malakopf, "Adams Morgan...The Millionth Go-Round," *Cityscape* (October 1975), 44, found in Henig, *Gentrification in Adams Morgan*, 52.

number of boarders ranged from one to five persons, who typically worked for the federal government. In rare instances six to eleven boarders joined the household. In 1920, eleven boarders were living with a family of four in the three-story rowhouse at 1754 Columbia Road, which had been rehabilitated to serve as a boarding house by owner Florence C. Breithaupt.

In the apartment buildings, the size of the units largely restricted the ability to have boarders, yet the census indicates "roomers" or those with no relationship to the head of household lived in the Ontario, The Calverton, Chatham Court Apartments, and The Clydesdale Apartments in 1920 and 1930. For example, William J. Dale, a draftsman with the federal government, lived in one of the units in Harvard Hall Apartments along with five lodgers, the majority of whom also worked for the government. The census records show that the number of extended family members sharing units had greatly increased during this period as well. The average household included four persons, consisting of a husband, wife, and typically two adult children. A sampling of the apartment buildings shows the average household consisted of two to three persons, 20 to 30 years old with few children.



Figure 70: Residents at Unity Park on Columbia Road at Champlain and Euclid Streets, N.W. circa 1922 (Historical Society of Washington, D.C.)

A sampling of 1920 and 1930 census documents shows that the residential demographics of Lanier Heights had not greatly changed since the first decade of the twentieth century. The residents were overwhelmingly white, with a small number of African Americans, mostly living along Columbia Road within the Hill & Elvans Subdivision of Meridian Hill. The number of servants or maids who lived with families was noticeably reduced by 1920. Those few servants identified were all female, including white, African American, and mulatto.

Foreign-born or second generation ethnicity was predominately Canadian, German, or British, although a number of residents were born in Ireland, Norway, Scotland, France, Russia, Australia, and Greece. The fewest number immigrated from New Zealand, Switzerland, Austria, Cuba, Hungary, and Mexico. By 1920, English was not always the language spoken in the homes of Lanier Heights. German, Russian, Yiddish, Swedish, and Italian were some of the native languages recorded in the census records. The census clearly illustrates the transient nature of the city as residents came from a variety of different states, although a large number were born in the District of Columbia, Maryland, and Virginia.

The 1930 census noted a greater variety of professions than previously recorded, ranging from retired and active military personnel, non-military government employees, manufacturers, real estate agents, attorneys, physicians, bankers, mechanical operators, scientists, librarians, physicists, writers, phone operators, reporters, mathematicians, mechanical engineers, architects, geologists, and social workers. Again, the most dominant profession noted was clerk, a catch-all title that could include store employees as well as professional staff of the government.<sup>177</sup>

City directories and census records name residents of Lanier Place, such as Samuel Sachs, a fur salesman; builder James Cormor; contractor and builder William Lipscomb; War Risk clerk William Chamberlain; Lieutenant Colonel Thomas L. Smith of the War Department; Parker Dodge, a patent attorney; Judge Milton Strasburger of the municipal courts; Arthur D. Marks, business manager for the *Washington Post*; Mary R. Dillard and Verna E. Landwig, both secretaries for members of Congress; and J. Bentley Mulford, librarian at the Library of Congress. Also of note were Fireman Phillip Carter; Mabel M. Clark, an organist at a movie theater; patent examiner George Sakis; Mary D. Walter, a draftsman for the Forest Service; Laura Thompson, a librarian for the United States government; Charles Schneider, a salesman for an electrical company; insurance company president Ray Haynes; railroad engineer Earnest Lennox; veterinarian Henry Locke; newspaper artist Robert Todd; attorney Joseph Tepper; and Mildred C. Grover, office manager at the Woman's Democratic Committee, to name a few.<sup>178</sup> Prominent architect Appleton P. Clark lived in the freestanding house of his own design at 1778 Lanier Place, N.W. (later demolished) and renowned architect Louis Justement rented a unit in Harvard Hall

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<sup>177</sup> United States Census Records, 1910 (sampling conducted by Ann Hargrove and Nancy Huvendick, 2008).

<sup>178</sup> United States Census Records, 1920 and 1930; Washington, D.C., City Directory, 1927; Durett & Associates, 19-49.

Apartments, which he designed. The small intellectual community, begun with the construction of houses at the turn of the twentieth century for professors and scientists of the Smithsonian Institution and the Geological Survey, continued well into the mid-twentieth century. David White and Garrett S. Miller, who lived on Adams Mill Road, N.W., were geologists with the federal government; Caroline Miller of Lanier Place was a stenographer at the National Geographic Society; Julia M. Corse, a statistician for the Geological Survey who lived in the Ontario; Earl Van Leewen, entomologist for the United States Reserve lived on Columbia Road; Paul Stanley, a botanist with the Smithsonian, lived on Adams Mill Road; and Harry R. Fulton, a botanist for the federal government, resided on Ontario Road.



Figure 71: Home of Rabbi Moses Yoelson, father of Al Jolson at 1787 Lanier Place, N.W. (volunteer survey 2008).

One of the more prominent residents in the late 1920s was Jewish Rabbi Moses Yoelson, who lived at 1787 Lanier Place, N.W.<sup>179</sup> Rabbi Yoelson, who emigrated from Russia in 1891, lived with his second wife and their three children. Two of Yoelson's eldest children, Asa and Hirsh, had moved to New York City, pursuing careers on the Broadway stage after the turn of the twentieth century. Asa Yoelson, born in 1885 in Seredzius, Lithuania, anglicized his name to Al Jolson. Jolson became a highly acclaimed singer, comedian, and actor, and the first openly Jewish man to become an entertainer in America. His career lasted from 1911 until his death in 1950, during which time he was hailed as "the world's greatest entertainer." Jolson was the most famous and highest paid entertainer in America by 1920. The Adams-Morgan Survey and Planning Project Report states that

Al Jolson later owned the house at 1787 Lanier Place, N.W.; it is believed he never resided in the house as Jolson lived in New York and California.<sup>180</sup>



Figure 72: Movie Poster for "The Jazz Singer," 1927 (from <http://www.moviegoods.com>)

<sup>179</sup> The 1930 census records list Moses Yoelson as Morris Joelson.

<sup>180</sup> Durett & Associates, 27.

## LANIER HEIGHTS TO ADAMS MORGAN: 1950 TO 1962

Major changes occurred in Lanier Heights during the second half of the twentieth century as demographics changed and older buildings, especially along Columbia Road or those occupying large lots, were lost to new development. While residents in other neighborhoods called for zoning changes to prevent uncontrolled density and new commercial development, Lanier Heights and its surrounding neighborhoods did not challenge existing zoning and actually encouraged the change, calling for better shopping and community facilities and less traffic.

Beginning in the late 1940s and early 1950s, white middle-class residents began to move from Lanier Heights to the surrounding suburbs. This change was prompted by Supreme Court rulings that struck down racial housing covenants in 1948 and segregated schools in 1954.<sup>181</sup> As the middle-class residents began moving out, less affluent groups began to move in. The redevelopment of Southwest Washington beginning in the mid-1950s brought an influx of new residents dislocated by urban renewal to established Northwest Washington neighborhoods such as Lanier Heights.<sup>182</sup> Further, the 1968 riots after the assassination of Martin Luther King, Jr. prompted many residents who could afford it to move to the suburbs.<sup>183</sup> Other social changes, such as the loss of the streetcar, the growing use of the automobile, expansion of the highway system, affordability of suburban housing, and the integration of public schools furthered the “white flight” to the suburbs.<sup>184</sup> African Americans, Hispanics, and other ethnicities began to move into the neighborhood.

### *Lanier Heights to Adams Morgan*

By the 1950s, the segregation of the John Quincy Adams School, which was for white students, and the Thomas P. Morgan School, which was for African American students, caused tension in an area that had slowly been changing demographically since the late 1920s. The Adams School is located in Washington Heights, while the Morgan School was located in what would become the Reed-Cooke neighborhood. These schools were attended by the children of Lanier Heights and other nearby sections of what is now Adams Morgan. Like many inner city neighborhoods, the community of Lanier Heights was experiencing decline and deterioration spurred by preference for the outlying suburbs in Virginia and Maryland. Of the estimated 5,500 persons living Lanier Heights by 1950, just 3.2% were African American. Although the population decreased to 5,325, the percentage of African American to white Americans living in the neighborhood increased to 10.3% by

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<sup>181</sup> Olivia Cadaval, “Adams Morgan, New Identity for an Old Neighborhood,” *Washington at Home, An Illustrated History of Neighborhoods in the Nation’s Capital*, ed. Kathryn Schneider Smith, ed. (Northridge, California, Windsor Publications, Inc., 1988), 233.

<sup>182</sup> Keith Melder, “Southwest Washington, Where History Stopped,” *Washington at Home, An Illustrated History of Neighborhoods in the Nation’s Capital*, ed. Kathryn Schneider Smith, ed. (Northridge, California, Windsor Publications, Inc., 1988), 67, 70-75.

<sup>183</sup> “Morgan School Set to Drop Antioch Project,” *The Washington Post* 17 January 1968.

<sup>184</sup> Henig, 15.

1960.<sup>185</sup> The first step toward change came with the 1954 Supreme Court decision (*Bolling v. Sharpe*) that outlawed school segregation. The once-segregated Adams and Morgan schools became the catalyst for dialogue in a racially divided neighborhood as its citizens joined together in 1955 and created the Adams Morgan Better Neighborhood Conference. Its purpose was not only to promote school integration, but to “arouse interest in community problems and deal with the growing physical deterioration in the area.”<sup>186</sup> Recognizing about forty ethnic groups, the Neighborhood Conference adopted the motto “Unity in Diversity.” With help from the city and The American University, the Neighborhood Conference set up a demonstration project that would organize the neighborhood into block associations to help with the planning process. A federal grant further propelled the project. The Neighborhood Conference established a Community Council and a Planning Committee and began discussing plans for an urban renewal plan with the National Capital Planning Commission (NCPCC).<sup>187</sup> It was the first time in the city that “residents, businessmen and property owners, including educational, cultural and religious enterprises met with professionals to plan together.”<sup>188</sup> The greatest product of this effort was unification of the community, which became collectively known as Adams Morgan.

The Adams Morgan neighborhood included several historic subdivisions including all or part of Washington Heights, Kalorama Heights, Meridian Hill, and Lanier Heights. Its boundaries were S Street to the south, Connecticut Avenue to the west, Harvard Street and Rock Creek Parkway, and 16<sup>th</sup> Street to the east. With 18<sup>th</sup> Street and Columbia Road as the commercial center, Lanier Heights comprised a small section of the newly formed community along its northern boundary.

Renewal plans were drawn up and presented to the community of Adams Morgan in April of 1960. Concern was expressed, however, over an urban renewal plan that was similar to that of Southwest Washington, where a large percentage of the buildings were demolished and more than 23,500 residents were forced from their homes. As fears mounted, the community began to question the conditions of the proposed urban renewal plan, especially the plans for high-rise apartment buildings, scattered public housing, and the issues surrounding private restoration versus public control.<sup>189</sup> Ultimately, the project was rejected by the NCPCC in 1965 with the reasoning that it “was not in the public interest.”<sup>190</sup>

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<sup>185</sup> Henig, 22-23.

<sup>186</sup> “Ills That Begot Renewal Plan Still Beset Adams-Morgan,” *The Washington Post*, 10 October 1967.

<sup>187</sup> “Blight Project Gets Federal Aid,” *The Washington Post*, 1 May 1958

<sup>188</sup> Wolf Von Eckardt, “The Adams Morgan Story, Citizen Action Boggled Down,” *The Washington Post*, 15 November 1964.

<sup>189</sup> “Ills That Begot Renewal Plan Still Beset Adams-Morgan,” *The Washington Post*, 10 October 1967.

<sup>190</sup> “NCPCC Kills Renewal for NW Section,” *The Washington Post*, 5 February 1965.

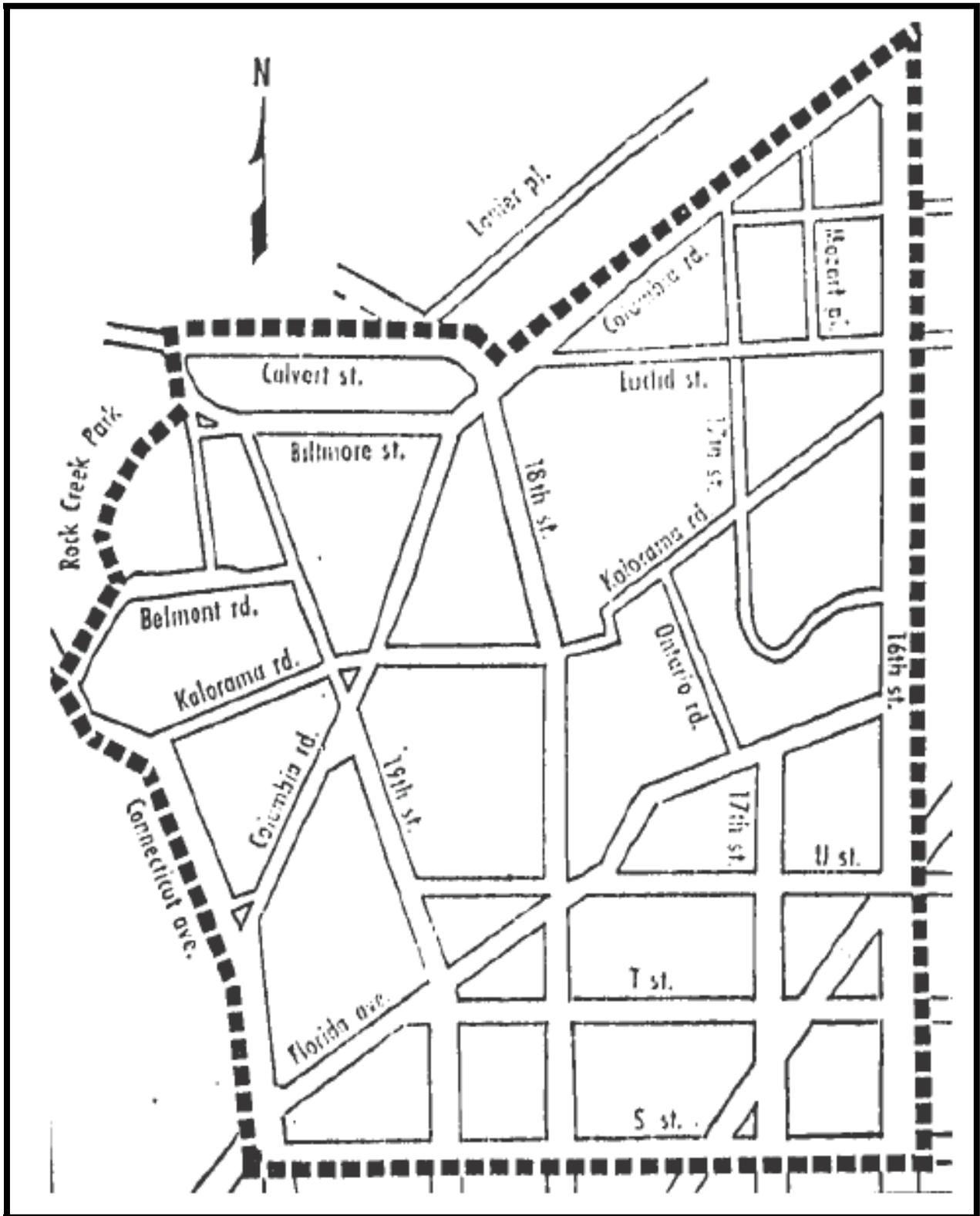


Figure 73: Initial Boundaries of Adams Morgan (from *Washington Post*, 10 October 1967)

Simultaneous to the urban renewal plans of NCPC was a highway plan that would greatly affect the future of Adams Morgan. According to a *Washington Post* article from 1957, "some of the worst housing in the Northwest urban renewal area would be replaced by the center leg of the proposed Inner Loop freeway system and by new apartment dwellings..."<sup>191</sup> The proposed freeway would connect Interstate 295 in Prince George's County, Maryland, to Routes 50 and 66 in Arlington County, Virginia, by a direct route through Washington, D.C. Plans for the freeway illustrate its location along Florida Avenue, just south of Lanier Heights. The proposed freeway would not only have caused destruction to many historic neighborhoods in Washington, D.C., but would also have brought congestion to those bordering areas such as Lanier Heights, which were in close proximity to the freeway's path.<sup>192</sup> Residents of Lanier Heights and the surrounding neighborhoods joined together to successfully stop the Inner Loop freeway, which would have physically and socially detached Adams Morgan from the downtown federal city.

### Residential Buildings

Residential construction in the second half of the twentieth century was very limited, with the construction of only a few multi-family apartments and condominiums. No freestanding dwellings or rowhouses were constructed in Lanier Heights during this period. New construction was generally confined to undeveloped lots, with some examples of intensified development of under-used parcels that required the razing of large single-family dwellings. Although infrequent in Lanier Heights, the demolition of approximately twenty freestanding single-family dwellings set on spacious lots has occurred throughout the history of the neighborhood. Two of the most notable illustrations include the homes of Archibald McLachlen—the first demolished to allow for the expansion of the Ontario in 1905 and the second razed in 1928 for the construction of the U-shaped apartment building at 2800 Ontario Road, N.W. Three examples of demolition for intensified development occurring after 1949 have been identified in Lanier Heights. This includes the imposing two-and-a-half-story house at 1714 Summit Place, N.W., which was occupied by Francis H. Stephens of Ohio in the early twentieth century. The wood-frame dwelling and freestanding garage (originally a carriage house) were razed circa 1960 to allow for the construction of the three-story Summit House, a modern apartment building offering 25 units. The three-story apartment building at 2727 Adams Mill Road, N.W. was erected in 1962, replacing the single-family dwelling constructed in 1905 by developer William P. Lipscomb. The imposing two-and-a-half-story dwelling was sold to Captain W.C. Asserson of the United States Navy in 1919 for \$350,000.<sup>193</sup> In 1923, the building became the clubhouse for Town and County, a local country club that eventually purchased vast acreage in Bethesda, Maryland. According to historic maps and the city directory, this was the sole example of a recreational or social clubhouse in Lanier Heights. The Sanborn Fire Insurance map documents that by 1958, the

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<sup>191</sup> Erwin Knoll, "Inner Loop Plan Aims at N.W. Slums," *The Washington Post*, 12 October, 1957.

<sup>192</sup> Grace Bassett, "Zone Plans For Temple Heights Hit By Cafritz," *The Washington Post*, 1 August, 1956.

<sup>193</sup> "Many Homes Soon on Heights," *Washington Post*, 26 October 1919, R3.

former dwelling was a convalescent home. The modern apartment building now at 2727 Adams Mill Road, N.W. offers 15 units.



Figure 74: Summit House at 1714 Summit Place, N.W. (volunteer survey 2008).

Construction of new apartment buildings on lots not previously improved includes The Park Ellison in 1954 and The Park East in 1962. The Park Ellison at 1700 Harvard Street, N.W., offering efficiencies as well as one- and two-bedroom units, was revered in advertisements for its modern luxury:

Not miles, but minutes from every part of the city...yet you'll live in Washington's finest residential district, when you live at The Park Ellison. You'll enjoy every luxury, every comfort, every convenience modern construction and thoughtful management can provide. The impressive entrance, spacious lobby, quietly carpeted corridors set the stage for the gracious living you'll enjoy in your own apartment with its wall of windows, polished parquet floors, sparkling color tile bath. And no convenience has been overlooked...efficient kitchens with huge, 10 cu. ft. refrigerators and factory-finished cabinets; individual room controls for air-conditioning and heating, closet space to spare. And The Park Ellison provides you with laundry, trunk and package rooms; 24-hr. secretarial switchboard service,

garage facilities, and a roof garden with a magnificent view. Each floor is designed to give all apartments maximum daylight and privacy.<sup>194</sup>

The Park East at 1845 Summit Place, N.W. was constructed by Merit Developers in 1962. The eight-story apartment house offered 188 units, including efficiencies and one-bedroom apartments. Advertisements for the apartment touted many of the same modern amenities obtainable at the contemporaneous Park Ellison.

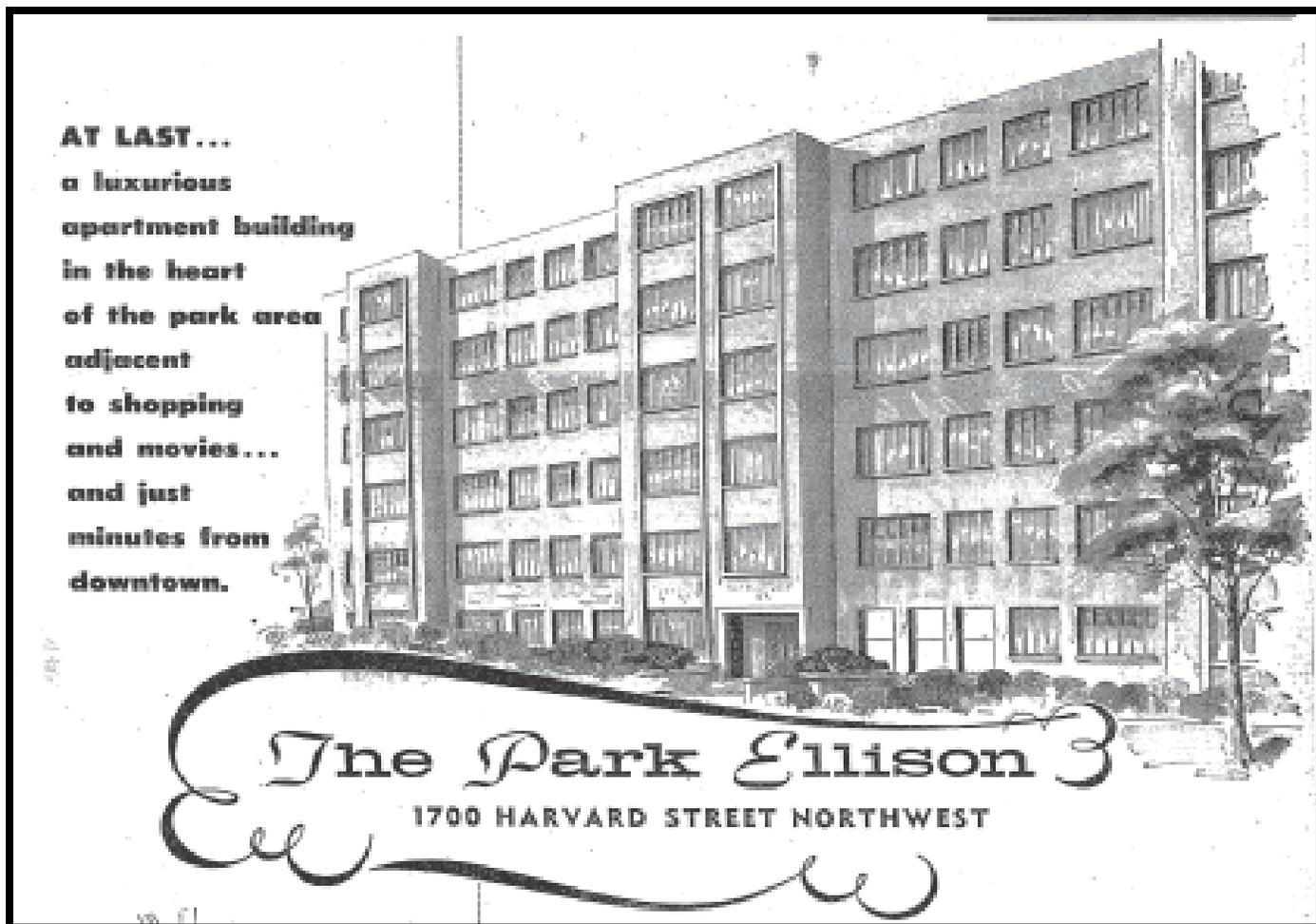


Figure 75: Advertisement for the Park Ellison (from *Washington Post*, 9 January 1955).

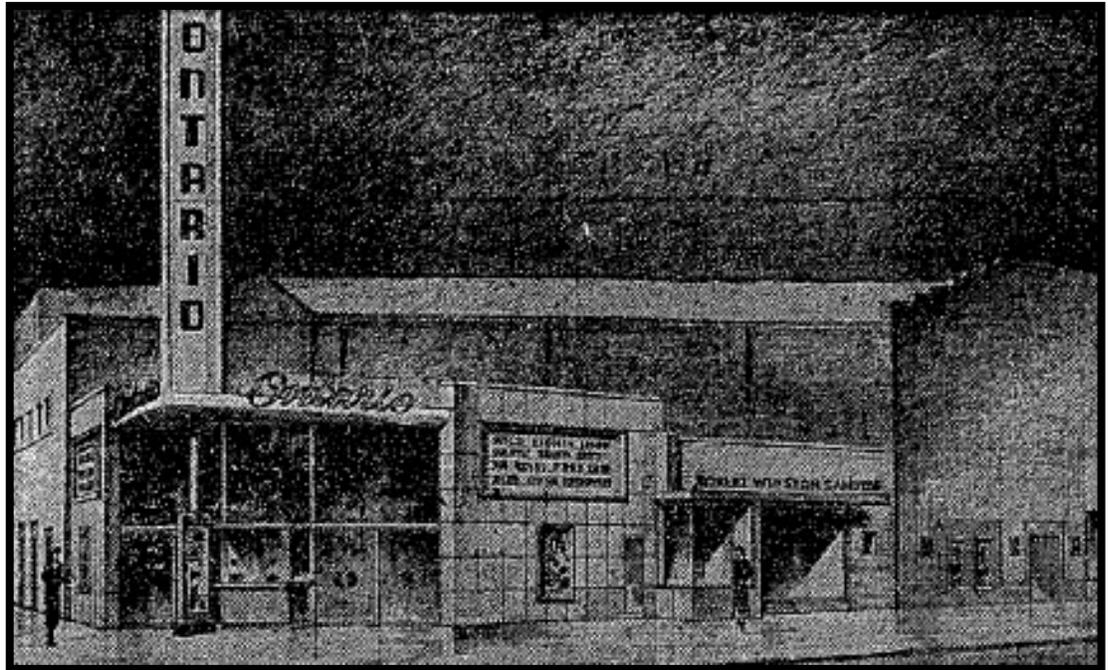
### Commercial Buildings

In the second half of the twentieth century, the character of Columbia Road began to change in order to accommodate the shifting needs of clientele. New construction was limited to larger commercial buildings that replaced existing structures, particularly residential buildings along Columbia Road. The six large apartment buildings—Devonshire

<sup>194</sup> Advertisement for The Park Ellison, *Washington Post*, 9 January 1955, G8.

Apartments, Hampshire Apartments, Cheshire Apartments, Wilkeshire Apartments, Yorkshire Apartments, and Derbyshire Apartments—constructed by Harry Wardman with Albert H. Beers as architect, were razed to allow for the construction of two national chain grocery stores (Safeway and Giant) in 1950. By 1958, as documented by the Sanborn Fire Insurance map, at least 25 single-family dwellings constructed as rowhouses had been rehabilitated for use as commercial buildings. Few of these buildings retained living space on the upper stories; some maintained apartments in the lower story with access under the front porches.

Figure 76:  
Architect's  
rendering of  
the Ontario  
Theater,  
constructed  
in 1951 at  
1700  
Columbia  
Road, N.W.  
(from  
*Washington  
Post*, 28  
October  
1951).



The most prestigious new building erected in Lanier Heights in the second half of the twentieth century was the Ontario Theater at 1700 Columbia Road, N.W. As wrecking balls began to destroy motion picture palaces and neighborhood theaters elsewhere in the nation's capital, two movie theaters were planned in the 1940s and early 1950s along Columbia Road in Lanier Heights. Ultimately, the Ontario Theater was the only movie theater constructed, competing with the successful Ambassador Theater at 18<sup>th</sup> Street and Columbia Road in neighboring Washington Heights. Completed in 1951, the Modernist-style Ontario Theater was the product of renowned architect John J. Zink, who was responsible for the designs of many Washington, D.C. and Baltimore area theaters. During the planning stage, the theater was known as the Paramount, and while being designed, was named the Ritz. The theater, owned and operated by K-B Theaters (Fred S. Kogod and Max Burka), was constructed for a cost of \$500,000. The Ontario Theater opened on November 1, 1951 with 1,407 seats, which were described in the *Washington Post* as "the ultimate in that neatly sliding type and there'll be 36 inches between you and your neighbor in front."<sup>195</sup> The building was "equipped with latest sound and projection

<sup>195</sup> "Ontario Theater Opens About Nov. 1," *Washington Post*, 17 October 1951, 18.

devices and that provision has been made for later television installation. Comfortable chairs with push-back features were especially built for the theater by the American Seating Co.<sup>196</sup> The new staggered seating design insured maximum visibility from all areas of the theater. The newspaper describes the interior of the theater:

...two private balcony rooms, one where the kids can watch but make all the noise they feel like, the other a party room you can rent by the performance, with your own private party...<sup>197</sup>

Noted theater historian, Dr. Robert K. Headley, describes the Ontario Theater in *Motion Picture Exhibition in Washington, D.C.: An Illustrated History of Parlors, Palaces and Multiplexes in the Metropolitan Area, 1894-1997*:

The façade of the Ontario featured a two-story picture window front with a pink marble faced box office, marble pilasters flanking four sets of glass doors, and a marquee with a stainless steel fascia, porcelain soffit, and recessed high-hat lights. The color scheme was gold and gray-green. The lobby was in black marble and mirrors. The center of the main ceiling panel was painted gold. The stage drapes and main curtain were gold. There were also a party room which seated 47 people and a nursery room flanking the projection room.<sup>198</sup>

The building also included commercial space that fronted directly on Columbia Road with interior access from the lobby of the theater. When the theater opened, the commercial space housed a candy store that also served as the concession stand. The *Washington Post* cited the lobby chandelier was "from the old Paramount Theater in New York."<sup>199</sup>

Dr. Headley recounts a letter theater manager, Edmund Linder, sent to neighborhood patrons:

Dear Neighbor:

On November 1, 1951 we opened what we believe to be not only Washington's most beautiful theatre, but certainly its finest. This theater is the Ontario, located at 17<sup>th</sup> and Columbia Road, N.W.

We have incorporated into this theatre so many new and unusual features that we want you to see the theatre - we want you to enjoy a show as our guest. We think you will agree with us there is none better in this great city.

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<sup>196</sup> "Newest Theater Here, the Ontario, Opens Thursday," *Washington Post*, 28 October 1951, R2.

<sup>197</sup> "Ontario Theater Opens About Nov. 1," *Washington Post*, 17 October 1951, 18.

<sup>198</sup> Robert K. Headley, *Motion Picture Exhibition in Washington, D.C., An Illustrated History of Parlors, Palaces and Multiplexes in the Metropolitan Area, 1894-1997*, (Jefferson, North Carolina, McFarland & Company, Inc., 1999), 300.

<sup>199</sup> "'Ontario' Opening," *Washington Post*, 6 January 1977, D9.

We have a party room where you can entertain your friends - we have a nursery - we have the largest picture in the City of Washington - we have the most modern of all seats. The house won acclaim for its rich décor.

In addition to all these fine features, we have endeavored to bring you some of the best from Paramount, Fox, and Columbia Studios. We hope in 1952 to even better our present record.

We would like to have your thoughts and comments on the house, on the pictures, on the management, so with that thought in mind we sincerely hope you will use the two passes enclosed.<sup>200</sup>

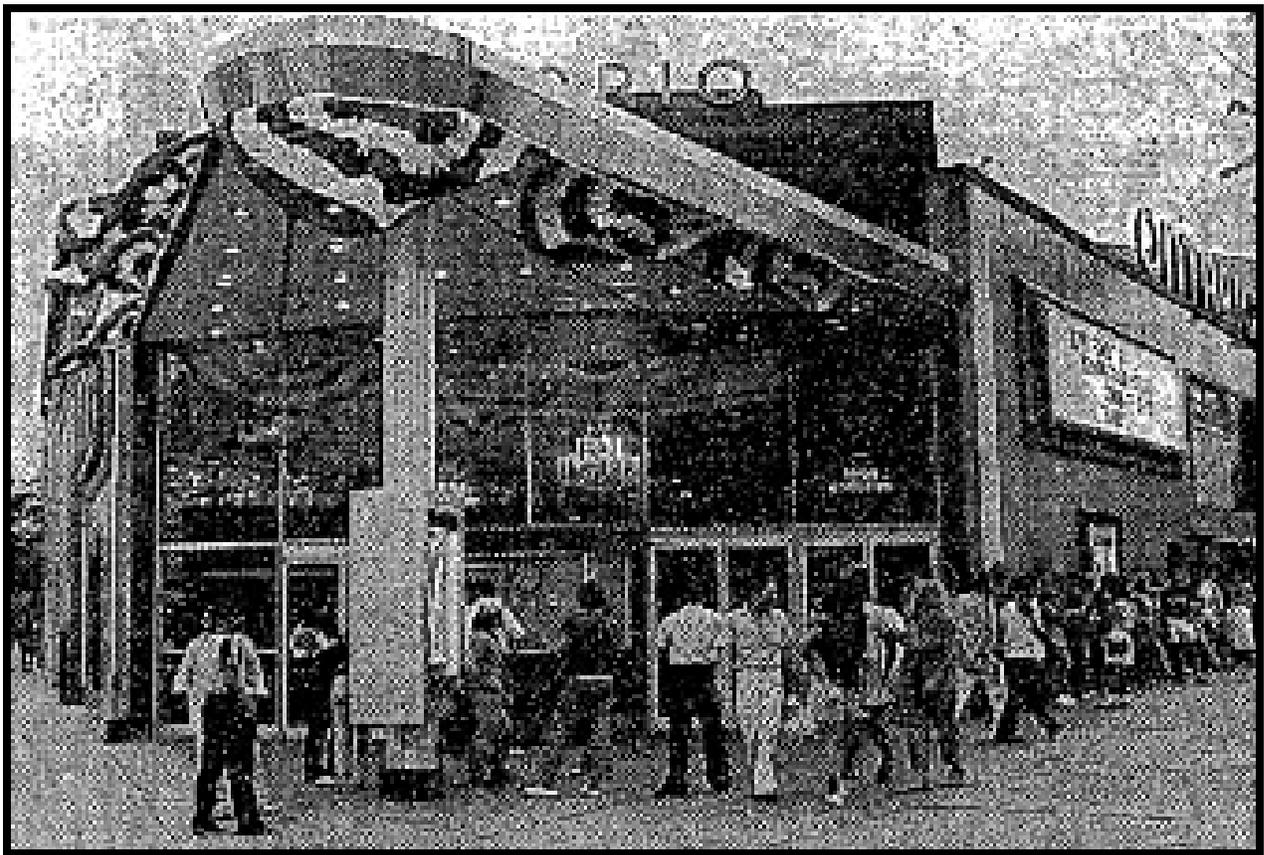


Figure 77: Ontario Theater, reopening after 1985 renovation (from *Washington Post*, 11 May 1987).

As one of the premier first-run theaters in the Washington suburbs, the Ontario Theater opened with Ray Milland in *Rhubarb*, an animated tale about a feral cat who inherits a professional baseball team (Brooklyn Loons). Because of changing demographics, Spanish-language films were shown at the theater, which was renamed the “KB Teatro Ontario,” to serve the increasing Hispanic and Latino populations of the area from 1969 to 1976. In

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<sup>200</sup> Headley, 300.

1977, with a declining Spanish-speaking population, the Ontario Theater was sold to Paul S. Tauber and Herbert White for \$400,000. In 1983, the theater was purchased by Circle Theaters, which renovated the building in 1985 in hopes of attracting a new clientele. Poor patronage, however, forced the theater to close in May 1987, "a victim, according to a spokesman for its owners, of its size and location." The owners "tried every trick in the book to keep the Ontario afloat, attendance was not large enough to support the overhead of a giant single-screen theater."<sup>201</sup> The final screening, *American Ninja 2: The Confrontation* (1987), took place on May 10, 1987. The building has been used for commercial purposes since its closing; it is currently used in part as a CVS Pharmacy.



Figure 78: Ontario Theater at 1700 Columbia Road, N.W. (volunteer survey 2008).

Construction of the Ontario Theater was planned as early as 1941, when Fred Kogod purchased the large corner lot at the intersection of Columbia Road and 17<sup>th</sup> Street, N.W. The site was occupied at the time of the land transfer by a two-story single-family dwelling rehabilitated to serve as a grocery store, which was operated in the 1940s by Safeway, Inc.<sup>202</sup> The national grocery store chain moved to a larger purpose-built structure in 1950, thus allowing for the demolition of the former dwelling and construction of the theater.

Safeway, Inc. relocated to 1747-1749 Columbia Road, N.W., a one- to two-story concrete-block building with steel supports and brick facing. The abutting one- to two-story masonry building at 1751-1759 Columbia Road, N.W., also completed in 1950, was ironically the new home of Giant Food Department Stores. The two neighboring stores

<sup>201</sup> "Ontario's Final Fade, Landmark Adams-Morgan Theater Closes," *Washington Post*, 11 May 1987, D1.

<sup>202</sup> "Ontario Theater Opens About Nov. 1," *Washington Post*, 17 October 1951, 18.

operated competitively for nearly 40 years until Giant Foods closed on February 1, 1987. The company cited the small size and outdated store as the primary reason for closing.<sup>203</sup> Safeway has remained on Columbia Road, serving the residents of Lanier Heights from the same location for over 50 years.



Figure 79: Giant and Safeway on Columbia Road, N.W. (from *Then & Now Adams Morgan*, 1970s).

<sup>203</sup> "District Loses Bid to Keep Safeway Open," *Washington Post*, 25 December 1986, F7.

New construction of commercial buildings in Lanier Heights in the second half of the twentieth century also includes the Riggs National Bank at 1779 Columbia Road, N.W., which was completed in 1952. The initial design of the one-story building was modern, streamlined, with no applied ornamentation or reference to historic architectural styles. Advertisements in the *Washington Post* announcing the opening of the Northwest Branch of Riggs National Bank as “an event of importance for midtown Washington” illustrate the sleek new design of the building’s interior and exterior.<sup>204</sup> The design appears to have been too modern for the Lanier Heights area, resulting in the construction of a granite-faced Classical Revival-style bank more unified with the existing architecture and more traditionally accepted for financial institutions. The Riggs National Bank was one of the first businesses in Lanier Heights to provide off-street parking for patrons.



Figure 80: The former Riggs National Bank at 1779 Columbia Road, N.W. (volunteer survey 2008).

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<sup>204</sup> Advertisement for Riggs National Bank, *Washington Post*, 5 December 1952.

Figure 81: Advertisement for Riggs National Bank at 1779 Columbia Road, N.W. (from *Washington Post*, 2 December 1952).

Parking lots were created on large lots previously occupied by residential buildings at 1681 Columbia Road, N.W., between Chatham Court Apartments and The Calverton, and at 1743 Columbia Road, N.W. adjacent to the Safeway. The grocery store eventually expanded to the east, occupying most of the adjoining parking lot. The addition includes underground parking with access via alleys from Columbia Road and Ontario Road.

The need for parking lots to aid America's growing dependency on the automobile was furthered by the demise of the streetcar and rising costs of bus service. The electric streetcar had ignited development in Lanier Heights in the 1890s, providing public transportation to and from the area for residents and visitors. Yet, beginning in 1935 with service over the Calvert Street Bridge, the streetcar had been largely replaced by the motorbus, which was perceived as the solution to the traffic problems. According to the thinking at the time, the motorbus could, unlike the streetcar, load at the curb and thereby improve safety; it could "go with the flow" (i.e. swerve and change lanes), and it could move out of the way of faster-moving traffic, thereby avoiding congestion. In addition to providing greater flexibility, buses were more comfortable, a consideration that further increased their popularity. The internal combustion engine, improved pneumatic tire technology, and the paving of streets all provided for a smoother and more enjoyable commute for riders. As public sentiment in favor of rubber-tired vehicles increased, the abandonment of the city's extensive streetcar network commenced.<sup>205</sup> Between 1956 and early 1962, all the remaining streetcar lines were either eliminated or converted to bus routes. The streetcars, which had provided transit in and around Washington, D.C. since 1862, made their last trips on January 28, 1962, thereby ending an era of transportation that had profoundly affected the residential development and economic growth of the nation's capital and suburbs like Lanier Heights.

Commercial businesses noted in the 1960 city directory include several cleaners and alterations shops, Embassy Drug Store, Pan Am Barber Shop, Embassy Delicatessen, Columbia Delicatessen, Metro Liquors, Zweig's Midtown Photography Studio, Woodburn Beauty Salon, Columbia Luggage and Jewelry Exchange, Columbia Food Shoppe, Harry's Clothing Store, Modern Shoe Fixery, Grandville Beauty Shop, Ontario Variety Shop, Ontario Liquors, High's Dairy Products Company, College Hill Poultry, Avignone Frerés, and Gartenhaus Furs.<sup>206</sup>

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<sup>205</sup> Deiter, 21.

<sup>206</sup> Washington, D.C., City Directory, 1960.

## ADAMS MORGAN: 1963 TO THE PRESENT

Lanier Heights, now a part of the larger Adams Morgan community, began to change demographically in the second quarter of the twentieth century as more African Americans began moving into the area. Hispanics also became one of the most prominent ethnic groups by the late 1960s, as illustrated by the renaming of the Ontario Theater in 1969 as KB Teatro Ontario. Along with a large number of Cubans, these residents emigrated from Mexico and Puerto Rico, as well as from South American countries and began to establish businesses, including restaurants and specialty grocery stores specifically oriented to Hispanic residents.

Despite the influx of new residents, the population had increased by merely 500 people between 1940 and 1950, declining slightly by 1960.<sup>207</sup> "White flight" in the 1950s resulted in housing prices and apartment rents that "were within reach of a less affluent group."<sup>208</sup> Author Olivia Cadaval explains the changing demographics of Lanier Heights and the larger Adams Morgan community:

...good prices and the convenient location of these old neighborhoods began to attract a new and younger population. A mixture of working-class people and young middle-class intellectuals, some of whom came to be at the forefront of the political movement of the 1960s, moved into the area and changed its social character.<sup>209</sup>

By the late 1960s and 1970s, Adams Morgan was known for its diverse ethnic population. New ethnic groups, including Latin Americans, Caribbeans, Southeast Asians, and Africans, moved into the neighborhood and represented a new group of immigrants in Washington, D.C. and neighborhoods like Lanier Heights.<sup>210</sup> Cadaval recounts:

A walk along 18<sup>th</sup> Street from Florida Avenue to Columbia Road, and then east to Mount Pleasant Street, offers a glimpse of the delicate coexistence of diverse immigrants, who are carving out physical and cultural space while creating new identities for themselves in Washington.<sup>211</sup>

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<sup>207</sup> Data from Washington, D.C. Census Tract 39, Census of Population and Housing, Census Tracts, Washington, DC-MD-VA; "Initial Census Tract Data From 1980 Census," report by D.C. Office of Planning and Development, found in Henig, *Gentrification in Adams Morgan*, 22.

<sup>208</sup> Olivia Cadaval, "Adams Morgan, New Identity for an Old Neighborhood," in *Washington at Home, An Illustrated History of Neighborhoods in the Nation's Capital*, ed. Kathryn Schneider Smith (Northridge, California, Windsor Publications, Inc., 1988), 230.

<sup>209</sup> *Ibid*, 230.

<sup>210</sup> Olivia Cadaval, "The Latino Community, Creating an Identity in the Nation's Capitol," found in *Urban Odyssey, A Multicultural History of Washington, D.C.*, Francine Curro Cary, ed. (Washington, D.C., Smithsonian University Press, 1996), 231.

<sup>211</sup> Cadaval, *Urban Odyssey, A Multicultural History of Washington, D.C.*, 231.



Figure 82: Rowhouse at 1747 Lanier Place, N.W. (volunteer survey 2008).

Lanier Heights was also home to a number of political activists. In *Washington at Home*, City Council member Frank Smith remembers Adams Morgan as “the home of most of the communes and collectives and freedom houses in Washington.”<sup>212</sup> Lanier Heights specifically “became a hub of anti-establishment politics.” The Adams Morgan Heritage Trail walking tour brochure recounts some of the political activities taking place in Lanier Heights:

Members of Students for a Democratic Society lived at 1779 Lanier Place. Black Panthers, American Indian Movement workers, and the Berrigan brothers (Catholic priests and anti-war leaders) all passed through. The Mayday Tribe, anti-Vietnam-War organizers, created a commune at 1747 [Lanier Place]. After a bombing at the U.S. Capitol in 1971, FBI agents staked out 1747 [Lanier Place] in search of witness Leslie Bacon. She was chased along the rooftops of these houses and apprehended.<sup>213</sup>

<sup>212</sup> Cadaval, *Washington at Home*, 230.

<sup>213</sup> “Roads to Diversity, Adams Morgan Heritage Trail,” (Washington, D.C., Cultural Tourism DC, 2005), Sign 7.

In the 1970s and 1980s, property values rose rapidly as young professionals began to move into the neighborhood. Gentrification and revitalization occurred as new residents began to rehabilitate the houses of Lanier Heights that had begun to deteriorate from years of neglect. Many of the large apartment buildings were converted into condominiums, ensuring stability and permanency of residents. The new residents of Lanier Heights represented a group of “young, idealistic, and politically radical activists.”<sup>214</sup> Although these residents were not necessarily wealthy, “they did represent an influx of a highly educated cadre, one with its roots in the middle class.”<sup>215</sup> These residents, along with the multi-ethnic groups of the surrounding neighborhoods of Washington Heights, Columbia Heights, Mount Pleasant, and Reed-Cooke (originally part of Meridian Hill), brought great cultural diversity and exceptional identity to the encompassing Adam Morgan community.

New construction in the late twentieth century has been exceedingly limited in Lanier Heights and the larger Adams Morgan, as the area had largely developed by 1962. Residential construction included just Summit House circa 1970, Lanier Mews in 1980, and Summit Court condominium circa 1990. The property at 1714 Summit Place, now the site of Summit House, was first improved by an imposing two-and-a-half-story house, which was occupied by Francis H. Stephens of Ohio in 1920. Stephens, who owned the property where he resided with his wife and four children by 1909, was the Corporation Council in charge of prosecutions for the District of Columbia. The wood-frame dwelling and freestanding garage (originally a carriage house) were razed in 1960 to allow for the construction of three-story Summit House, a modern apartment building offering 25 units. Similarly, construction of Lanier Mews required the demolition of the 1905 home of architect Appleton P. Clark at 1778 Lanier Place, N.W. Mimicking the rowhouses on the surrounding lots with traditional architectural elements, Lanier Mews orients inward to an interior courtyard. The complex consists of 36 apartments in two buildings that read as 12 rowhouses. Summit Court was erected on undeveloped property at 1706-1710.5 Summit Place, N.W. The modern apartment building was the work of the Washington, D.C.-based architectural firm of Van Dusen Takesuye, which received an AIA award for the design.<sup>216</sup>

The variety of stores and businesses along Columbia Road supporting Lanier Heights and the larger Adams Morgan community has not changed drastically since the mid-twentieth century. The number of restaurants noticeably has increased as businesses change hands. The 2008 city directory includes travel agencies, hair salons, H&R Block, CVS Pharmacy, Pro Nails, All State Insurance, Julia’s Fashions, Henry Jewelers, Mexican Pepito’s Bakery, Chief Ike’s Mambo Room, Safeway, Citibank, Mattress Discounters, Foot Locker, Popeye’s Chicken, Radio Shack, Pizza Hut, Burger King, Payless Shoes, Verizon, PNC Bank, and BB&T Bank.<sup>217</sup>

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<sup>214</sup> Henig, 18.

<sup>215</sup> *Ibid*, 18.

<sup>216</sup> “Architect Awards to Weihe, Others,” *Washington Post*, 3 November 1990, D10.

<sup>217</sup> Washington, D.C., City Directory, 2008.



Figure 83: Community Mural on 1817 Adams Mill Road, N.W. (EHT Tracerries 2008)

Hailed for its diverse, multi-cultural residents and businesses, Lanier Heights illustrates its assorted history as a small residential subdivision established in 1883 by Elizabeth Lanier Dunn and initially developed by Archibald McLachlen and George Brown Goode at the turn of the twentieth century through its growth as a cohesive residential community composed of fashionable rowhouses and modern apartment buildings supported by successful businesses along Columbia Road. It is this unified diversity that has allowed Lanier Heights to grow and prosper as a suburb of Washington, D.C.

## **ARCHITECTURAL DESCRIPTION SUMMARY**

### **ARCHITECTURAL DEVELOPMENT OF LANIER HEIGHTS**

The architecture of Lanier Heights is an eclectic collection, illustrating the development of a streetcar suburb from the late nineteenth century into an urban center in the twentieth century. The extant buildings within the study area represent four periods of development - Preliminary Growth: 1884-1918; Progressive Development: 1919-1949; Lanier Heights to Adams Morgan: 1950-1962; and Adams Morgan: 1963 to the present. The greatest period of development occurred between 1900 and 1916, with 220 building permits issued. The permits allowed for the construction of single-family houses, rowhouses, and apartment buildings, which were supported by purpose-built commercial buildings, a church, a fire station, and a movie theater. These buildings reflect the period during which they were constructed through siting, massing, materials, workmanship, and design.

#### **PRELIMINARY GROWTH OF LANIER HEIGHTS: 1884-1918**

Early residential construction in Lanier Heights, prior to and immediately following its platting in 1883, consisted of freestanding, single-family dwellings. Overwhelmingly owner-occupied, these buildings were constructed specifically for members of Washington's upper class. Amongst the first property owners and residents were a number of professors and scientists of the Smithsonian Institution and the Geological Survey who desired homes that illustrated the most fashionable architectural expressions of the late nineteenth century such as the Queen Anne and Shingle styles. Historic maps and newspapers document that approximately twenty freestanding, single-family dwellings were constructed between 1880 and 1898 in Lanier Heights. Only the single-family dwellings at 1767 Lanier Place, N.W. and 2812 Quarry Road, N.W. remain intact.

Larger, freestanding dwellings continued to be erected in Lanier Heights after the turn of the century. Yet, the subdivision plan for Lanier Heights more easily accommodated semi-detached houses and rowhouses, which were speculatively built in groups for middle-class residents. Although some of these houses were rental units, most were owner occupied. The greatest numbers of rowhouses were constructed in 1909, with five groupings that ranged from twin dwellings to six attached houses. In the first decades of the twentieth century, large, luxury apartment building construction began to change the character of the neighborhood, bringing upper-class, often transient residents. Smaller apartment buildings erected during this time also continued to provide affordable housing, attracting permanent working-class residents. Overall, the residential architecture of Lanier Heights reflects the varied demographics of the neighborhood from the late nineteenth century, when it first developed as a small intellectual community, to its transition in the early twentieth century as a working middle-class neighborhood lined with rowhouses and as the home of transient government workers and upper-class residents who lived in the luxury apartment buildings.

The early architecture of Lanier Heights was profoundly affected by the Building Projection Act of 1871 and the enactment of municipal building codes between 1872 and 1878. The Building Projection Act allowed for the construction of projecting bays into public space and in turn created one of the most distinguishable characteristics of the rowhouses in the city. The bays not only allowed for additional square footage, but they created a varied, three dimensional façade. Rowhouses in Lanier Heights vary with rounded, square, or canted bays and were frequently capped with conical or hipped roofs. Municipal building codes passed between 1872 and 1878 were the first attempts to control health and safety of the city's new construction. The regulations not only required building and alteration permits, but also prohibited wood-frame construction and wood cladding. As a result, all of the buildings constructed in Lanier Heights in the late nineteenth and early twentieth centuries were built primarily of brick.

Many of Washington, D.C.'s prominent architects designed buildings in Lanier Heights. This included Speiden & Speiden; W.S. Plager; Wood, Donn & Deming; Clarence L. Harding; Hunter & Bell; Carroll Beale; Melvin D. Hensey; W. Granville Buss; Harry Barton; B. Stanley Simmons; Wardman & Tomlinson; Carl H. Smith; A.H. Beers; and Appleton P. Clark. These architects designed attractive, affordable buildings for the middle-class market as well as luxury apartments and imposing freestanding dwellings for upper-class residents. All of the buildings were designed in the most fashionable architectural styles, including Queen Anne, Italianate, Renaissance Revival, Classical Revival, Colonial Revival, and Spanish Colonial Revival. Within the urban character of the neighborhood, which was clearly stated by substantial number of semi-detached houses and rowhouses, the architects designed new buildings to fit within with the size and scale of neighboring structures. The result is a cohesive streetscape despite the diversity of the architects, the styles they implemented, and the demographics they served.

### Freestanding Single-Family Dwellings

Historic maps and newspapers document that approximately twenty freestanding, single-family dwellings were constructed between 1880 and 1898 in Lanier Heights. The maps suggest that at least ten additional freestanding, single-family dwellings were erected by 1918. Traditionally, the buildings from this period have high-style detailing, a deliberate expression of the owner's status and individual tastes. The buildings were located on large lots, intentionally platted to allow for the construction of imposing structures and/or future subdivision. Unfortunately, the need for housing in the second quarter of the twentieth century resulted in the loss of many of the first freestanding, single-family dwellings and the subdivision of their generous lots. Thus, only the single-family dwellings at 1767 Lanier Place, N.W. and 2812 Quarry Road, N.W. remain intact from the initial period of development spanning from 1880 to 1898. Seven freestanding dwellings from 1899 to 1918 are extant.

One of the oldest extant house in Lanier Heights is the two-and-a-half-story, three-bay building at 1767 Lanier Place, N.W. The modest dwelling was constructed for Edward J. Anderson in August 1884 by builder John F. Degges for an estimated cost of \$1,700. The

building was designed in the Colonial Revival style, which developed from a growing interest in American architectural precedents sparked by the centennial of the Declaration of Independence and its celebration in Philadelphia in 1876. Renowned architects McKim, Mead, and White further incited interest in early American architecture with their widely publicized tour of New England in the 1890s. The Colonial Revival style, especially in early examples such as the Anderson House, was more a free interpretation with details inspired by colonial architecture while later examples became more historically accurate due to published examples.<sup>218</sup> In most cases, Colonial Revival architecture was inspired by the symmetry, order, and detailing of the Georgian and Federal styles. Typical of dwellings erected citywide in the early 1880s, the Anderson House is constructed of five-course, American-bond brick set on a solid masonry foundation. The façade (southeast elevation) has been covered in pebble-dash stucco that most likely was applied to obscure alterations to the brickwork. The half-hipped roof, now covered in asphalt shingles, is finished with overhanging eaves and a plain cornice. Two interior-side brick chimneys with corbeled caps rise from the northeast (side) elevation. A gabled dormer, piercing the southeast slope of the roof, contains paired one-light wood casement windows flanked by one-light fixed wood windows. A semi-elliptical fanlight with tracery completes the dormer, which is characteristic of the Colonial Revival style. Gabled dormers are positioned on the southwest and northeast (side) slopes of the roof, while a gabled wall dormer breaks the cornice line on the northwest (rear) slope. The window openings on the façade contain the original 6/1, double-hung, wood sash. The southwest bay on the second story contains a tripartite window composed of a 6/1, double-hung, wood sash flanked by 2/1, double-hung, wood-sash windows. All of the window openings have fixed louvered shutters, a concrete sill, and a splayed concrete lintel. A projecting bay on the facade contains a single-leaf paneled wood door with lights, sidelights, and a semi-elliptical fanlight with tracery, an element indicative of the Colonial Revival style. The projecting bay is sheltered by a one-story, one-bay porch. The porch has a front-gabled roof with a semi-elliptical arch that is supported by paired Tuscan wood columns. A one-story enclosed porch, noted as an open porch on the 1928 Sanborn Fire Insurance map, is located on the rear (northwest) elevation. The enclosed porch has a shed roof and is fenestrated by a band of jalousie windows and a single-leaf door. A three-story ell, now covered with pebble-dash stucco, is located on the rear elevation. Possibly an addition, the ell is noted on the 1903 Sanborn Fire Insurance map. The segmental openings of the ell contain 2/2, double-hung, wood-sash windows with soldier brick segmental arches. The third story is fenestrated with paired 3/3, double-hung, wood-sash windows set within pebble-dashed panels. A one-story addition, noted on the 1903 Sanborn Fire Insurance map, is located on the rear of the ell. The addition, also covered in pebble-dash stucco, is capped by a front-gabled roof of asphalt shingles. Fenestration consists of 6/6 and 1/1, double-hung, wood-sash windows. A one-story, full-width porch is located on the northeast elevation. A shed roof covers the porch, which is enclosed with aluminum siding. Fenestration consists of paired 6/6, double-hung, wood-sash windows.

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<sup>218</sup> Virginia and Lee McAlester, *Field Guide to American Houses*, (New York, NY: Alfred A. Knopf, 1988), 326.



Figure 84: Single-Family Dwelling at 2814 Quarry Road, N.W., constructed in 1895 (volunteer survey 2008).

The two-story, four-bay-wide single-family dwelling at 2814 Quarry Road, N.W. was designed and constructed by William A. Fry in January 1895 for an estimated cost of \$1,000. Fry had purchased the property from Charles B. Osborne. A contractor, civil engineer, and owner of the Washington Metal Ceiling Company, Fry extensively altered the house in 1902, enlarging it on the façade by adding a masonry addition.<sup>219</sup> The dwelling is noted on the 1925 Baist map as being constructed of stone set on a solid raised masonry foundation; it is now completely covered with stucco. A pyramidal roof of asphalt shingles, topped by a finial, has overhanging eaves. An interior brick chimney with a corbeled cap rises from the center of the dwelling. The window openings contain the original 2/2, double-hung, wood sash with square-edged wood surrounds and louvered wood shutters. The raised foundation is pierced by paired one-light sliding vinyl windows. A one-story, full-width integrated porch, possibly the result of an alteration, is sited on the first story of the façade (northeast elevation). The porch has stuccoed columns with segmental arches and metal balusters (replacement). A one-story entry bay is located on the southeast (side) elevation. The bay is possibly original to the main block (it is noted on the 1925 Sanborn Fire Insurance map) and has the same exterior material treatment as

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<sup>219</sup> Durett & Associates, 21; Washington City Directory, 1890 and 1891.

a result of alterations. A shed roof with overhanging eaves caps the bay. A single-leaf paneled wood door with lights pierces the northeast elevation. A one-story wing is located on the northwest (side) elevation. The wing appears to be original, at one time serving as a garage. The fireproof garage is parged with a flat roof. The vehicular opening on the northeast elevation has been infilled and now contains windows. A one-story wing, located on the rear (southwest) elevation, is covered with stucco like the main block on its northwest (side) elevation, while the other elevations are clad with wood weatherboard siding. A one-story addition was constructed on the one-story wing. This wood-frame addition is clad with wood weatherboard siding and is capped by a shed roof with overhanging eaves. The rear elevation of the addition is pierced by a single-leaf door, which exits onto a small wood-frame porch. The porch is set on a square wood post foundation and has square wood balusters. The southeast (side) elevation of the addition is fenestrated with paired 2/2, double-hung, wood-sash windows. A one-story wing is located on the south corner of the rear elevation. Possibly original, this wing is capped by a half-hipped roof of standing-seam metal and is fenestrated with 2/2, double-hung, wood-sash windows.



The two-story, two-bay single-family dwelling at 1793 Lanier Place, N.W. was constructed in 1899 for Guy H. Johnson. E.A. Heaton served as the architect with Galloway & Son builders of this Queen Anne-style house. The Queen Anne style was popular in Lanier

Figure 85: Single-Family Dwelling at 1793 Lanier Place, N.W., constructed in 1899 (volunteer survey 2008)

Heights from its initial development in the 1880s until the second decade of the twentieth century. The style is characterized by an eclectic use of an architectural vocabulary borrowed from other Victorian-era styles such as Romanesque Revival, Second Empire, and Italianate. It was more or less inspired by English medieval architecture and is often distinguished by its patterned masonry, spindle work, asymmetrical massing, and the adaptation of classical detailing.<sup>220</sup> In Lanier Heights as well as in the rest of the city, Queen Anne-style dwellings were predominately brick with decoration in the same material, although in some instances, contrasting materials, such as limestone or brownstone, were used. Also common were gables or towers ornamented with overhanging eaves, molded cornices, coping, finials or other decorations.<sup>221</sup> Dwellings of the Queen Anne style typically displayed projecting round, square, canted, or eight-sided bays; varied roof cladding; symmetrical fenestration; and elaborate applied ornamentation.

Although constructed as a freestanding dwelling, the form of the house at 1793 Lanier Place, N.W. reflects the strong urban influences of the rowhouse and the anticipated construction of buildings that would abut the side elevations. The dwelling is constructed of five-course, American-bond brick set on a solid raised masonry foundation. An asymmetrical side-gabled roof is largely obscured by an arched parapet on the façade (southeast elevation). The parapet is pierced by a small circular window with a rowlock brick surround that is flanked by a soldier brick string course. A hanging corbeled brick chimney is located on the southwest (side) elevation. A two-story, three-sided canted bay is set on a raised foundation on the façade. The bay has a half-hipped roof covered with slate tiles and features a corbelled brick cornice. The window openings on the façade contain 1/1, double-hung, vinyl sash with gauged brick arches and concrete sills. The recessed side-entry opening contains a single-leaf replacement wood door with one light and a half-round wood transom. The primary entry, finished with a two-course rowlock brick arch, is accessed by poured concrete steps with metal hand rails. The side elevations of urban rowhouses such as this were typically not fenestrated; however the side elevations of the Johnson House are pierced by paired 1/1, double-hung, vinyl-sash windows set within segmental openings. A two-story angled bay window is positioned on the southwest elevation. Now stuccoed, the bay contains 1/1, double-hung, vinyl-sash windows.

The two-and-a-half-story, single-family dwelling at 2812 Adams Mill Road, N.W. was constructed in 1912 for Charles David White by architect and builder W. Granville Guss for \$9,000. Like its contemporaneous neighbors on the west side of Adams Mill Road, this dwelling was designed specifically for this location, overlooking Rock Creek Park and the National Zoological Park. This spectacular view is respected as the dwelling was intentionally designed to be a freestanding structure, set on a large lot with wide side yards to allow for an unobstructed view between the buildings. The distinctive house features elements common to the Tudor Revival and Craftsman architectural styles, with

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<sup>220</sup> McAlester, *Field Guide to American Houses* 236.

<sup>221</sup> Tracerics, National Register Nomination, "Sheridan-Kalorama Historic District," 1989.

an asymmetrical facade. The Craftsman style, which represented an independent western movement in American architecture, was widely popular in the first part of the twentieth century nationwide. Displaying natural materials and technology, Craftsman-style buildings have projecting bays with banked windows, vertical muntins, rough-cut concrete and stone finishes, wood-shingle cladding, exposed rafter ends and wide overhanging eaves. The style often drew upon traditional elements, such as the distinguishing features of the Tudor Revival style. These include the placement of the exterior brick chimney on the façade, application of stone as an accenting material around openings or on chimneys, and steeply pitched front gables, sometimes detailed with half-timbering or brackets. Although not all of these elements are illustrated at 2812 Adams Mill Road, N.W., the building presents strong ties to both styles.

This stuccoed dwelling at 2812 Adams Mill Road, N.W., set on a solid foundation, is capped by a low-pitched, side-gabled roof of slate tiles. The roof is finished with deep, overhanging eaves, and rafter ends. Two symmetrically placed shed dormers are located on the southeastern slope of the roof over the facade. The wood-frame dormers each contain two paired, six-light,



wood casement windows with roofs and cheeks of slate tiles. Stuccoed exterior-end chimneys rise from the southwest and northeast slopes of the roof. The rear (northwestern) slope features a shed dormer, which has the same material treatment as the dormers on the façade. The window openings on the façade contain triple 1/1, double-hung, vinyl sash, elongated in the southern bay and squat in the northern bay. Additional fenestration includes 3/1, double-hung, wood-sash windows; paired four-light wood casement windows; and a six-light wood casement window. All the windows have

Figure 86: Single-Family Dwelling at 2812 Adams Mill Road, N.W., constructed in 1912 (volunteer survey 2008)

concrete sills. A centrally placed, single-leaf paneled wood door pierces the façade, sheltered by a one-story shed-roofed hood. The hood is covered with slate tiles and is supported by wooden brackets. The side elevations of the building are fenestrated with 1/1, double-hung, vinyl-sash windows; six-light wood casement windows; and one-light vinyl awning windows. A one-story bay window on the rear elevation contains a fixed one-light wood window flanked by one-light wood casement windows. The bay has a shed roof of slate tiles. A two-and-a-half-story ell, set on a raised basement, is located on the rear (northwest) elevation of the dwelling. Possibly an addition, this wood-frame ell appears on the 1928 Sanborn Fire Insurance map. The front-gabled roof is covered with slate shingles finished with exposed rafter ends and deep, overhanging eaves. The first story of the rear elevation is fenestrated with a band of elongated triple, wood casement windows, while the second-story openings contain paired one-light, wood casement windows. The second story is sheltered by a pent roof supported by wooden brackets. The upper story is fenestrated with paired one-light wood casement windows. A one-story, one-bay wing with a flat roof is located on the northeast elevation.

The two-and-a-half-story, Colonial Revival-style single-family dwelling at 2810 Adams Mill Road, N.W. was constructed in 1913 for Mark O. Davis, with W. Granville Guss acting as architect and builder. The high-style building is set on a solid foundation that is exposed on the side and rear elevations due to the extreme slope of the lot. The dwelling is constructed of five-course American-bond brick. A soldier brick water table and a two-course rowlock brick belt course encircle the dwelling. Each of the parapeted gables features an interior-end double chimney of stretcher-bond brick with corbeled caps. A rowlock brick belt course encircles the shafts of the chimneys. A side-gabled roof of slate tiles is finished with a molded wooden cornice. The southeast slope of the roof features three front-gabled dormers. Each dormer has an open gable with a molded raking wood cornice and returns, architectural elements associated with the Colonial Revival style. The wood-frame aedicule dormers are clad with German wood siding, each holding a 6/6, double-hung, wood-sash window. Front-gabled dormers flank a shed dormer on the northwest slope of the roof. The shed dormer has a roof covered with slate tiles and cheeks clad with German wood siding. Fenestration appears to be one-light wood casement windows. The segmental openings on the first story contain double-leaf wood-frame French doors with a segmental arch of gauged brick and stone. Louvered wood shutters with scroll-sawn cut-outs and decorative wrought-iron window bars complete the openings, which flank a centrally placed, single-leaf paneled wood door with sidelights and an elliptical fanlight. A one-story, one-bay porch features fluted Doric columns supporting a half-hipped roof with a simple entablature indicative of the Colonial Revival style. Solid brick steps with stone treads radiate from the porch on all sides. The second-story window openings contain 1/6, double-hung, wood sash with rowlock brick sills and louvered wood shutters with scroll-sawn cut-outs. The upper sash contains stained glass. The segmental openings on the side and rear elevations contain 6/6, double-hung, wood-sash windows with rowlock brick sills, louvered wood shutters, and segmental arches of gauged brick and stone. Each upper gable end contains a recessed half-circle louvered wood vent with a rowlock brick sill and surround topped by a stone keystone. An original two-story porch is located on the rear elevation of the dwelling. It has a flat deck roof

with square wood balusters. The shed dormer on the rear slope allows access to the deck. Set on a brick pier foundation that has been enclosed to provide additional living space, the wood-frame porch has square wood posts. The first story of the porch is enclosed with a band of fixed one-light wood windows with four-light wooden transoms. The second story is open, framed by square wood balusters. A one-and-a-half-story wing, set on a raised basement, is located on the northeast elevation of the dwelling. A gambrel roof of slate tiles caps the wing, which features a molded cornice and a parapeted gable with an interior-end chimney. The corbeled chimney is constructed of stretcher-bond brick. The southeast elevation is fenestrated with paired four-light wood awning windows and a rowlock brick surround. The raised basement is pierced by a roll-up wood garage door with a molded wood surround. The northeast segmental window openings contain 6/6, double-hung, wood-sash windows with rowlock brick sills, louvered wood shutters, and segmental arches of gauged brick and stone. The opening in the upper gable end is flanked by quarter-round wood windows with rowlock brick sills and surrounds.



Figure 87: Single-Family Dwelling, 2810 Adams Mill Road, N.W., constructed in 1913 (volunteer survey 2008).

### Attached Dwellings and Rowhouses

Rowhouse construction flourished in Washington, D.C. during the last quarter of the nineteenth century. Although this distinct form of housing has become the primary domestic architectural type executed in Lanier Heights, the first rowhouses were not constructed in the neighborhood until 1900, when nine attached single-family dwellings designed by Clarence L. Harding on Adams Mill Road were constructed. As is typically the case with rowhouse construction, the houses were built as speculative investment for a real estate investment company, which in this instance was Swartzell & Hensey. Rowhouses in Lanier Heights were typically built in multiples of three or more, however, in some cases they were built in pairs (twins) or as a single unit in anticipation of abutting future construction.

Characteristically, rowhouses are narrow buildings designed specifically to conform to a limited city lot with party walls separated each house from its neighbor. Architectural features were often limited to the façades while the side elevations were left unadorned and often unfenestrated in anticipation for adjoining construction. Rear elevations were also modest and frequently contained sleeping porches and pantry sheds, and later below-grade or attached garages. Developers favored rowhouses as a building type as they were inexpensive to build and could be constructed quickly to keep up with the housing demands of the rapidly expanding city. Illustrating its versatility, rowhouses were designed in a variety of different styles and forms. Although there were a number of different developers and architects working in Lanier Heights during its early development, many had numerous commissions and their work can be seen throughout the neighborhood. Architects of note include Harry Wardman, B.F. Meyers, Nicholas R.



Figure 88: Rowhouse at 2711 Ontario Road, N.W., constructed in 1904 (volunteer survey 2008).

Grimm, Appleton P. Clark, Albert H. Beers, A. H. Sonnemann, W.R. Lamar, H.L. Breuninger, Carl H. Smith, W.J. Wire, and W.C. Nichols. Many of these men had vested interest in the speculative development, also acting as the owner and/or builder.

The three-story Queen Anne-style house at 2711 Ontario Road, N.W. is an excellent illustration of the rowhouse form and design as executed in Lanier Heights in the first decades of the twentieth century. It was constructed in 1904 as part of a row of 13 attached dwellings. The row was designed by B. Frank Meyers for owner and builder turned developer, Meyers & Wunderly. The building is constructed of brick set on a solid raised brick foundation. The façade (northeast



Figure 89: Rowhouse at 1709 Lanier Place, N.W., constructed in 1912 (volunteer survey 2008).

elevation), the only elevation visible from the street, is faced with stretcher-bond Roman brick. The dwelling is capped by a sloping roof finished with overhanging eaves and petite dentil molding. A three-story, three-sided bay projects from the façade and is capped by a pyramidal roof of asphalt shingles. The pyramidal roof is topped by a metal finial. The bay is fenestrated with single and paired 1/1, double-hung, vinyl-sash windows and fixed one-light vinyl windows. The façade is also pierced by 1/1, double-hung, vinyl-sash windows. All windows have concrete lintels and sills. The side-entry opening contains a single-leaf, wood-frame, glass door with a half-circle fanlight. The fanlight has a foliated keystone. A one-story porch, which is set on a brick pier foundation, has a solid brick balustrade and brick steps with wrought-iron hand rails. A two-story ell, original to the main block, is located on the rear (northeast) elevation of the dwelling. The ell is constructed of five-course, American-bond brick set on a solid brick foundation. A sloping roof caps the ell and is pierced by an interior-rear brick chimney with a parged cap. The segmental openings on the rear elevation contain 1/1, double-hung, vinyl-sash windows and a single-leaf door with a one-light transom. The openings have two-course rowlock

brick segmental arches; the windows have concrete sills. These same details are repeated on all 13 of the houses within this row.

The two-and-half-story rowhouses at 1707-1719 Lanier Place, N.W. illustrate the adaptation and popularity of the distinct Spanish Colonial Revival style for rowhouse design. The study of European architecture, including French, Spanish, and Italian styles, sparked an interest in the more generalized appearance of Mediterranean architecture such as the Spanish Colonial Revival style. These buildings often feature stuccoed surfaces, colorful tile roofs, towers, and shaped gables and parapets. The row of seven attached single-family dwellings, constructed in 1912 by architect Charles E. Wire, is an excellent illustration of this style. Each dwelling is faced with stretcher-bond brick set on a solid raised foundation. The sloping roof has a false mansard of S-shaped clay tiles and overhanging eaves. At the center of each façade, the false mansard is pierced by a half-hipped dormer that contains paired diamond-light, wood casement windows flanked by single diamond-light, wood casement windows. The first-story window openings contain 1/1, double-hung windows, while the second-story window openings have paired 12/1, double-hung windows. All windows have soldier brick flat arches, stack-bond brick surrounds, and concrete sills. The second-story sills interrupt the brick string course that stretches across the façade of each dwelling.



The paired windows on the second story are divided by basket weave-bond brickwork. The side-entry openings on the first stories of each dwelling contain a single-leaf door with sidelights and a tripartite wood transom.

One of the most high-style examples of a semi-detached or twin dwelling is located at 1784-1786 Lanier Place, N.W. The building stands two-and-a-half stories in height. Constructed in 1915 for builder/developer Harry K. Boss of Boss & Phelps, with Alexander H. Sonnemann as architect, the high-style Colonial Revival-style building is constructed of masonry

Figure 90: Attached Dwelling at 1784 Lanier Place, N.W., constructed in 1915 (volunteer survey 2008).

veneered in English-bond brick set on a solid raised masonry foundation, which features a molded concrete water table. The northeast (side) elevation of the dwelling at 1784 Lanier Place, N.W., which is exposed along the alley, is parged to hide inferior brick and alterations. A sloping roof is hidden by a false mansard roof of fish-scale slate tiles. The roof is finished by a modillioned cornice with a plain frieze. Three symmetrically placed gabled dormers pierce the false mansard roof. The dormers, finished with modillions and cornice returns, each have a round-arched opening that contains a 6/6, double-hung, wood-sash window flanked by wood pilasters. The window openings on the façade contain 6/6, double-hung, wood sash with concrete sills and gauged brick arches with keystones. The first-story windows have paneled shutters. The first-story side-entry openings each contain a single-leaf paneled wood door with lights and a half-circle fanlight. The elaborate Colonial Revival-style entry surrounds are composed of paneled reveals and engaged Tuscan wood columns that support an open pediment with a molded cornice, modillions, and cornice returns. Brick steps with metal hand rails provide access to the primary entrances. The foundation is pierced by paired two-light wood casement windows.

### Apartment Buildings

Apartment buildings are visibly a significant component of the Lanier Heights neighborhood. From modest examples to the grandiose, the apartment buildings reflect an important transition in Washington, D.C.'s residential building types. As development increased in the early twentieth century, apartment buildings were scattered amongst the freestanding dwellings and rowhouses in Lanier Heights, a trend noted in neighboring subdivisions such as Washington Heights, Columbia Heights, Kalorama Triangle, and Sheridan Kalorama. Unlike large apartment buildings in Washington Heights that were concentrated along Columbia Road and the larger corner lots along 18<sup>th</sup> Street and 19<sup>th</sup> Street, the apartment buildings of Lanier Heights are located within the interior of the neighborhood. A few apartment buildings in Lanier Heights front directly onto Columbia Road; however, the majority are located on the interior streets and less traveled boundaries such as Harvard Street and Adams Mill Road. This was a trend started with the Ontario at 2853 Ontario Road, N.W. in 1903.

While some of the larger, luxury apartment buildings became the residences of the city's elite, the modest apartment buildings were home to working middle-class families who were permanent residents of the nation's capital. This mix of apartment building types, which allows for a study of this specific domestic form, secured the diversity of residents for decades to come. Possibly because Washington, D.C. has been a relatively transient city since its establishment, initially there was a strong prejudice against permanent multi-family dwellings like apartments. The aversion to apartment buildings most likely stemmed from the association of apartments with the poverty-stricken tenements in New York City and the alley dwellings in Washington, D.C. As a result, while most cities experienced apartment building construction as early as 1857, purpose-built apartment buildings did not become prevalent in Washington, D.C. until the late nineteenth century. The aversion of permanent multi-family dwellings is illustrated clearly in Lanier Heights,

where the first building permit issued for an apartment building was granted on August 6, 1901. However, the brick, stone, and iron building to be designed by B. Stanley Simmons was never constructed. Thus, the first, and by far the most prominent apartment building in Lanier Heights was the Ontario on Square 2586. Construction of the high-style luxury apartment building was widely publicized in all local newspapers from its inception in 1903 to its completion in 1905. Since that time, it has also become known for its residents, both permanent and transient.

Although early apartment houses were built for a variety of social levels, the luxury apartment buildings such as the Ontario made the most impact in Washington, D.C. These apartment buildings were characterized by their numerous amenities often associated with hotels. Public areas often included large formal lobbies and dining rooms while individual apartments consisted of spacious quarters including parlors, dining rooms, bedrooms and baths. Laundry services, as well as commercial services such as barber shops and pharmacies, were also located in the buildings. In most cases, the individual apartment units within luxury apartment buildings did not contain kitchens. The lack of kitchens could be a result of the residents' preference for the public dining rooms offered in the buildings or it suggests that the technology involved with numerous kitchens in a multi-level building was too new to handle efficiently. In the nineteenth century, apartment buildings were perceived as being available only to Washington's wealthiest residents. However, this began to change by the early 1900s when apartment buildings began to stray from a hotel-like atmosphere with indulgent amenities to self-sufficient living and an affordable alternative for the middle class. Apartment building construction for the middle class escalated with the need for affordable and available housing—a result of the increasing size of the federal workforce and the city's population. Early examples of middle-class apartment building differed from the large, elaborate luxury prototypes as they were typically much smaller in size with only three or four stories. Architecturally more modest than larger apartment buildings, these small, simple buildings were seen as a way for investors to offer low- and moderate-cost rental units.<sup>222</sup>

An excellent example of an apartment building targeted towards the middle class is the five-story, Italian Renaissance-style apartment building, historically known as The Imperial at 1763 Columbia Road, N.W. Common characteristics of Italian Renaissance architecture include a tripartite façade with a rusticated first story, a hipped, overhanging roof tile roof, or a flat roof with a balustrade. Fenestration typically hierarchal as upper-level windows are less ornamented than those on lower levels. The high-style Imperial is an excellent example of the Italian Renaissance style. B. Stanley Simmons acted as architect for the building, which was constructed in 1905 by the Imperial Apartment House Corporation for an estimated cost of \$150,000. The Imperial was one of the first apartment buildings in Lanier Heights to provide self-sufficient living and an affordable alternative to the contemporaneous Ontario, which was specifically constructed as a luxury apartment house. The irregular-shaped Imperial is constructed of

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<sup>222</sup> Tracerics, National Register of Historic Places Multiple Property Documentation, "Apartment Buildings in Washington, D.C. 1880-1945," (1994).

masonry faced in five-course, American-bond brick on a solid raised masonry foundation. The façade (southeast elevation) is veneered in stretcher-bond brick with stone quoins and projecting end bays. The window openings on the façade contain single and paired 1/1, double-hung, wood sash. The first-story openings contain one-light fixed replacement windows; the original lintels can still be seen. All windows have stone surrounds with quoins. The first-story and fourth-story windows have molded lintels. The central bays contain paired windows that are divided by mullion composed of molded panels with pilasters. The centrally placed entry contains double-leaf glass doors with a rectangular transom and half-circle fanlight. The entrance is set within a round-arched surround of pilasters and volute. The round arch supports a molded entablature. The façade also features a molded water table and string courses on the second, fourth, and fifth stories. The side elevations have segmental openings with two-course rowlock brick arches.

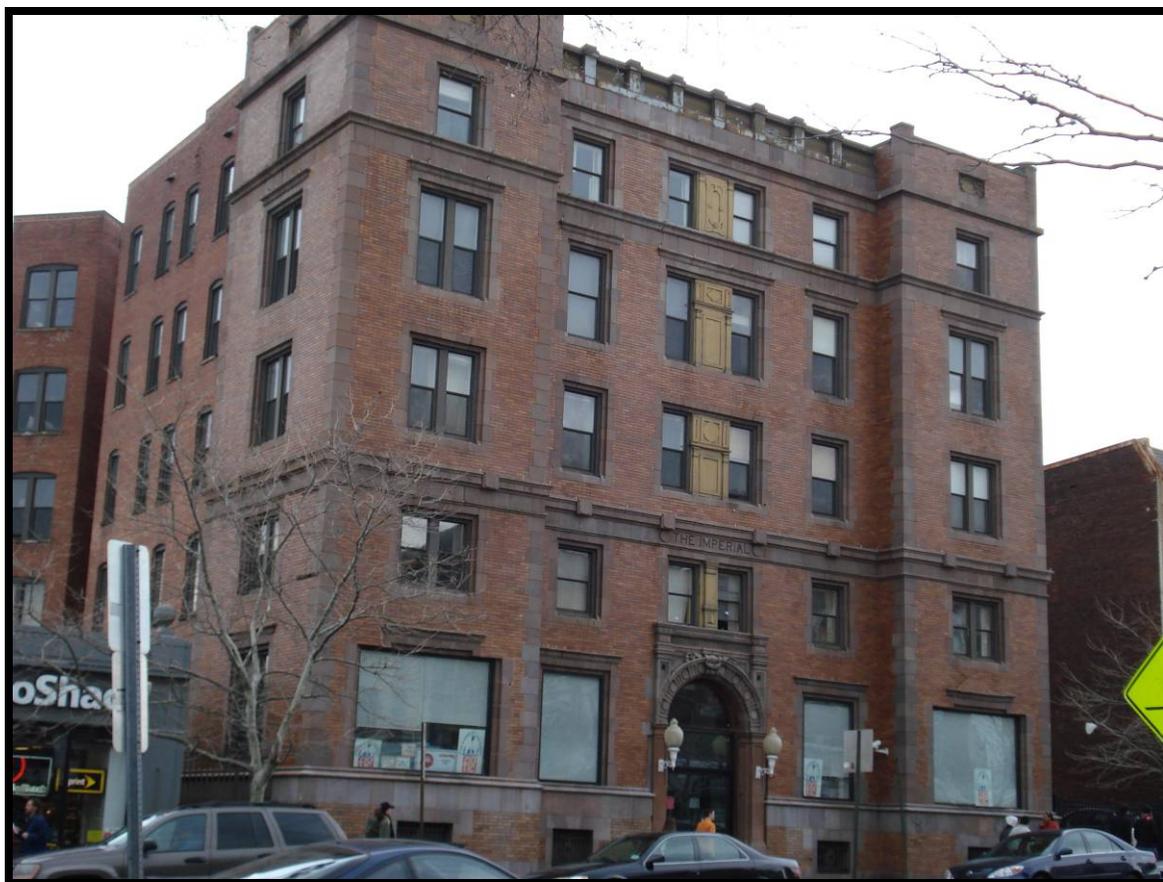


Figure 91: The Imperial Apartments at 1763 Columbia Road, N.W., constructed in 1905 (volunteer survey 2008).

Noticeably similar in form to the Imperial, but not in architectural expression, is the Pasadena at 2633 Adams Mill Road, N.W. An example of a self-sufficient apartment building specifically marketed to the middle class, the Pasadena was constructed in 1910 by builder/developer Bates Warren. Carroll Beale served as the architect of the four-and-a-half-story apartment building. The building was completed for a cost of \$10,000, which although low was comparable to contemporaneous apartments of this size and scale

throughout Washington, D.C. The building, although modest in form, is distinctive, illustrating high-style elements of Mediterranean Revival style, which is similar to the Spanish Colonial Revival style. Rectangular in shape with three- and four-story projecting bays, the building is set on a solid raised masonry foundation that has been stuccoed. A hipped roof of S-shaped clay tiles caps the building on the three primary elevations. The roof is finished with deep, overhanging eaves and oversized scrolled brackets (single and in pairs). Three half-hipped dormers pierce the roof on the southwest slope. Each dormer is clad with S-shaped clay tiles and contains a one-light awning window. The first story of the building features horizontal stuccoed bands. A stuccoed string course runs over the first- and second-story window openings. The end bays of the façade, up to the third story, project slightly from the main block. The openings on the façade contain 1/1, double-hung, metal-sash windows with stuccoed splayed arches. The windows that fenestrate the end bays of the façade are wider than those on the central bays. The foundation is pierced by awning windows that are protected by metal security grates. The centrally placed primary entrance contains a single-leaf glass door with side lights and a square-edged wood surround. The entry is sheltered by a one-story, one-bay porch, which is set on a solid foundation. The porch has a half-hipped roof with an entablature supported by pilasters and Tuscan wood columns. Poured concrete steps with metal hand rails complete the porch. The fenestration of the side elevations is consistent with the façade. The rear elevation of the building is plainly stuccoed and the foundation is parged. The segmental window openings contain 1/1, double-hung, metal-sash windows. An exterior-rear chimney that is stuccoed rises from the rear (northeast) elevation.



Figure 92: The Pasadena at 2633 Adams Mill Road, N.W., constructed in 1910 (volunteer survey 2008).

One of the largest self-sufficient apartment buildings for middle-class residents in Lanier Heights is Chatham Court at 1707 Columbia Road, N.W. This five-story apartment building has an E-shape that creates interior courtyards. Reflecting the Renaissance Revival style, the apartment building was constructed in 1915 by Harry Wardman with A.M. Schneider & Company as architects. The building is composed of a central block connected to identical wings by hyphens. The wings project past the central block, set close to Columbia Road. The building, set on a solid raised brick foundation, is faced with stretcher-bond brick. Variety, a characteristic of the style, is provided by the header-bond brick veneer on the lower half of the central block's first story. Obscured by a crow-stepped parapet wall, the flat roof is finished with an applied cornice supported by brackets. A frieze of brick veneered in a basket-weave bond runs below the cornice. An exterior-rear brick chimney rises from the rear (northwest) elevation of the central block. The centrally placed primary entrance in the central block contains a double-leaf, metal-frame glass door with a half-circle fanlight. A decorative segmental-arched hood with metal filigree detailing shelters the entrance, which is flanked by two-light fixed wood windows with a half-circle fanlight and stack-bond brick surround. The façade (southeast elevation) of the central block is fenestrated with a band of 1/1, double-hung, wood-sash windows flanked by paired 1/1, double-hung, wood-sash windows. All windows have rowlock brick sills. Spandrels of header-bond brick divide the upper stories. A metal balconet supported by brackets stretches across the second story of the façade. The fifth-story windows have soldier brick flat arches that continue as a string course encircling the building. The facades of the hyphens and wings are fenestrated similar to the central block.



Figure 93: Chatham Court at 1707 Columbia Road, N.W. , constructed in 1915 (volunteer survey 2008).

## Commercial Buildings

As Lanier Heights developed, new businesses and proprietors moved into the neighborhood to provide services to the residents. The roads that the streetcar followed, including Florida Avenue, 18<sup>th</sup> Street, and Columbia Road, were lined with commercial buildings. Unlike many of the buildings along 18<sup>th</sup> Street where the structures were designed to incorporate commercial and residential uses at the same time, the purpose-built commercial buildings in Lanier Heights did not present a dual use. Further, residential buildings were not rehabilitated for commercial use, as was often the case along major transportation routes. Like the apartment buildings, the first commercial buildings were constructed on the interior streets, rather than the highly traveled Columbia Road. Many of the first commercial buildings constructed were built in groups of two or more by developers. Typically, these commercial buildings were narrow, one story high, and were constructed of brick with little or no stylistic ornamentation.

The oldest extant commercial building in Lanier Heights is the one-story, rectangular-shaped store at 1795-1797 Lanier Place, N.W., which was built in 1909 for property owner Anthony Sambataro for \$1,500. The building is constructed of five-course, American-bond brick set on a solid masonry foundation, which has been partially parged. The façade (southeast elevation) has been faced with stretcher-bond brick. A sloping roof is finished with an ogee-molded cornice with petite dentil molding. The façade is pierced by recessed metal-frame glass doors and storefront windows. The northeastern bay on the façade contains paired one-light wood awning windows. A wide entablature with ogee-molded architrave, dentil molding, and ogee-molded cornice stretches across the façade above the windows.



Figure 94: Commercial Building at 1795-1797 Lanier Place, N.W., constructed in 1909 (volunteer survey 2008).

The commercial building at 1742 Columbia Road is a one-story, Spanish Colonial Revival-style store constructed in 1911 by Lee Hammer & Son. The masonry building, set on a solid foundation, is constructed of brick (now painted). The flat roof has a stepped parapet and corbeled cornice. The projecting end bays on the façade have half-hipped roofs covered with S-shaped clay tiles. These distinctly stylistic elements are finished with overhanging boxed cornices with scrolled modillion. The irregular-shaped building has a canted façade that has been altered by the addition of a glass-enclosed dining area. This addition, dominating the façade, projects onto the public right-of-way. It has a shed roof with a shallow-pitched, center gable. The primary entry opening into the building, now located at the corner of the addition, contains a single-leaf door with a transom of diamond-shaped lights and keystone.



Figure 95: Commercial Building at 1742 Columbia Road, N.W., constructed in 1911 (volunteer survey 2008).

### Public and Religious Buildings

Engine Company 21/Truck Company 9 at 1763 Lanier Place N.W. was constructed in 1908 as a firehouse with both the engine company and truck company. The building was designed in a picturesque Spanish Colonial Revival style, characterized by its stucco wall surfaces, campanile, and Moorish-style front gable. The building, set upon a low brick foundation, is covered with a red tile roof with a hose tower. The design of the firehouse is attributed to foremost architect Appleton P. Clark, but it may have been the result of collaboration with James G. Hill, the architect of the Ontario.

As described in the National Register nomination prepared by Sally Berk, the southeast (front) elevation of the firehouse is divided into three bays, but dominated by a large

central bay holding two large apparatus doors on the first story and a bank of three windows symmetrically placed above on the second story. Historically, the firehouse doors had double-leaf wood entry openings with 16-light window panes above lower panels, all set within brick segmental-arched openings. Two single doors, also set within segmental-arched surrounds of contrasting red brick, are located to either side of these central apparatus doors. At the second story, the group of three windows consists of a single, larger French door flanked by smaller 6/6 wood windows. The central door opens onto a metal balconet that holds the station's flag. All of these openings have bold architrave surrounds, while the three together are also topped by a single projecting window cornice. Ornamental sculptural relief in stone that reflects a Spanish Colonial Revival-style aesthetic sits atop the window cornice. Two, small round-arched windows with diamond-paned, double-hung sash sit within the end bays. The upper gable end, illuminating the attic story, features a quatrefoil window. The southwestern side elevation extends six bays deep. The front and largest bay of this side elevation supports the hose tower that reads like a campanile. Like the rest of the building, this hose tower is clad in stucco and is topped by a bell tower clearly designed to evoke Southwestern missions. The mission motif is further reinforced by the four buttresses that separate the central bays from each other along this wall surface and by the red tile roof. The central bays are articulated by paired 6/1 windows on the first story, set beneath a segmental arch of concrete, and on the second story by pairs of 6/1 windows set within an architrave surround, also of concrete. The rearmost bay of this elevation reads as a tower itself, with a Mission-style gable parapet wall culminating the roofline with a tall and narrow chimney stack atop it. The first story of this rear bay has a single 12/1 double-hung window, while the second story offers a door (providing access to the hayloft) with a block and tackle pulley.

Historically, the firehouse offered a traditional interior plan that consisted of the engine room on the first floor with the horse stalls and sitting room behind. The second floor housed the dormitory with the forage (hay storage area) and bathrooms. The firehouse was renovated in 1982 and 1983, leaving little of the original interior plan or detailing intact.<sup>223</sup> The building was listed in the National Register of Historic Places in 2001 for its architectural and historical significance.

First Church of Christ, Scientist at 1770 Euclid Street, N.W. is one of the most imposing buildings in the neighborhood, merely because of its size, design, and by the nature of its use. It is a two-story plus raised basement masonry building constructed in 1912 in a Classical Revival style. The Classical Revival style was greatly influenced by European precedents and popularized in the United States primarily by the World Columbian Expedition of 1893 in Chicago. This style displays the use of a classical vocabulary, but in a more eclectic fashion than the Beaux Arts style and the Italian Renaissance style. The architect selected for the First Church of Christ, Scientist was the well-established Washington firm of Marsh & Peter, with E.D. Ryerson acting as the primary architect. The

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<sup>223</sup> Engine Company 21, National Register of Historic Places Nomination, Washington, D.C., prepared by Sally Berk (2001), Section 7.

builder was Boyles-Robertson Construction Company. The building features compound massing with a cross and square plan, as well as a cross-gable roof, pronounced cornices, and a symmetrical façade with projecting portico. The principal elevations of the building are those of the front (north) and sides (east and west). In contrast, the rear (south) elevation is utilitarian in appearance and exhibits little ornamentation and detailing. The masonry building is set upon a concrete foundation and features a smooth-faced, light-colored, ashlar sandstone base on the three principal elevations and projecting portico. The exterior is clad in gray Norman brick laid in a Flemish-bond pattern. The brick walls have raked mortar joints with wide mortar beds, also gray in color. Semi-glazed, cream-colored terra cotta is used for architectural details including the cornices, and simple relief patterns. On the front and sides of the building the raised basement is clad in sandstone and features sandstone string courses and a regular fenestration pattern of 3/3, double-hung, wood-sash windows. Above the raised basement, nine-light, wood-sash windows with opalescent, double-glazed glass pierce the walls. These windows are operable, outfitted with a hopper sash at the top. The majority of the windows on the front and sides of the building have raised brick surrounds in a modified Flemish bond that frame the openings. A series of lunettes with vertical muntins, straight masonry sills, and opalescent glass pierce the clerestory level of the sanctuary space. The building has a cross-gabled roof capped with green ceramic pantiles. A 1912 *Washington Post* article celebrating the church's construction includes a description of the roof with its "Greek pattern of green unglazed tile." Two exterior brick chimneys are located at the rear corners of the building's central block. The chimneys have handsome cornices and are punctuated by square openings with masonry sills at the top—the openings in the east chimney being vented and the openings in the west chimney being blind. The same brick used throughout the rest of the building fills the blind openings.

The front entrance leads into a large foyer that extends across the building's interior. On either end of the foyer, flights of stairs with ornamental cast-iron newels and mahogany banisters and railings lead to the gallery and basement levels. Original brass lighting fixtures with opalescent glass lamps hang from the foyer's barrel-vaulted ceiling. Tiles of rose-colored marble cover the floor. The crown molding has both leaf-and-dart and egg-and-dart motifs. Three sets of double-leaf wood doors lead from the foyer into the large auditorium and the dominant feature of the building's interior. Greek-cross in shape, the auditorium has a cross-vaulted ceiling. This large, dome-like feature which extends across the whole auditorium is not evident on the exterior. The space is marked by simplicity and spare classical ornament. The south wall of the auditorium is composed of a large, arched, recessed panel where the organ loft opens onto the auditorium and which is filled with organ pipes. The platform and readers' desk are located at the center of the south side of the auditorium and form the focal point from where the aisles and pews radiate. To the east of the platform, the small organ console sits unobtrusively. Enormous rounded windows on the east and west sides, as well as lunette windows at the clerestory level, illuminate the space with a soft light filtered through the opalescent glass. Large, hanging brass and opalescent glass lighting fixtures also provide light for the room. Galleries overlooking the space below are located on the east, west, north sides of the auditorium. The auditorium retains much of the original detailing and furnishing, including mahogany

pews and oak parquet flooring. Doors on either side of the platform lead to the rear office space and organ loft. The second floor of the rear block, beyond the auditorium, contains support space, including the music room, small bathroom, and offices. Original five-panel mahogany doors, with original moldings and trim, remain. The large organ and pipes are located at this level. Below the auditorium, the basement level of the building contains a large Sunday school room with a seating capacity of 700. The level also includes office space, a "literature Room," an usher's room, a cloakroom, retiring rooms, a nursery, and a bathroom.



Figure 96: First Church of Christ, Scientist at 1770 Euclid Street, N.W., constructed in 1912 (volunteer survey 2008).

## PROGRESSIVE DEVELOPMENT OF LANIER HEIGHTS: 1919-1949

### Freestanding Single-Family Dwellings

Although the construction of residential buildings in Lanier Heights flourished between 1900 and 1916, by the second quarter of the twentieth century the urban nature of the Washington, D.C. suburb greatly curtailed the number of freestanding single-family dwelling erected after 1919. The building permit indexes document that only two new construction applications were granted between 1919 and 1949 for freestanding residential buildings. The masonry houses both front Adams Mill Road-2800 Adams Mill Road, N.W. (1922) and 2900 Adams Mill Road, N.W. (1941).



Figure 97: Single-Family Dwelling at 2800 Adams Mill Road, N.W., constructed in 1922 (volunteer survey 2008).

The two-story, single-family dwelling at 2800 Adams Mill Road, N.W. was designed by the architectural team of Sonnemann & Justement for Annie P. Gaynor in 1922, for an estimated cost of \$25,000. It is an excellent illustration of the Italian Renaissance style. The building is three stories high with an exposed basement on the side and rear elevations due to the steep sloping lot that overlooks Rock Creek and the National Zoological Park. The stuccoed dwelling, set on a solid stone foundation, is capped by a hipped roof of S-shaped clay tiles. The roof is finished with deep, overhanging eaves. A stuccoed exterior-side chimney rises from the southwest (side) elevation. The southwestern opening contains a tripartite window holding an 8/8, double-hung, wood sash flanked by narrow, 4/4, double-hung, wood sashes. A wood lintel completes the

opening. The central bay contains a single-leaf wood door with lights. The entry features an elaborate stone surround with a square-edged surround with a volute, pilasters, and an entablature supporting a balconet. Additional features include fleur-de-lis and floral moldings. The entry is reached by a stone stoop with central entry steps and double-bellied stone balusters. The northeastern garage bay contains a pair of folding wood doors of vertical boards with decorative scroll-sawn cut-out panels and a wood surround featuring pilasters and an entablature. The entablature supports decorative scroll-sawn joist ends, an imitation of a pergola. The garage bay continues past the northeastern (side) elevation to create a wood-frame portal to the rear of the property. The bay contains a single-leaf, wood half-door. The second-story openings contain 6/6, double-hung, wood-sash windows with wood surrounds, operable louvered wood shutters, and a concrete sill course. The openings on the side elevations contain 6/6, double-hung, wood-sash windows and 1/1, double-hung, wood-sash windows, both single and paired. The basement and first-story windows have concrete sills and several of the windows have louvered wood shutters. A pitched-roof dormer on the northeast slope of the roof is covered with S-shaped clay tiles. The rear elevation is fenestrated with 1/1 and 6/6, double-hung, wood-sash windows with concrete sills. An original three-story, three-sided canted bay window is located on the rear (northwest) elevation and has a half-hipped roof of S-shaped clay tiles. Set on a solid stone foundation, the bay contains 1/1, double-hung, wood-sash windows with concrete sills. A one-story wing, original to the main block, is located on the northeast elevation. The wood-frame, screened-in porch is set on a concrete-pier foundation and has a flat deck roof. A single-leaf, wood-frame screen door pierces the southeast elevation. The deck is completed with square wood balusters and is accessed by a single-leaf door on the second story of the northeast elevation.

### Attached Dwellings and Rowhouses

Construction of attached dwellings and rowhouses, contrary to freestanding dwellings, continued at a steady pace. This was in large part due to the original subdivision plan created in 1883 by Elizabeth Lanier Dunn, which created narrow building lots ideal for the construction of urban buildings like the attached dwelling and rowhouse.

The row of five attached houses at 1694-1704 Lanier Place, N.W. constructed in 1919 by Carl H. Smith as speculative development is an excellent example of this distinctive domestic form and its adaptability to new stylistic fashions and popular materials. Each house stands two-and-a-half stories in height and three bays wide, with Colonial Revival-style detailing. Each unit is faced on the façade and rear elevation with five-course, American-bond brick. A sloping roof caps the dwellings, each covered by a false mansard roof on the façade. The mansard roofs are covered with fish-scale slate tiles and finished with modillioned cornices. A centrally placed dormer pierces each mansard roof on the façade. Covered by a half-hipped roof covered with fish-scale slate tiles and topped by a wooden finial, the dormers have paired 1/1, double-hung, vinyl-sash windows. The window openings contain 1/1, double-hung, sash, several with replacement sash and false 6/1 vinyl muntins. The first-story windows have soldier brick flat arches. All windows have a concrete sill. The second-story sills interrupt the brick string course and the windows

have a soldier brick flat arch with stack-bond brick surrounds. The side-entry openings contain a single-leaf door with a one-light wood transom and a soldier brick flat arch. A one-story, two-bay porch stretches across the façade of each dwelling, set on a brick pier foundation that is infilled with honey-comb brick work. The half-hipped roof has overhanging eaves supported by fluted Doric columns set on brick posts. A metal balustrade and poured concrete steps with brick wing walls and metal hand rails complete the porch. The houses within the row are remarkably similar, although the arch of the window and entry openings and surrounds alternates, as does the size of the dormer windows along the façade.



Figure 98: Rowhouses at 1694-1702 Lanier Place, N.W., constructed in 1919 (volunteer survey 2008).

One of the largest examples of rowhouse construction is the row of 17 attached dwellings at 1620-1652 Argonne Place, N.W. The two-and-a-half-story rowhouses were constructed in 1920 by builder William Todd for developer William S. Phillips. The dwellings, designed by architect Reginald Wyckliffe Geare in the Colonial Revival style, are constructed of masonry veneered in five-course, American-bond brick set on a solid raised masonry foundation. The dwellings are nearly identical in form, style, materials, and design. Each dwelling is capped by a sloping roof obscured by a false mansard roof of square-butt slate tiles. The roofs are each finished with a molded cornice and pierced by two symmetrically

placed arched dormers with 6/6, double-hung, wood-sash windows. The openings on the façade of each dwelling contain 6/6, double-hung, wood-sash windows. The first-story windows have soldier brick flat arches and the second-story windows have concrete sills and lintels. The side-entry opening to each house contains a single-leaf paneled wood door with lights and a soldier brick flat arch. The entries are sheltered by a segmental hood with scrolled modillions. The one-story, two-bay porches on the façade of the row are set on solid brick foundations. Each porch has a flat roof sustained by arcaded brick posts and supports a second-story deck with square wood balusters and brick posts. The round-arched bays of the porches have rowlock bricks with limestone impostes and keystones. Poured concrete steps with brick wing walls and metal hand rails are located in the end bays, providing access to each porch. Centrally placed, single-leaf wood doors with lights pierce the second story of the façades and provide access to the decks. The segmental openings on the rear (southeast) elevations of each house contain 6/6, double-hung windows with two-course, rowlock brick segmental arches. Original one-story ells are located on the northeastern half of the rear elevations. The ells, each capped with a sloping roof, are constructed of five-course, American-bond brick set on solid raised brick foundations. The foundations house the integrated garages, each with a roll-up, paneled vinyl door topped by a lintel. Additional fenestration includes 6/6, double-hung windows set within segmental openings, finished with rowlock brick sills and two-course, rowlock brick segmental arches. One-story, wood-frame ells are located at the southwestern half of the rear elevations of the main blocks. Set on raised foundations, the wood-frame ells are flush with the brick ells, sharing the sloping roof. The ells are each pierced by a single-leaf, paneled wood door with lights and a one-light transom. One-story bays project from the rear elevations of the wood-frame ells. Covered by a shed roof, the bays each contain a large fixed one-light window. Enclosed sleeping porches on the second stories rest upon the wood-frame and brick ells. The enclosed porches, reclad with German vinyl siding, are capped by a shed roof with overhanging eaves. Fenestration consists of triple 6/6, double-hung windows with a square-edged vinyl surround.



Figure 99: Rowhouses at 1620-1652 Argonne Place, N.W., constructed in 1920 (volunteer survey 2008).



Figure 100: Rear Elevations of 1620-1652 Argonne Place, N.W., constructed in 1920 (volunteer survey 2008).

### Alleys and Outbuildings

One of the significant character-defining features of the subdivision plan for Lanier Heights was the inclusion of alleys. Graded at the same time as the primary streets, these service roads intersect the squares, or blocks, of Lanier Heights and run parallel to Lanier Place, Ontario Place, Clydesdale Place, Summit Place, and Argonne Place and are accessible from Columbia Road, 18<sup>th</sup> Street, and Quarry Road. These alleys, approximately one-third the width of the primary streets, provide access to the rear elevations of the buildings as well as to outbuildings such as carriage houses and garages. Due to the lack of curb cuts, most buildings also contain concrete slabs for parking at the rear of the lots, bordering the alleys. In many instances, high wood fences or concrete walls line the rear property lines, creating a boundary between the property and the alley, and in turn, providing privacy for the small rear yards.

The majority of outbuildings in Lanier Heights are garages, constructed in the early twentieth century. Eighty-eight garages are currently in Lanier Heights, dating from circa 1912 to circa 2008. Sixty-two of the garages were constructed in the 1910s and 1920s, illustrated by *Baist Maps* and the *Sanborn Fire Insurance Maps*. Most of the garages are simple box-like structures constructed of brick and/or concrete block. Typically, the garages have flat roofs or shallow gabled roofs, with little or no stylistic detailing. As the automobile became more accepted, garages became an integral design feature. Located in the basement story, garages such as those within the rowhouses at 1620-1652 Argonne Place, N.W. are accessible from the alleys, located below a sleeping porch or rear ell. In order to create additional outdoor space, the flat roofs of the garages have led to the construction of roof-top decks.

Due to the confining nature of rowhouses, the rear of the lot became the only private open space for residents as well as the only area available to expand a building. Consequently, a majority of the rowhouses in Lanier Heights contain rear additions that extend toward the alleys. In many cases, three-, two-, and one-story wood-frame porches line the rear elevations of the buildings and are visible on *Sanborn Fire Insurance Maps* as early as 1903. Fire escapes are also located on the rear elevations of many of the buildings, including the rowhouses that have been turned into apartment buildings. The garages, decks, porches, and fire escapes add to the urban landscape of the neighborhood and in turn, are an integral part of Lanier Heights.

### **Apartment Buildings**

Construction of apartment buildings continued in earnest in Lanier Heights during the second quarter of the twentieth century. Taking advantage of large undeveloped lots, or replacing the large, freestanding, single-family dwellings erected between 1884 and 1918, the apartment buildings from this period are larger in form and rise to greater heights than apartment buildings in Lanier Heights traditionally had. The only exception may be the Ontario, which occupies all of Square 2586 and stands six stories on a raised basement. The apartment buildings from this period, although larger than their predecessors, were targeted to the middle-income residents, who as the market changed demanded more modern amenities.

The tallest apartment building in Lanier Heights is the Calverton, which was constructed in 1919 by developer Harry Wardman (1872-1938) at 1673 Columbia Road, N.W. Recognized city-wide for his development of the rowhouse, which he promoted on a greater scale than ever before seen in the city, Wardman was able to monopolize on the housing shortages in Washington, D.C. by constructing housing for those who previously could not meet the expense of a new house. As stated by Sally Lichtenstein Berk in "The Richest Crop: The Rowhouses of Harry Wardman (1872-1938), Washington, D.C. Developer," early in his career Wardman focused on the construction of housing for the



Figure 101: The Calverton at 1673 Columbia Road, N.W., constructed in 1919 (volunteer survey 2008).

low- to middle-income markets.<sup>224</sup> Wardman's influence in the high-style design of the imposing Calverton, attributed to the partnership of Wardman & Tomlinson, resulted in an eight-story, H-shaped building reflecting the Renaissance Revival style. The grand building, with an interior courtyard to allow for additional windows, is constructed of concrete blocks faced with stretcher-bond brick. The raised foundation and first story of the façade (southeast elevation) are faced with a stone veneer. The flat roof is finished with a parapet wall and corbeled cornice. Multiple seven-story, three-sided canted bays project from the various elevations of the building. General fenestration consists of 4/4, 6/6, and 8/8, double-hung, wood-sash windows, as well as tripartite openings composed of 8/8, double-hung, wood-sash windows flanked by 4/4, double-hung, wood sash. The first-story windows have a concrete sill course. The seventh-story windows have a molded sill course and a soldier brick string course flanked by header-bond brick above the

<sup>224</sup> Sally Lichtenstein Berk, "The Richest Crop: The Rowhouses of Harry Wardman (1872-1938), Washington, D.C. Developer," Thesis for The George Washington University, 7 May 1989, 126.

lintels. Recessed shouldered brick panels are positioned above the seventh-story windows. All windows on the façade have concrete sills and lintels. Rear and side elevation fenestration has molded sills and concrete lintels. The centrally placed primary entrance on the façade consists of two bays with stone surrounds. The southwestern bay contains a single-leaf, metal-frame glass door with sidelights and a transom; the northeastern bay contains fixed metal door with lights. Many of these same stylistic elements appear on Wardman's rowhouses in Lanier Heights.



Figure 102: The Clydesdale Apartments at 2804 Clydesdale Place, N.W., constructed in 1925 (volunteer survey 2008).

Another apartment building constructed under the direction of Harry Wardman is the Clydesdale Apartments. The four-story building, reflecting high-style elements of the Classical Revival style, was completed in 1925. The imposing building, located at 2801 Clydesdale Place, N.W. is oriented towards Adams Mill Road, N.W. It is constructed of five-course, American-bond brick set on a solid raised masonry foundation. The roofing type and material were not discernible from the public right-of-way because of the brick parapet, which is finished by a molded cornice with petite dentil molding. An off-centered, four-story bay projects from the façade. The first story of the bay features stone quoins. The centrally placed entry opening in the first story of this bay contains a single-leaf, wood-frame glass door with a rusticated round-arched surround. The window

openings on the façade contain single and triple 1/1, double-hung sash with concrete sills. Various first-story windows have rusticated stone surrounds, while second-story windows have pedimented stone surrounds. A molded architrave runs above the fourth-story windows. The foundation of the northwest elevation of the projecting wing has three garage bays, each containing double-leaf wood doors with stone lintels. The side and rear elevations have fenestration that is similar to the façade. The siting of the building allows for open space, a trait indicative of the garden-apartment form promoted by the Federal Housing Administration (FHA) by the mid-1930s.

One of the most distinctive apartment buildings noted for its irregular shape and high-style Art Deco elements is Park Crescent, which was constructed in 1937 by Cafritz Construction Company at 2901 18<sup>th</sup> Street, N.W. The Art Deco style was derived from the title of a 1925 Paris design fair, called the *Exposition Internationale des Arts Decoratifs et Industriels Modernes* where numerous rooms illustrating the style were on display. Art Deco, which began to appear in Europe before World War I, was a blend of Modernism, history, and fantasy, influenced by the speed-infused aesthetics of the Italian Futurists and the mystical images of Mayan, Assyrian, and Moorish cultures. The most character-defining features associated with the Art Deco style exhibited on the building at 2901 18<sup>th</sup> Street, N.W. can be found at the main entry and along the stepped parapet. The northeast half of the building is six stories in height to compensate for the sloping lot. The building is constructed of concrete blocks and is set on a solid raised masonry foundation; all faced with six-course, American-bond brick. The building is capped by a flat roof with a brick parapet, which at regular intervals becomes an Art Deco-style stepped parapet. The openings on the façade (northwest



Figure 103: Primary Entry of Park Crescent at 2901 18th Street, N.W., constructed in 1937 (volunteer survey 2008).

height to compensate for the sloping lot. The building is constructed of concrete blocks and is set on a solid raised masonry foundation; all faced with six-course, American-bond brick. The building is capped by a flat roof with a brick parapet, which at regular intervals becomes an Art Deco-style stepped parapet. The openings on the façade (northwest

elevation) contain paired one-light sliding windows with header-bond brick spandrels set within continuous recessed vertical bays. Verticality is emphasized by brick pilasters of various widths rising the full height of the building, flanking the window bays. Additional fenestration on the façade consists of 1/1, double-hung windows and wrapping corner windows. All windows have header brick sills. The Art Deco-style primary entrance consists of double-leaf stainless steel doors with half-circle lights, giving the allusion of a full-circle light spanning both doors. The exceptionally ornate entry openings are flanked by pilasters and sheltered by a self-supporting stainless steel hood with rounded corners. A glass-block surround flanked by Art Deco-style limestone pilasters completes the primary entry, which is accessed by wide, poured concrete steps with metal hand rails. The rear (southeast) and side elevations have fenestration and material treatment that is consistent with the façade. An exterior-rear brick chimney of stretcher-bond brick rises from the southeast elevation.



Figure 104: Primary Entry of the Saxony at 1801 Clydesdale Place, N.W., constructed in 1949 (volunteer survey 2008).

Inspired by the Modern Movement, the Saxony at 1801 Clydesdale Place, N.W. is five-story, C-shaped apartment building. Constructed in 1949, the building was constructed by Charles E. Smith, a foremost developer of apartment buildings in Washington, D.C. The buildings associated with the Modern Movement like the Saxony present minimal applied ornamentation and utilize contemporary building materials, many of which had been created or perfected during World War II. Typically, the stylistic ornamentation is

presented by the materials and forms, such as metal window frames of varying sizes, small casement windows flanking larger picture windows, and the use of brick or stone facing. These elements are clearly present on the Saxony, which is constructed of concrete blocks faced with six-course, American-bond brick on a solid masonry foundation. A flat roof caps the building with shallow coping. The façade (east elevation) is fenestrated with single and paired 1/1, double-hung, metal-sash windows, which reinforce a sense of horizontality. All windows have concrete sills. The centrally placed primary entrance on the façade features a one-story projecting bay. The bay contains a single-leaf, metal-frame glass door flanked by paired one-light fixed metal windows. Large one-light, fixed metal windows set within a marbled surround frame the bay. A self-supporting stainless steel awning shelters these three bays. The rear and side elevations have fenestration that is consistent with that of the façade.

### Commercial Buildings

Commercial buildings from the second quarter of the twentieth century typically mimicked the contemporaneous residential buildings in style and material. Yet, the nature of this distinct building form, which typically rises only one story in height with expansive show windows, contrasts greatly in massing and fenestration. Ornamentation as a rule was minimal, relegated to the façade where architects provided stylistic embellishments that blended the commercial buildings with the contemporaneous residential buildings in Lanier Heights. One of the best examples is the one-story commercial building at 1767-1775 Columbia Road, N.W., which consists of four individual storefronts. Constructed in 1920 for investment purposes by Barr & Rheem, the building is constructed of five-course, American-bond brick on a solid masonry foundation. The façade (southeast elevation) is faced with concrete paneling fenestrated by double-leaf metal-frame glass doors (replacement) with transoms and bands of fixed metal-frame storefront windows. A flat roof with a parapet caps the building. The stylized parapet, providing the only architectural embellishment because of subsequent alterations, has six large pommels set on plinths and a stepped arch with a discord at the center.

The one-story, Classical Revival-style commercial building at 1777 Columbia Road, N.W. was constructed in 1928 for Natale Avignone and his younger brother Martin Avignone, who commissioned architect Frederic B. Pyle to design a new commercial building for growing Avignone Frerés catering. This well-known catering and dining business operated for over sixty-seven years before declaring bankruptcy in late twentieth century. The building has been rehabilitated to provide two commercial spaces, although the minimal stylistic embellishments of the façade and portions of the parapet remain intact. The building is constructed of American-bond brick on a solid masonry foundation. A flat roof with a parapet wall caps the building. The façade (southeast elevation) is faced with limestone, divided into five window bays that each contains multiple fixed, one-light windows. The central bay also contains double-leaf, metal-frame glass doors. All of the window bays are framed by limestone pilasters with capitals of ornamental plant motifs. A large illuminated sign box of metal with projecting lettering stretches across the entablature of the building.



Figure 105: Commercial Buildings at 1769-1775 Columbia Road, N.W., constructed in 1920 (volunteer survey 2008).



Figure 106: Commercial Building at 1777 Columbia Road, N.W., constructed in 1928 as Avignone Frerés (volunteer survey 2008).

A dependency on the automobile, despite residents' accessibility to public transportation since the late nineteenth century, prompted the construction of a gasoline station at 1825-1827 Adams Mill Road, N.W. (also known as 1794 Lanier Place, N.W.). Replacing an earlier filling station, the gasoline station was erected in 1938 by Gulf Oil Corporation with Pierre R.L. Hogner as the chief corporate architect. Thus, the four-bay garage presents a standard corporate design, which was used numerous times throughout Washington, D.C. It has roll-up paneled metal doors with lights that open onto the service bays. A flat roof with a parapet caps the garage, which has a one-story, three-bay wing attached to its northwest (side) elevation. The wing is fenestrated with fixed wood windows and a single-leaf paneled wood door with lights. A one-story awning projects from the southwest elevation of the wing. This awning shelters the gas pumps, as well as the mini-market. The flat roof of the awning is supported by rectangular columns.



Figure 107: Automotive Service Station at 1825 Adams Mill Road, N.W., constructed in 1938 (volunteer survey 2008).

### LANIER HEIGHTS TO ADAMS MORGAN: 1950-1962

Key changes occurred in Lanier Heights during the second half of the twentieth century as the demographics changed and older buildings, especially along Columbia Road or those occupying expansive lots, were lost to new development. Residential construction in the second half of the twentieth century was very limited, with the completion of only a few multi-family apartments and condominiums. No freestanding dwellings or rowhouses were constructed in Lanier Heights during this period. The character of Columbia Road began to change as larger commercial buildings replaced existing structures.

#### Apartment Buildings

The construction of the Park Ellison at 1700 Harvard Street, N.W. illustrates the strong stylistic elements and materials of the Modern Movement, which was monopolizing architectural design and forms nationwide by the mid-twentieth century. This six-story apartment building, dating from 1954, is constructed of concrete blocks set on a solid

raised masonry foundation; all faced with five-course, American-bond brick. The façade (north elevation) is fenestrated with triple one-light, fixed metal windows flanked by one-light, metal casement windows; tripartite openings with paired one-light, sliding metal windows; and paired one-light, sliding metal windows. All windows have rowlock brick sills. The recessed main entry on the façade contains a single-leaf, metal-frame glass door with a two-light sidelight. The rear and side elevations have similar fenestration as the façade. Ornamentation is limited to the metal framing of the picture-like windows and the stepped façade created by projecting bays. These vertical bays are in striking contrast to the horizontality created by the window openings.



Figure 108: The Park Ellison at 1700 Harvard Street, N.W., constructed in 1954 (volunteer survey 2008).

### Commercial Buildings

Commercial buildings constructed in the mid-twentieth century in Lanier Heights reflected the tremendous need for this particular building type rather than the fashionable architectural styles, trends, and materials of the period. One such example, although substantially altered in the late twentieth century to reflect modern corporate design elements, is the one-story grocery store at 1747 Columbia Road, N.W. The modest building was minimally ornamented when completed in 1950 for Safeway, Inc. and at that time did not reflect any corporate design elements. Rather, the building's original design testified to its function as a commercial building similar in scale, massing, and material to other commercial buildings fronting Columbia Road. However, the building did not illustrate stylistic elements found on the neighboring residential buildings, or even the older commercial buildings. Historic maps document the building as originally constructed is a concrete-block structure, set on a solid concrete-block foundation, with a stretcher-

bond brick veneer. Dryvit, added in the late twentieth century, is utilized as a cladding above the window and entry openings. The façade is fenestrated with bands of fixed one-light metal show windows. An off-centered primary entrance pierces the façade. A projecting front-gabled surround rises above the primary entrance and roofline, supported by metal posts. The front-gable parapet, obscuring the building's flat roof, is covered with standing-seam metal. Awnings shelter the first story of the façade. A parking garage is located in the basement of the building. A large addition, doubling the size of the building, was constructed on the northeast (side) elevation in 1983, replacing a parking lot that originally serviced patrons.



Figure 109: Safeway at 1747 Columbia Road, N.W., constructed in 1950 (volunteer survey 2008).

Yet, the one-story building at 1779 Columbia Road, N.W., constructed in 1952 for Riggs National Bank, stands in contrast to this noted trend of “form follows function.” The initial design for the Northwest Branch of the Riggs National Bank, which was published in the *Washington Post* prior to construction, was modern, streamlined, with no applied ornamentation or reference to historic architectural styles.<sup>225</sup> The sleek new design of the building's interior and exterior may have proved too modern for the largely developed neighborhood of Lanier Heights, which embraced traditional styles, forms, and materials. The resulting design reflects the long-established Classical Revival, a style that is more unified with the existing architecture and more traditionally accepted for financial institutions. It has a steel frame faced with a granite-veneered façade. A centered front-gabled pediment with a modillioned cornice and molded entablature hovers over the primary entrance to the bank. The high-style entablature stretches across the façade.

<sup>225</sup> Advertisement for Riggs National Bank, *Washington Post*, 5 December 1952.

Single and paired pilasters of stone give the illusion of supporting the pediment with its molded entablature. The central bay contains double-leaf, metal-frame glass doors with a one-light metal transom and a square-edged stone surround with a molded lintel. The stone surround itself is bound by sidelights and a multi-light transom. The central bay is flanked by bays containing multiple fixed one-light windows. The northeastern bay also contains an Automated Teller Machine. The rear (northwest) elevation is faced with six-course, American-bond brick. An interior-rear brick chimney is located near the northwest elevation. An entrance pierces the rear elevation. The entry bay contains double-leaf, metal-frame glass doors with sidelights and a multi-light transom.

### ADAMS MORGAN: 1963 TO THE PRESENT

New construction in the late twentieth century has been exceedingly limited in Lanier Heights and the larger Adams Morgan community, as the area was largely developed by 1962. Residential construction, occurring between 1970 and 1989, includes only three apartment buildings and an office building. Two of the examples, Summit House and Lanier Mews, required the demolition of freestanding, single-family dwellings dating from the early twentieth century. Summit Court was constructed on property that had not yet been improved but served as a side yard for neighboring apartment buildings. The office building, fronting on Columbia Road, was erected on property formerly associated with the neighboring rowhouses. Each of these buildings illustrates, through its form, style, and material, the period during which it was designed and erected. Although the materials are consistent with those utilized throughout the neighborhood since its platting in 1883, the form, massing, siting, ornamentation, and sometimes style are distinct elements of the late twentieth century.



Figure 110: Lanier Mews at 1776-1778 Lanier Place, N.W., constructed in 1980 (volunteer survey 2008).

The Lanier Mews, constructed in 1980 at 1776-1778 Lanier Place, N.W., continues to represent the rowhouse form introduced in Lanier Heights in the first decade of the twentieth century, as well as the Colonial Revival style. Yet, unlike the traditional rowhouses, which front directly on the street, the two buildings at Lanier Mews face inward onto a shared courtyard. Further, the two rectangular blocks are divided into a total of thirty-six apartments that intentionally read from the exterior as six single-family

rowhouses. The three-story, two-bay Colonial Revival-style rowhouses are set on a solid raised masonry foundation. Each rowhouse is faced with stretcher-bond brick. A sloping roof, with a parapet, caps each dwelling. Fenestration consists of single and paired 1/1, double-hung, vinyl-sash windows with false 6/6 and 6/9 vinyl muntins. Various window treatments include concrete and rowlock brick sills, and splayed and rectangular concrete lintels. Louvered and paneled shutters alternate on each dwelling. A concrete string course, which is flush with the façade, runs across each dwelling above the second-story windows. Side-entry openings on the first story contain single-leaf wood doors, reached by one-story stoops with metal balustrades and poured concrete steps with metal hand rails. The rear and side elevations are similarly fenestrated. The northwestern unit of the southwestern block has a centrally placed, three-sided oriel window on the second story. The foundation of the southeastern (side) elevation of the southwestern block is pierced by a roll-up metal door that provides access to the below-grade parking garage.

The only purpose-built office building constructed in Lanier Heights is located at 1640 Columbia Road, N.W. in 1989. The concrete-block structure, veneered in stretcher-bond brick, has a triangular form created by the irregular shape of the lot. This allows for a four-story corner tower with conical roof, an element often associated with late-twentieth-century interpretations of the Queen Anne style. The verticality of this three-story building, which stands in contrast to the surrounding buildings, is interrupted by four-course sill and lintel belt courses of different colored bricks. This roof is covered in standing-seam metal, finished with overhanging eaves and a boxed cornice. Concrete pendants are located just below the cornice. Fenestration consists of single and paired, 1/1, double-hung, metal-sash windows as well as single-light, metal-sash awning windows. All of the window openings have rowlock sills. The principal entrance to this building is located in the recessed bay along Columbia Road.



Figure 111: Office Building at 1640 Columbia Road, N.W. (volunteer survey 2008).

A sculpture is located outside of the principal entrance to this building, along Columbia Road, N.W. This bronze piece, known as "The Parable," is the work of Jimilu Mason. "The Parable" was installed in August of 1991 at the Festival Center. This male figure sits on an upright concrete block with a carpenter's square below. He is dressed in a shirt and pants, but has no shoes. His long hair is complimented by a beard and moustache. His hands are outreached, as if trying to grasp something.

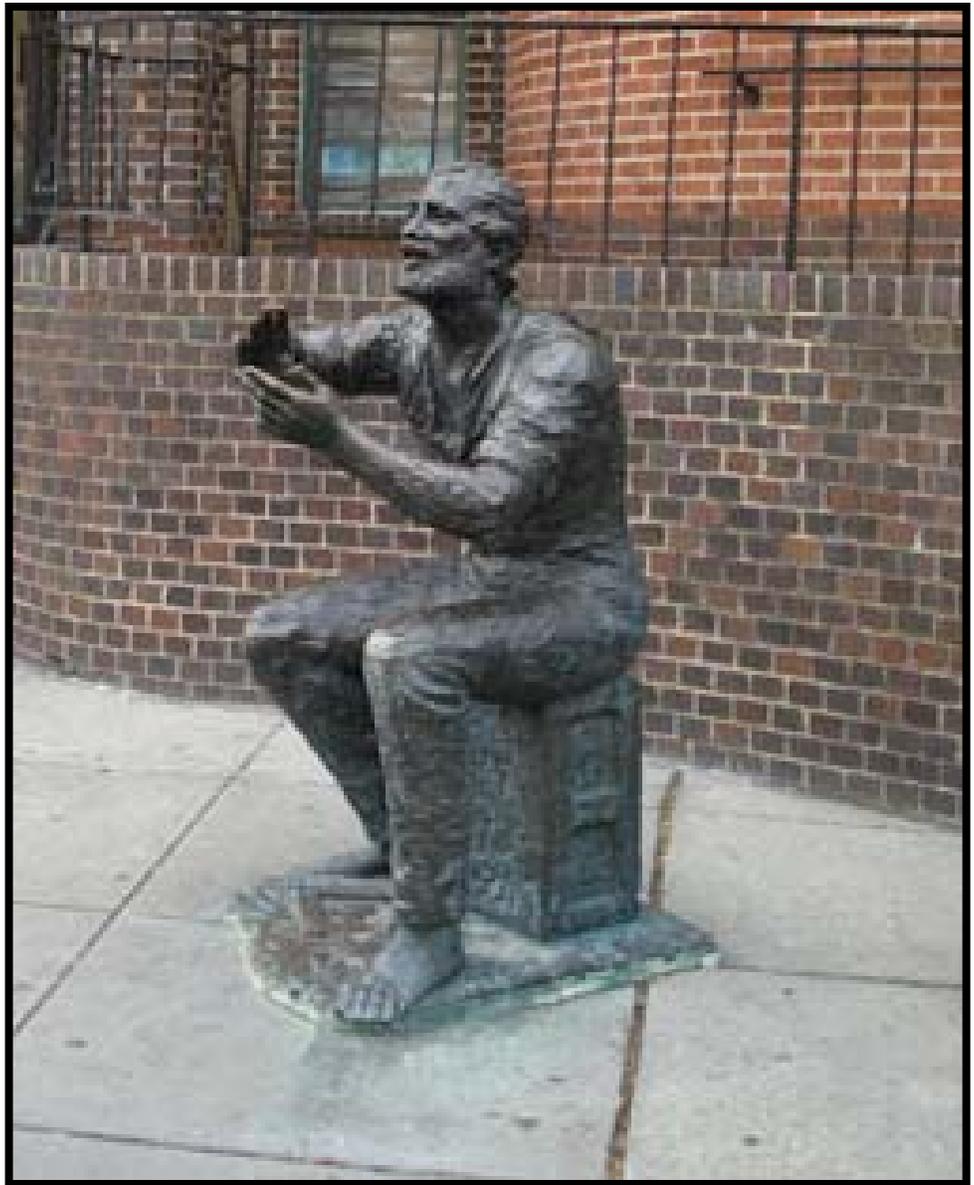


Figure 112: The Parable by Jimilu Mason (volunteer survey 2008)

## RECOMMENDATIONS

### A. Evaluation for Nomination

- Standards for Evaluation

The properties identified in the Intensive-Level Survey of the Lanier Heights area have been evaluated on a preliminary basis for their historic significance at the local, state, and national levels. As stated in the Secretary of the Interior's *Standards for Identification and Evaluation*, evaluation is the process of determining whether identified properties meet defined criteria of significance and whether they should, therefore, be included in an inventory of historic properties determined to meet the established criteria.

In association with the Secretary of the Interior's *Standards for Evaluation* are the Secretary of the Interior's *Guidelines for Evaluation*. The guidelines describe the principles and process for evaluating the significance of the identified historic properties. In evaluating the historic resources of the Lanier Heights area, both the *Standards* and *Guidelines for Evaluation* were consulted. As a first step, the guidelines suggest that criteria used to develop an inventory of historic properties should be coordinated with the National Register of Historic Places. In the case of Lanier Heights, the evaluation process was conducted using the District of Columbia Inventory of Historic Sites criteria and the National Register of Historic Places criteria. The District of Columbia Inventory of Historic Sites criteria, established in 1964, are coordinated with those established for the National Register. The National Register of Historic Places is the official national list of recognized properties, which is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior.

The District of Columbia Inventory of Historic Sites criteria are set forth in Title 10A, Historic Preservation, and Amendment of 10 DCMR, Planning and Development (effective 2002).

Historic and prehistoric buildings, building interiors, structures, monuments, works of art or other similar objects, areas, places, sites, neighborhoods, and cultural landscapes are eligible for designation as historic landmarks or historic districts if they possess one or more of the following values or qualities:

- a. *Events*: They are the site of events that contributed significantly to the heritage, culture, or development of the District of Columbia or the nation;
- b. *History*: They are associated with historical periods, social movements, groups, institutions, achievements, or patterns of growth and change that contributed significantly to the

- heritage, culture, or development of the District of Columbia or the nation;
- c. *Individuals*: They are associated with the lives of persons significant to the history of the District of Columbia or the nation;
  - d. *Architecture and Urbanism*: They embody the distinguishing characteristics of architectural styles, building types, types or methods of construction, or are expressions of landscape architecture, engineering, or urban planning, siting, or design, significant to the appearance and development of the District of Columbia or the nation;
  - e. *Artistry*: They possess high artistic or aesthetic values that contribute significantly to the heritage and appearance of the District of Columbia or the nation;
  - f. *Creative Masters*: They have been identified as notable works of craftsmen, artists, sculptors, architects, landscape architects, urban planners, engineers, builders, or developers whose works have influenced the evolution of their fields of endeavor, or are significant to the development of the District of Columbia or the nation; and/or
  - g. *Archaeology*: They have yielded or may be likely to yield information significant to an understanding of historic or prehistoric events, cultures, and standards of living, building, and design.

The National Register of Historic Places Criteria states:

The quality of *significance* in American history, architecture, archeology, and culture is present in districts, sites, buildings, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history;
- B. That are associated with the lives of persons significant in our past;
- C. That embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; and/or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

A second consideration cited by the guidelines suggests that the established criteria should be applied within particular historic contexts. In the case of the Lanier Heights area, the criteria were examined to determine how they might apply to properties within the given context. The historic contexts are synonymous with the thirty categories for areas of significance developed by the National Register of Historic Places and listed as follows:

Agriculture: process and technology of cultivating soil, producing crops, and raising livestock and plants.

Architecture: practical art of designing and constructing buildings and structures to serve human needs.

Archeology: study of prehistoric and historic cultures through excavation and the analysis of physical remains.

Art: creation of painting, printmaking, photography, sculpture, and decorative arts.

Commerce: business of trading goods, services, and commodities.

Communications: technology and process of transmitting information.

Community Planning and Development: design or development of the physical structure of communities.

Conservation: preservation, maintenance, and management of natural or manmade resources.

Economics: study of the production, distribution, and consumption of wealth; the management of monetary and other assets.

Education: process of conveying or acquiring knowledge or skills through systematic instruction, training, or study.

Engineering: practical application of scientific principles to design, construct, and operate equipment, machinery, and structures to serve human needs.

Entertainment/Recreation: development and practice of leisure activities for refreshment, diversion, amusement, or sport.

Ethnic Heritage: history of persons having a common ethnic or racial identity.

Exploration/Settlement: investigation of unknown or little known regions; the establishment and earliest development of new settlements or communities.

Health/Medicine: care of the sick, disabled, and handicapped; the promotion of health and hygiene.

Industry: technology and process of managing materials, labor, and equipment to produce goods and services.

Invention: art of originating by experiment or ingenuity an object, system, or concept of practical value.

Landscape Architecture: practical art of designing or arranging the land for human use and enjoyment.

Law: interpretation and enforcement of society's legal code.

Literature: creation of prose and poetry.

Maritime History: history of the exploration, fishing, navigation, and use of inland, coastal, and deep sea waters.

Military: system of defending the territory and sovereignty of a people.

Performing Arts: creation of drama, dance, and music.

Philosophy: theoretical study of thought, knowledge, and the nature of the universe.

Politics/Government: enactment and administration of laws by which a nation, State, or other political jurisdiction is governed; activities related to political process.

Religion: organized system of beliefs, practices, and traditions regarding mankind's relationship to perceived supernatural forces.

Science: systematic study of natural law and phenomena.

Social History: history of efforts to promote the welfare of society; the history of society and the lifeways of its social groups.

Transportation: process and technology of conveying passengers or materials

Other: any area not covered by the above categories.

After determining how the criterion applies, the Secretary of Interior's *Guidelines for Evaluation* recommends undertaking an integrity assessment of the property. In evaluating the integrity, factors such as structural problems, deterioration, and abandonment should be considered if they have affected the significance of the property. The integrity of each property documented as part of the Lanier Heights Survey was evaluated using the seven aspects as defined in *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. The aspects include location, design, setting, materials, workmanship, feeling, and association.

Based upon the state and national guidelines and criteria, all of the properties in the Lanier Heights area were evaluated for potential nomination to the District of Columbia Inventory of Historic Sites and the National Register of Historic Places. Additional study and strong community outreach will be necessary to pursue this objective.

## B. Recommendations for Further Study and Nomination

### *First Church of Christ, Scientist at 1770 Euclid Street, N.W.*

First Church of Christ, Scientist at 1770 Euclid Street, N.W. is an excellent example of the Classical Revival style of architecture, constructed as part of the City Beautiful Movement. Constructed in 1912, the church was built to serve as the permanent home for First Church of Christ, Scientist, in Washington, D.C., the first Christian Science branch church in the area, and to meet the needs of a growing church body. Designed by the master architectural firm of Marsh & Peter and E.D. Ryerson, an adherent and architect in his own right, the grand church served as a religious center for First Church of Christ, Scientist from the beginning of the twentieth century until recent years. The building is an excellent representation of the Classical Revival style, recalling classical architecture and related associations, but with a modern and innovative use of construction and materials. The building exhibits a high level of architectural skill, utilizing classical elements within a modern architectural design scheme that presents the image of substantiality and permanency while functioning as a modern building. The commanding presence of the building on a corner lot at the juncture of three streets served to publicize and attract new members in the primarily residential neighborhood known today as Adams Morgan. The deliberate choice of a classical architectural vocabulary reflected how many branch churches of Christian Science used architecture to establish a public identity and to promote legitimacy for a new, radical religion.



Figure 113: First Church of Christ, Scientist (EHT Tracerics, 2008)

The building retains a high degree of integrity of design, workmanship, association, materials, location, feeling, and setting. The church satisfies the National Register requirement that the resource be at least fifty years old, as well as the District of Columbia's requirements that sufficient time has passed to allow for the property's evaluation within its historic context. First Church of Christ, Scientist qualifies for landmark status in the District of Columbia because it meets Criteria B and D. The property also meets the National Register Criteria A and C, as well as Criterion Consideration A for Religious Properties. A nomination for listing in the District of Columbia Inventory of Historic Sites has been filed with the D.C. Historic Preservation Office.

### *Ontario Apartment House at 2853 Ontario Road, N.W.*

The Ontario Apartment House at 2853 Ontario Road, N.W. is an outstanding example of a luxury apartment house exhibiting elements of the Beaux Arts style. Construction of the building was widely publicized in all local newspapers from its inception in 1903 to its completion in 1905. The Ontario, touted as being one of the largest apartment buildings in the city at the time of its construction, was erected for Archibald McLachlen on multiple lots purchased in 1884 from Elizabeth Lanier Dunn, who subdivided the Lanier Heights neighborhood in the late nineteenth century). The apartment building was owned by the Ontario Apartment House Company, which was chartered in 1903 for the sole purpose of erecting the fireproof, six-story apartment house. The sheer size, necessary materials, and essential funding required that the building be constructed in two parts. The first portion, completed in 1903 and opened in 1904, was originally known as Glenora Apartments. Construction of the east wing began in March 1905 and was opened in February 1906. James G. Hill, who served as Supervising Architect of the Treasury from 1876 until 1883, was the chief architect of the Ontario, with support from local architects Leon Emile Dessez and George Adolphus Dessez. At the time of its construction, the Ontario was proclaimed as a modern apartment house, equipped with steam heating apparatus, gas, and electric lighting, telephone service, and electric elevators. As a luxury apartment house,



Figure 114: Ontario Apartment House  
(volunteer survey, 2008)

the Ontario was the home of elite Washingtonians, with judges, high-ranking military, Senators and Congressmen, architects and builders, doctors, and writers residing there in the early twentieth century. Members of this elite list included Senator Robert J. LaFollette of Wisconsin; Senator Moses E. Clapp of Minnesota; Congressmen Elbert Hamilton Hubbard and Nathan E. Kendall of Iowa; Brigadier General John Joseph O'Connell of the Black Hills campaign against the Sioux Indians and Admiral Charles Edgar Clark of the Spanish-American War; editor-in-chief of the *Washington Post* Ira Elbert Bennett; builder and contractor William P. Lipscomb; Admiral Joel T. Boone; General Herbert H. Lord; Admiral Chester W. Nimitz; General Douglas MacArthur; journalist Carl Bernstein; and the widows of Civil War heroes Brigadier General Culver C. Sniffen and General George E. Pickett. Construction of the Ontario, the first and only luxury apartment building erected in Lanier Heights, piloted the way for the inclusion of large, high-style apartment buildings within a defined residential neighborhood, which was originally platted for freestanding dwellings and rowhouses.

The building retains a high degree of integrity of design, workmanship, association, materials, location, feeling, and setting. The building satisfies the National Register requirement that the resource be at least fifty years old, as well as the District of Columbia's requirements that sufficient time has passed to allow for the property's evaluation within its historic context. The Ontario Apartment House qualifies for landmark status in the District of Columbia because it meets Criteria B and D. The property also meets the National Register Criteria A and C.

### *Lanier Heights Historic District*

The area known as Lanier Heights, located north along Columbia Road in what is now the Adams Morgan neighborhood, contains one of the finest eclectic collections of architecture in Washington, D.C. The architectural and social advancements created by the developers, builders, architects, property owners, and residents unite to illustrate the distinctive story of an early streetcar suburb of the late nineteenth century that emerged in the twentieth century as an essential component of a larger urban center. In anticipation of the expanding suburbs of the nation's capital, Lanier Heights was subdivided in November 1883 by Elizabeth Lanier Dunn, one of the more successful real estate speculators in northwest Washington, D.C., beyond Florida Avenue and south of Park Road. The subdivision divided portions of Jackson Hill and Mount Pleasant into 102 lots on approximately seven squares. The area now also includes a small portion of the Hall & Elvans' Subdivision of Meridian Hill, which was platted in September 1867. Residential development in Lanier Heights began in 1884 with the construction of imposing, high-style dwellings for prominent Washingtonians, such as Archibald M. McLachlen, a banker and real estate investor, and Dr. George Brown Goode, an eminent ichthyologist (fish scientist) at the Smithsonian Institution. By 1900, Lanier Heights was home to a small community of intellectuals, a number of whom were Dr. Goode's colleagues. The arrival of the electric streetcar in 1892 and the Highway Act of 1898 significantly changed the rate and pattern of development in Lanier Heights, resulting in the greatest period of construction between 1900 and 1916. By 1920, several of the

streets had been successfully developed with freestanding single-family houses, attached twin dwellings, rowhouses, and apartment buildings supported by purpose-built commercial buildings, a monumental church, and a high-style fire station. This collection of the building types and styles documents the evolution of residential and commercial architecture in Washington, D.C., as freestanding dwellings constructed for specific property owners were supplanted by speculative rowhouses built by some of the city's most prominent developers who employed Washington's finest architects. The form, massing, siting, and architectural style of the apartment buildings, spanning from 1903 with the construction of the luxurious Ontario to the 1962 completion of the fashionable Park East, allows for a comprehensive study of this particular domestic building type and its modern amenities it employed. Columbia Road, the southern boundary of the neighborhood, has been the foundation of Lanier Heights from its establishment in the early nineteenth century as Taylor's Lane Road to its transformation as the commercial and cultural centerpiece of Adams Morgan, with theaters, stores, restaurants, banks, as well as rowhouses and apartment buildings. As new ethnic groups moved to Lanier Heights in the mid-twentieth century, the neighborhood became a diverse multi-cultural district and an urban destination for residents and visitors to the District of Columbia. Thus, the diversity of the architecture of the planned subdivision of Lanier Heights, an integral component of today's larger Adams Morgan with a cultural and social identity of its own, allows for a study of the development of Washington, D.C. from 1884 to the present.

Defined by late-nineteenth- and twentieth-century development, the proposed historic district of Lanier Heights meets the District of Columbia Inventory of Historic Sites Criteria B and D and the National Register of Historic Places Criteria A and C. It is significant under the themes of architecture, commerce, and community planning/development with the period of significance extending from 1884, when the neighborhood was platted by Elizabeth Lanier Dunn, to 1962, when the final phase of residential and commercial development concluded with the construction of the Park East. The area comprising the proposed historic district of Lanier Heights consists of 298 primary resources, the vast majority being residential buildings. Of the 298 primary resources, 286 of them retain sufficient integrity to contribute to the areas and period of significance for Lanier Heights. It is recommended that the Argonne Apartment at 1629 Columbia Road, N.W., which was not included in the survey area, be studied for inclusion in a Lanier Heights Historic District as this property historically reflects the development of the neighborhood and architecturally is synonymous with the contemporaneous residential buildings in type, form, style, material, and massing.

### **Boundary Justification**

The recommended boundary for the proposed Lanier Heights Historic District includes the historic boundaries as platted by Elizabeth Lanier Dunn as "Lanier Heights" and the northernmost section (fronting Columbia Road) of Hall & Elvans' Subdivision of Meridian Hill, which was platted in September 1867. This area also includes the second subdivision plat for Lanier Heights, which was filed in 1888 by Richard U. Goode and Everett Hayden, and the Clydesdale Subdivision, platted in 1903 by Donald MacPherson. Both the

residential and commercial fabric located within these boundaries reflects the development of the late-nineteenth- and early-twentieth-century suburb and its evolution to becoming part of a larger urban neighborhood and commercial district, while still maintaining its strong residential character. Lanier Heights is roughly bounded by Adams Mill Road, Quarry Road, Harvard Street, and includes the properties fronting Columbia Road between Harvard and 18<sup>th</sup> Streets, N.W.

The southern boundary follows Columbia Road east to west from its intersection with 16<sup>th</sup> Street to its intersection of 18<sup>th</sup> Street, and includes all those properties fronting Columbia Road. The northern side of the street marked the southern border of the original subdivision of Lanier Heights created by Elizabeth Lanier Dunn. The southern side of the street was platted as part of Hall & Elvans' Subdivision of Meridian Hill. Despite being platted separately these two areas developed contemporaneously.

The western boundary is Adams Mill Road, north of the intersection of 18<sup>th</sup> Street with Columbia Road. Here, the boundary runs south to north to include all those properties on the east side of Adams Mill Road in Squares 2580, 2583, and 2584. The apartment building at 2630 Adams Mill Road, N.W. in Square 2547 is included within the proposed historic district because of the development history of the property, which reflects that of Lanier Heights. The adjacent Kalorama Triangle Historic District includes the buildings on the south side of Square 2547 fronting Calvert Street, N.W. To the north of Clydesdale Place, N.W., the boundary includes properties on both sides of Adams Mill Road. This area was within the original Lanier Heights subdivision, and resubdivided with its current configuration by Donald MacPherson in 1903. Development was contemporaneous to that of Lanier Heights. Walter C. Pierce Community Park on Adams Mill Road adjacent to the National Zoological Park is not included in the boundary as it maintains a distinct historic context that is separate from that of Lanier Heights.

The northern boundary follows the intersection of Adams Mill Road with Quarry Road to Harvard Street and includes all of Squares 2587, 2589, and 2590. These residential and commercial buildings are contemporaneous with the early development of the neighborhood.

The eastern boundary runs from Harvard Street to its intersection with Argonne Place, N.W. to include a portion of Square 2589. This boundary is part of the historic eastern border of the Lanier Heights subdivision. The Argonne Apartments and related parking garage at 1629 Columbia Road, N.W. were excluded from the proposed historic district because its development history was believed to relate more to 16<sup>th</sup> Street and the neighborhoods of Columbia Heights and Meridian Hill. Preliminary research suggests the historic context and architectural significance of the Argonne Apartments actually relates best to Lanier Heights and should therefore be included in the proposed historic district boundaries following further study.

### Non-Contributing Primary Resources

The non-contributing status for the primary resources in the proposed boundaries of the Lanier Heights Historic District is based on the buildings' original date of construction and their current integrity. These resources do not add to the historic architectural qualities or historic associations for which the neighborhood is significant. This includes those buildings constructed outside the period of significance (1884 to 1962) and those that do not relate to the areas of significance (architecture, commerce, and community planning/development) and thus are unable to assist in understanding the history of Lanier Heights. Further, those buildings that no longer possess sufficient historic integrity due to alterations, additions, or other changes are also considered non-contributing.

#### *List of Non-Contributing Primary Resources*

1. 2906 18<sup>th</sup> Street, N.W.
2. 2922 18<sup>th</sup> Street, N.W.
3. 1620 Argonne Place, N.W.
4. 1640 Columbia Road, N.W.
5. 1742 Columbia Road, N.W.
6. 1747 Columbia Road, N.W.
7. 1749-1753 Columbia Road, N.W.
8. 1776-1778 Lanier Place, N.W.
9. 1811 Ontario Place, N.W.
10. 2713 Ontario Road, N.W.
11. 1708 Summit Place, N.W.
12. 1714 Summit Place, N.W.

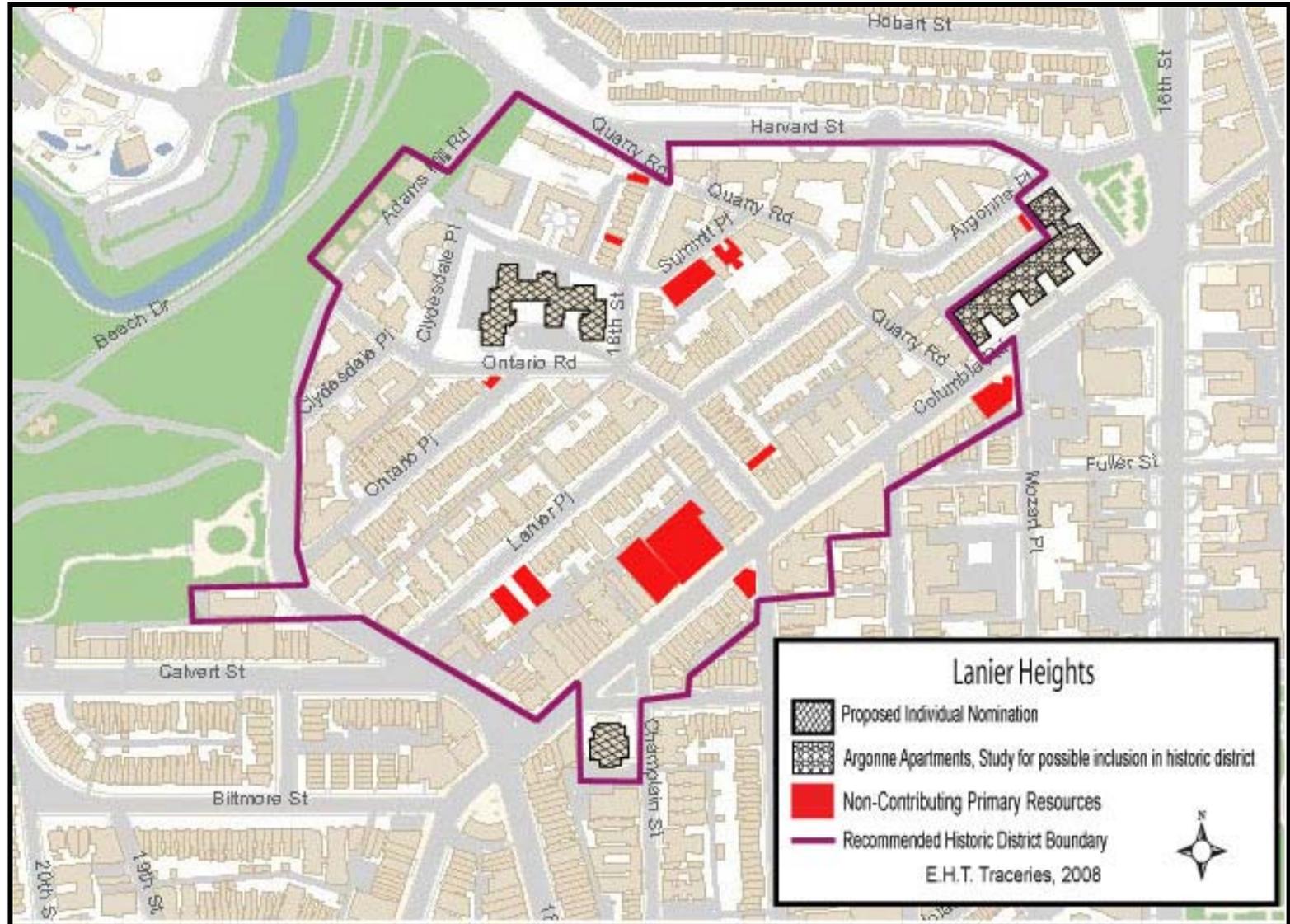


Figure 115: Map of Lanier Heights Illustrating the Recommendations for Further Study and Nomination

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## APPENDIX 1: RESOURCE LIST SORTED BY ADDRESS

### 18<sup>th</sup> Street, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	2582-0191	2582-0191-	1905	2801 18th Street NW	Hill & Kendall	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0192	2582-0192-	1905	2803 18th Street NW	Hill & Kendall	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0193	2582-0193-	1909 ca.	2805 18th Street NW		Queen Anne	Dwelling-Rowhouse
Extant	2582-0194	2582-0194-	1909	2807 18th Street NW	Plager, W.S.	Queen Anne	Dwelling-Rowhouse
Extant	2582-0195	2582-0195-	1910	2815 18th Street NW	Speiden & Speiden	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0196	2582-0196-	1910	2817 18th Street NW	Speiden & Speiden	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0828	2582-0828-	1910	2819 18th Street NW	Speiden & Speiden	Colonial Revival	Dwelling-Rowhouse
Extant	2587-0500	2587-0500-	1925	2900 18th Street NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0826	2582-0826-	1937	2901 18th Street NW	Aubinoe & Edwards	Art Deco	Apartment Building
Extant	2587-0499	2587-0499-	1925	2902 18th Street NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2587-0498	2904-0498-	1925	2904 18th Street NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Renovated	2587-0497	2587-0497-	1925	2906 18th Street NW	Smith, Carl H./Husted, Brie	Colonial Revival (Altered)	Dwelling-Rowhouse
Extant	2587-0496	2587-0496-	1925	2908 18th Street NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2587-0495	2587-0495-	1925	2910 18th Street NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2587-0494	2587-0494-	1925	2912 18th Street NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2587-0493	2587-0493-	1925	2914 18th Street NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2587-0492	2587-0492-	1925	2916 18th Street NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2587-0491	2587-0491-	1925	2918 18th Street NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2587-0490	2587-0490-	1925	2920 18th Street NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Renovated	2587-0489	2587-0489-	1925	2922 18th Street NW	Smith, Carl H.	Colonial Revival (Altered)	Dwelling-Rowhouse

### Adams Mill Road, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	2580-0511	2580-0511-	1920	1801 Adams Mill Road NW	Simmons, B.S./Geo. N. Ray	Beaux Arts	Bank
Extant	2580-0516	2580-0516-	1900	1813 Adams Mill Road NW	Harding, Clarence L.	Renaissance Revival	Dwelling-Rowhouse
Extant	2580-0516	2580-0516-	1900	1815 Adams Mill Road NW	Harding, Clarence L.	Renaissance Revival	Dwelling-Rowhouse
Extant	2580-0856	2580-0856-	1900	1817 Adams Mill Road NW	Harding, Clarence L.	Colonial Revival	Store
Extant	2583-0339	2583-0339-	1909	2605 Adams Mill Road NW	Hunter & Bell	Colonial Revival	Apartment Building
Extant	2583-0840	2583-0840-	1909	2611 Adams Mill Road NW	Hunter & Bell	Colonial Revival	Apartment Building
Extant	2583-0371	2583-0371-	1910	2627 Adams Mill Road NW	Beale, Carroll	Mediterranean Revival	Apartment Building
Extant	2547-0808	2547-0808-	1923	2630 Adams Mill Road NW	Stern & Tomlinson	Classical Revival	Apartment Building
Extant	2583-0372	2583-0372-	1910	2633 Adams Mill Road NW	Beale, Carroll	Mediterranean Revival	Apartment Building
Extant	2584-0800	2584-0800-	1926	2707 Adams Mill Road NW	Santmyers, George T.	Renaissance Revival	Apartment Building
Extant	2584-0824	2584-0824-	1925	2721 Adams Mill Road NW	Stern & Tomlinson	Classical Revival	Apartment Building
Extant	2584-0821	2584-0821-	1962	2727 Adams Mill Road NW		Modern	Apartment Building

### Adams Mill Road, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	2586W-	2586W-0806	1922	2800 Adams Mill Road NW	Sonnemann & Justement	Renaissance Revival	Dwelling
Extant	2585-0810	2585-0810-	1925	2801 Adams Mill Road NW	Wardman Construction Co	Classical Revival	Apartment Building
Extant	2586W-	2586W-0895	1913	2810 Adams Mill Road NW	Guss, W. Granville	Colonial Revival	Dwelling
Extant	2586W-	2586W-0412	1912	2812 Adams Mill Road NW	Guss, W. Granville	Tudor Revival/Craftsman	Dwelling
Extant	2586W-	2586W-0411	1912	2814 Adams Mill Road NW	Barton, Harry	Tudor Revival	Dwelling
Extant	2587W-	2587W-0800	1941	2900 Adams Mill Road NW	MacIntire, A.H.	Stripped Classical	Apartment Building

### Argonne Place, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	2590-0801	2590-0801-	1925	1601 Argonne Place NW	Warwick, H. H.	Eclectic	Apartment Building
Extant	2589-0468	2589-0468-	1920	1620 Argonne Place NW	Gear Reginald W.	Colonial Revival	Dwelling-Rowhouse
Extant	2589-0467	2589-0467-	1920	1622 Argonne Place NW	Gear Reginald W.	Colonial Revival	Dwelling-Rowhouse
Extant	2589-0466	2589-0466-	1920	1624 Argonne Place NW	Gear Reginald W.	Colonial Revival	Dwelling-Rowhouse
Extant	2589-0465	2589-0465-	1920	1626 Argonne Place NW	Gear Reginald W.	Colonial Revival	Dwelling-Rowhouse
Extant	2589-0464	2589-0464-	1920	1628 Argonne Place NW	Gear Reginald W.	Colonial Revival	Dwelling-Rowhouse
Extant	2589-0463	2589-0463-	1920	1630 Argonne Place NW	Gear Reginald W.	Colonial Revival	Dwelling-Rowhouse
Extant	2589-0462	2589-0462-	1920	1632 Argonne Place NW	Gear Reginald W.	Colonial Revival	Dwelling-Rowhouse
Extant	2589-0461	2589-0461-	1920	1634 Argonne Place NW	Gear Reginald W.	Colonial Revival	Dwelling-Rowhouse
Extant	2589-0460	2589-0460-	1920	1636 Argonne Place NW	Gear Reginald W.	Colonial Revival	Dwelling-Rowhouse
Extant	2589-0459	2589-0459-	1920	1638 Argonne Place NW	Gear Reginald W.	Colonial Revival	Dwelling-Rowhouse
Extant	2589-0458	2589-0458-	1920	1640 Argonne Place NW	Gear Reginald W.	Colonial Revival	Dwelling-Rowhouse
Extant	2589-0457	2589-0457-	1920	1642 Argonne Place NW	Gear Reginald W.	Colonial Revival	Dwelling-Rowhouse
Extant	2589-0456	2589-0456-	1920	1644 Argonne Place NW	Gear Reginald W.	Colonial Revival	Dwelling-Rowhouse
Extant	2589-0455	2589-0455-	1920	1646 Argonne Place NW	Gear Reginald W.	Colonial Revival	Dwelling-Rowhouse
Extant	2589-0454	2589-0454-	1920	1648 Argonne Place NW	Gear Reginald W.	Colonial Revival	Dwelling-Rowhouse
Extant	2589-0453	2589-0453-	1920	1650 Argonne Place NW	Gear Reginald W.	Colonial Revival	Dwelling-Rowhouse
Extant	2589-0452	2589-0452-	1920	1652 Argonne Place NW	Gear Reginald W.	Colonial Revival	Dwelling-Rowhouse

### Champlain Street, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	306D	306D--	1919	Champlain Street NW			Park
Extant	2564-0020	2564-0020-	1930	2501 Champlain Street NW	Shillings, J.K	Commercial (Early 20th Century)	Commercial Building
Extant	2564-0021	2564-0021-	1906	2503 Champlain Street NW	Hensey, M.D.	Italianate (Altered)	Commercial/Dwelling
Extant	2564-0022	2564-0022-	1906	2505 Champlain Street NW	Hensey, Melvin D.	Italianate (Altered)	Commercial/Dwelling

## Clydesdale Place, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	2586-0814	2586-0814-	1949	1801 Clydesdale Place NW	Prassas, Milton J.	Modern	Apartment Building
Extant	2584-0827	2584-0827-	1925	1820 Clydesdale Place NW	Santmyers, George T.	Colonial Revival	Apartment Building
Extant	2584-0819	2584-0819-	1926	1860 Clydesdale Place NW	Warwick, H. H.	Renaissance Revival	Apartment Building

## Columbia Road, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	2579-0034	2579-0034-	1989	1640 Columbia Road NW		Queen Anne (Commercial)	Office Building
Extant	2579-0026	2579-0026-	1925	1650-1646 Columbia Rd NW	Kluge, Russell O.	Colonial Revival	Commercial/Dwelling
Extant	2579-0033	2579-0033-	1937	1652-1654 Columbia Rd NW	Wenig, Julius	Modern (Art Deco)	Commercial Building
Extant	2579-0801	2579-0801-	1925 ca.	1660-1656 Columbia Rd NW		Modern (Art Deco)	Commercial Building
Extant	2579-0800	2579-0800-	1909	1664 Columbia Road NW	Hunter & Bell	Renaissance Revival (Italian)	Commercial/Apartment
Extant	2589-0800	2589-0800-	1910	1669 Columbia Road NW	Simmons, B. Stanley	Modern Classical	Apartment Building
Extant	2581-0471	2581-0471-	1919	1673 Columbia Road NW	Wardman & Tomlinson	Renaissance Revival	Apartment Building
Extant	2565-0052	2565-0052-	1951	1700-1704 Columbia Rd NW	Zink, John J.	Moderne	Theater
Extant	2565-0809	2565-0809-	1940 ca.	1706 Columbia Road NW	[permit missing]	Commercial (Modern)	Store
Extant	2581-0448	2581-1064-	1915	1707 Columbia Road NW	Wardman & Tomlinson	Renaissance Revival	Apartment Building
Extant	2581-0810	2581-0810-	1907	1717 Columbia Road NW	Grimm, N. R.	Renaissance Revival	Apartment Building
Extant	2581-0281	2581-0281-	1904	1721 Columbia Road NW	Meyers, B. F.	Renaissance Revival	Dwelling-Rowhouse
Extant	2581-0282	2581-0282-	1904	1723 Columbia Road NW	Meyers, B. F.	Renaissance Revival	Dwelling-Rowhouse
Extant	2581-0283	2581-0283-	1904	1725 Columbia Road NW	Meyers, B. F.	Renaissance Revival	Dwelling-Rowhouse
Extant	2565-0809	2565-0809-	1914	1726 Columbia Road NW	West, Claughton	Commercial (Early 20th Century)	Store
Extant	2581-0284	2581-0284-	1904	1729-1731 Columbia Rd NW	Meyers, B. F.	Colonial Revival	Dwelling-Rowhouse
Extant	2565-0049	2565-0049-	1914	1730 Columbia Road NW	West, Claughton	Commercial (Early 20th Century)	Store
Extant	2581-0285	2581-0285-	1940	1733 Columbia Road NW	Dreyfuss, Edmund W.	Colonial Revival	Commercial/Apartment
Extant	2565-0804	2565-0804-	1914	1736 Columbia Road NW	Hunter & Bell	Classical Revival	Apartment Building
Extant	2580-0430	2580-0430-	1914	1737 Columbia Road NW		Colonial Revival (Italianate)	Dwelling
Extant	2564-0055	2564-0055-	1911	1742 Columbia Road NW	Simmons (B.S.) Co.	Spanish Colonial Revival	Store
Extant	2564-0054	2556-0022-	1906	1744 Columbia Road NW	Hensey, Melvin D.	Colonial Revival	Commercial/Apartment
Extant	2564-0053	2564-0053-	1906	1746 Columbia Road NW	Hensey, Melvin D.	Colonial Revival	Commercial/Apartment
Extant	2580-0512	2580-0512-	1950	1747 Columbia Road NW		Commercial	Grocery Store
Extant	2564-0036	2564-0036-	1906	1748 Columbia Road NW	Hensey, Melvin D.	Queen Anne	Commercial/Apartment
Renovated	2580-0518	2580-0518-	1950	1749-1753 Columbia Rd NW		Modern	Commercial Building
Extant	2564-0035	2564-0035-	1906	1750 Columbia Road NW	Hensey, Melvin D.	Queen Anne	Commerce/Apartment
Extant	2564-0034	2564-0034-	1906	1752 Columbia Road NW	Hensey, Melville D.	Queen Anne	Commercial/Dwelling
Extant	2564-0033	2564-0033-	1906	1754 Columbia Road NW	Hensey, Melvin D.	Queen Anne	Commercial/Dwelling
Extant	2580-0514	2580-0514-	1955 ca.	1755 Columbia Road NW		Commercial	Store & Business
Extant	2564-0056	2564-0056-	1906	1756 Columbia Road NW	Hensey, Melville D.	Altered	Commercial/Dwelling

## Columbia Road, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	2580-0517	2580-0517-	1920 ca	1759 Columbia Road NW		Colonial Revival (Italianate)	Store
Renovated	2564-0030	2564-0030-	1906	1760 Columbia Road NW	Hensey, Melville D.	Italianate (Altered)	Commercial/Dwelling
Extant	2564-0029	2564-0029-	1906	1762 Columbia Road NW	Hensey, Melville D.	Italianate (Altered)	Commercial/Dwelling
Extant	2580-0413	2580-0413-	1905	1763 Columbia Road NW	Simmons, B. Stanley	Renaissance Revival (Italian)	Apartment Building
Extant	2564-0028	2564-0028-	1906	1764 Columbia Road NW	Hensey, Melvin D.	Italianate (Altered)	Commercial/Dwelling
Extant	2564-0027	2564-0027-	1906	1766 Columbia Road NW	Hensey, Melville D.	Italianate (Altered)	Commercial/Dwelling
Extant	2580-0474	2580-0474-	1920	1767 Columbia Road NW		Commercial (Early 20th Century)	Store
Extant	2564-0026	2564-0026-	1906	1768 Columbia Road NW	Hensey, Melville D.	Italianate (Altered)	Commercial/Dwelling
Extant	2580-0475	2580-0475-	1920	1769 Columbia Road NW		Commercial (Early 20th Century)	Store
Extant	2564-0025	2564-0025-	1906	1770 Columbia Road NW	Hensey, Melville D.	Italianate (Altered)	Dwelling-Rowhouse
Extant	2580-0476	2580-0476-	1920	1771 Columbia Road NW	Barr, John L. & Rheem, E.	Commercial (Early 20th Century)	Post Office
Extant	2564-0802	2564-0802-	1906	1772 Columbia Road NW	Hensey, Melville D.	Italianate (Altered)	Commercial/Dwelling
Extant	2580-0857	2580-0857-	1920 ca	1773 Columbia Road NW		Commercial (Early 20th Century)	Store
Extant	2564-0023	2564-0023-	1912	1774-1776 Columbia Rd NW	Mindeleff, Victor O.	Mission	Commercial/Dwelling
Extant	2580-0520	2580-0520-	1920	1775 Columbia Road NW		Commercial (Early 20th Century)	Store
Extant	2580-0519	2580-0519-	1928	1777 Columbia Road NW	Pyle, Frederick B	Neoclassical	Commercial
Extant	2580-0852	2580-0852-	1952	1779 Columbia Road NW		Neoclassical	Bank
Extant	2580-0816	2580-0816-	1900	1785-1785.5 Columbia Rd NW	Harding, Clarence L.	Colonial Revival	Store
Extant	2580-0815	2580-0815-	1900	1787 Columbia Road NW	Harding, Clarence L.	Queen Anne	Dwelling-Rowhouse
Extant	2580-0180	2580-0180-	1900	1789 Columbia Road NW	Harding, Clarence L./ Simmons, B. Stanley	Renaissance Revival	Dwelling-Rowhouse

## Harvard Street, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	2589-0847	2589-0847-	1928	1650 Harvard Street NW	Justement, Louis E.	Art Deco	Apartment Building
Extant	2589-0477	2589-0477-	1954	1700 Harvard Street NW		Modern	Apartment Building
Extant	2589-0845	2589-0845-	1928	1750 Harvard Street NW	Harris, William	Colonial Revival	Apartment Building

## Lanier Place, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	2589-0822	2589-0822-	1925	1623 Lanier Place NW	Rich, M.S.	Renaissance Revival (Italian)	Apartment Building
Extant	2589-0828	2589-0828-	1940	1660 Lanier Place NW	Edwards, Harry L.	Modern	Apartment Building
Extant	2581-0476	2581-0476-	1919	1694 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2581-0475	2581-0475-	1919	1696 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2581-0474	2581-0474-	1919	1698 Lanier Place NW	Smith, Carl H.	Colonial Revival	Commercial Building
Extant	2581-0473	2581-0473-	1919	1700 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2581-0472	2581-0472-	1919	1702 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse

## Lanier Place, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	2581-0464	2581-0464-	1916	1704 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0800	2582-0800-	1923	1705 Lanier Place NW	Cooper, James E.	Tudor Revival	Apartment Building
Extant	2581-0465	2581-0465-	1916	1706 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0407	2582-0407-	1912	1707 Lanier Place NW	Wire, W.J.	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2581-0466	2581-0466-	1916	1708 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0406	2582-0406-	1912	1709 Lanier Place NW	Wire, W.J.	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2581-0467	2581-0467-	1916	1710 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0405	2582-0405-	1912	1711 Lanier Place NW	Wire, W.J.	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2581-0468	2581-0468-	1916	1712 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0404	2582-0404-	1912	1713 Lanier Place NW	Wire, W.J.	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2581-0447	2581-0447-	1915	1714 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0403	2582-0403-	1912	1715 Lanier Place NW	Wire, W.J.	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2581-0446	2581-0446-	1915	1716 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0402	2582-0402-	1912	1717 Lanier Place NW	Wire, W.J.	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2581-0445	2581-0445-	1915	1718 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0401	2582-0401-	1912	1719 Lanier Place NW	Wire, W.J.	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2581-0444	2581-0444-	1915	1720 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2581-0443	2581-0443-	1915	1722 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2581-0442	2581-0442-	1915	1724 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0825	2582-0825-	1922	1725 Lanier Place NW	Bell, G.N. & Rich, A.S.	Renaissance Revival	Apartment Building
Extant	2581-0441	2581-0441-	1915	1726 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0376	2582-0376-	1910	1729 Lanier Place NW	Beers, A. H.	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2580-0417	2580-0417-	1913	1730 Lanier Place NW	Wire, Charles E. & Terrell, W.M	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0377	2582-0377-	1910	1731 Lanier Place NW	Beers, A. H.	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2580-0436	2580-0436-	1914	1732 Lanier Place NW		Colonial Revival	Dwelling-Rowhouse
Extant	2582-0378	2582-0378-	1910	1733 Lanier Place NW	Beers, A. H.	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2580-0435	2580-0435-	1914	1734 Lanier Place NW		Colonial Revival	Dwelling-Rowhouse
Extant	2582-0379	2582-0379-	1910	1735 Lanier Place NW	Beers, A. H.	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2580-0434	2580-0434-	1914	1736 Lanier Place NW		Colonial Revival	Dwelling-Rowhouse
Extant	2582-0380	2582-0380-	1910	1737 Lanier Place NW	Beers, A. H.	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2580-0433	2580-0433-	1914	1738 Lanier Place NW		Colonial Revival	Dwelling-Rowhouse
Extant	2582-0381	2582-0381-	1910	1739 Lanier Place NW	Beers, A. H.	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2580-0432	2580-0432-	1914	1740 Lanier Place NW		Colonial Revival	Dwelling-Rowhouse
Extant	2582-0172	2582-0172-	1910	1741 Lanier Place NW	Simmons, B. Stanley	Mediterranean Revival	Apartment Building
Extant	2580-0360	2580-0360-	1909	1744 Lanier Place NW	Speiden & Speiden	Colonial Revival	Flats
Extant	2583-0454	2583-0454-	1916	1745 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2580-0359	2580-0359-	1909	1746 Lanier Place NW	Speiden & Speiden	Colonial Revival	Flats
Extant	2583-0455	2583-0455-	1916	1747 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse

## Lanier Place, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	2580-0824	2580-0824-	1912	1748 Lanier Place NW	Lynch, J.F.	Colonial Revival	Flats
Extant	2583-0456	2583-0456-	1916	1749 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2580-0841	2580-0841-	1919	1750 Lanier Place NW	Breuninger, H.L.	Colonial Revival	Dwelling-Rowhouse
Extant	2583-0457	2583-0457-	1916	1751 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2580-0840	2580-0840-	1919	1752 Lanier Place NW	Breuninger, H.L.	Colonial Revival	Dwelling-Rowhouse
Extant	2583-0458	2583-0458-	1916	1753 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2580-0355	2580-0355-	1909	1754 Lanier Place NW	Beers, A. H.	Renaissance Revival (Italian)	Apartment Building
Extant	2583-0459	2583-0459-	1916	1755 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2580-0354	2580-0354-	1910	1756 Lanier Place NW	Grimm, N. R.	Colonial Revival	Dwelling-Rowhouse
Extant	2583-0460	2583-0460-	1916	1757 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2580-0485	2580-0485-	1921	1758 Lanier Place NW	Heaton, Arthur B.	Colonial Revival	Dwelling-Rowhouse
Extant	2583-0461	2583-0461-	1916	1759 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2580-0484	2580-0484-	1921	1760 Lanier Place NW	Heaton, Arthur B.	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2583-0462	2583-0462-	1916	1761 Lanier Place NW	Smith, Carl H.	Colonial Revival	Dwelling-Rowhouse
Extant	2580-0483	2580-0483-	1921	1762 Lanier Place NW	Heaton, Arthur B.	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2583-0063	2583-0063-	1908	1763 Lanier Place NW	Clark, Appleton P.	Spanish Mission Revival	Fire House
Extant	2580-0482	2580-0482-	1921	1764 Lanier Place NW	Heaton, Arthur B.	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2580-0481	2580-0481-	1921	1766 Lanier Place NW	Heaton, Arthur B.	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2583-0836	2583-0836-	1884	1767 Lanier Place NW	Bien (V.T.H.) Company	Colonial Revival	Dwelling
Extant	2580-0480	2580-0480-	1921	1768 Lanier Place NW	Heaton, Arthur B.	Colonial Revival	Dwelling-Rowhouse
Extant	2583-0486	2583-0486-	1922	1769 Lanier Place NW	Santmyers, George T.	Colonial Revival	Dwelling-Rowhouse
Extant	2583-0487	2583-0487-	1922	1771 Lanier Place NW	Santmyers, George T.	Colonial Revival	Dwelling-Rowhouse
Extant	2583-0341	2583-0341-	1908	1773 Lanier Place NW	Beers, A. H.	Renaissance Revival	Apartment Building
Extant	2583-0356	2583-0356-	1909	1775 Lanier Place NW	Clark, Appleton P.	Colonial Revival	Dwelling
Extant	2580-0513	2580-2001-	1980	1776-1778 Lanier Place NW		Colonial Revival	Apartment Buildings
Extant	2583-0357	2583-0357-	1909	1777 Lanier Place NW	Clark, Appleton P.	Colonial Revival	Dwelling-Rowhouse
Extant	2583-0334	2583-0334-	1908	1779 Lanier Place NW	[not given on permit]	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2583-0335	2583-0335-	1908	1781 Lanier Place NW	[not given on permit]	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2583-0336	2583-0336-	1908	1783 Lanier Place NW	[not given on permit]	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2580-0449	2580-0449-	1915	1784 Lanier Place NW	Sonnemann, A. H.	Colonial Revival	Dwelling-Semidetached
Extant	2583-0337	2583-0337-	1908	1785 Lanier Place NW	[not given on permit]	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2580-0387	2580-0387-	1915	1786 Lanier Place NW	Sonnemann, A. H.	Colonial Revival	Dwelling-Semidetached
Extant	2583-0338	2583-0338-	1908	1787 Lanier Place NW	[not given on permit]	Spanish Colonial Revival	Dwelling-Rowhouse
Extant	2580-0386	2580-0386-	1909	1788 Lanier Place NW	Clark, Appleton P. Jr.	Colonial Revival	Dwelling-Attached
Extant	2583-0382	2583-0382-	1910	1789 Lanier Place NW	Hunter & Bell	Renaissance Revival	Apartment Building
Renovated	2580-0157	2580-0157-	1902	1790 Lanier Place NW		Colonial Revival (Italianate)	Dwelling-Rowhouse
Extant	2583-0388	2583-0388-	1911	1791 Lanier Place NW	Hunter & Bell	Renaissance Revival	Apartment Building

## Lanier Place, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	2583-0853	2583-0853-	1899	1793 Lanier Place NW	Heaton, E.A.	Queen Anne	Dwelling
Extant	2580-0853	2580-0853-	1940 ca.	1794 Lanier Place NW		Commercial (Vernacular)	Gas Station
Extant	2583-0358	2583-0358-	1909	1795-1797 Lanier Place NW	[not given on permit]	Commercial (Early 20th Century)	Store

## Ontario Place, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	2583-0416	2583-0416-	1916	1808 Ontario Place NW	Lamar, W.R.	Colonial Revival	Dwelling-Rowhouse
Extant	2583-0415	2583-0415-	1916	1810 Ontario Place NW	Lamar, W.R.	Colonial Revival	Dwelling-Rowhouse
Renovated	2584-0126	2584-0126-	1912	1811 Ontario Place NW	Nichols, W. C.	Altered	Store
Extant	2583-0414	2583-0414-	1916	1812 Ontario Place NW	Lamar, W.R.	Colonial Revival	Dwelling-Rowhouse
Extant	2583-0452	2583-0452-	1916	1814 Ontario Place NW		Colonial Revival	Dwelling-Rowhouse
Extant	2583-0451	2583-0451-	1916	1816 Ontario Place NW		Colonial Revival	Dwelling-Rowhouse
Extant	2584-0373	2584-0373-	1910	1817 Ontario Place NW	Grimm, N. R.	Queen Anne	Dwelling-Rowhouse
Extant	2583-0450	2583-0450-	1916	1818 Ontario Place NW		Colonial Revival	Dwelling-Rowhouse
Extant	2584-0374	2584-0374-	1910	1819 Ontario Place NW	Grimm, N. R.	Queen Anne	Dwelling-Rowhouse
Extant	2583-0396	2583-0396-	1912	1820 Ontario Place NW	Grimm, N. R.	Classical Revival	Dwelling-Rowhouse
Extant	2584-0375	2584-0375-	1910	1821 Ontario Place NW	Grimm, N. R.	Queen Anne	Dwelling-Rowhouse
Extant	2583-0395	2583-0395-	1912	1822 Ontario Place NW	Grimm, N. R.	Colonial Revival	Dwelling-Rowhouse
Extant	2584-0365	2584-0365-	1910	1823 Ontario Place NW	Grimm, N. R.	Queen Anne	Dwelling-Rowhouse
Extant	2583-0394	2583-0394-	1912	1824 Ontario Place NW	Grimm, N. R.	Classical Revival	Dwelling-Rowhouse
Extant	2584-0366	2584-0366-	1910	1825 Ontario Place NW	Grimm, N. R.	Queen Anne	Dwelling-Rowhouse
Extant	2583-0439	2583-0439-	1914	1826 Ontario Place NW	Grimm, N. R.	Colonial Revival	Dwelling-Rowhouse
Extant	2584-0367	2584-0367-	1910	1827 Ontario Place NW	Grimm, N. R.	Queen Anne	Dwelling-Rowhouse
Extant	2583-0438	2583-0438-	1914	1828 Ontario Place NW	Grimm, N. R.	Colonial Revival	Dwelling-Rowhouse
Extant	2584-0368	2584-0368-	1910	1829 Ontario Place NW	Grimm, N. R.	Queen Anne	Dwelling-Rowhouse
Extant	2583-0437	2583-0437-	1914	1830 Ontario Place NW	Grimm, N. R.	Colonial Revival	Dwelling-Rowhouse
Extant	2584-0825	2584-0825-	1910	1831 Ontario Place NW	Grimm, N.R.	Queen Anne	Dwelling-Rowhouse
Extant	2583-0352	2583-0352-	1909	1832 Ontario Place NW	Grimm, N. R.	Colonial Revival	Dwelling-Rowhouse
Extant	2584-0828	2584-0828-	1910	1833 Ontario Place NW	Grimm, N. R.	Queen Anne	Dwelling-Rowhouse
Extant	2583-0351	2583-0351-	1909	1834 Ontario Place NW	Grimm, N. R.	Colonial Revival	Dwelling-Rowhouse
Extant	2584-0818	2584-0818-	1910	1835 Ontario Place NW	Grimm, N.R.	Queen Anne	Dwelling-Rowhouse
Extant	2583-0350	2583-0350-	1909	1836 Ontario Place NW	Grimm, N. R.	Colonial Revival	Dwelling-Rowhouse
Extant	2583-0349	2583-0349-	1909	1838 Ontario Place NW	Grimm, N. R.	Colonial Revival	Dwelling-Rowhouse
Extant	2584-0302	2584-0302-	1904	1839 Ontario Place NW	Hindmarsh, Walter B.	Queen Anne	Dwelling-Rowhouse
Extant	2583-0348	2583-0348-	1909	1840 Ontario Place NW	Grimm, N. R.	Queen Anne	Dwelling-Rowhouse
Extant	2584-0310	2584-0310-	1905	1841 Ontario Place NW	Beers, A. H.	Classical Revival	Dwelling-Semidetached
Extant	2583-0347	2583-0347-	1909	1842 Ontario Place NW	Grimm, N. R.	Queen Anne	Dwelling-Rowhouse
Extant	2584-0311	2584-0311-	1905	1843-1845 Ontario Place NW	Beers, A. H.	Classical Revival	Dwelling-Semidetached

## Ontario Place, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	2583-0346	2583-0346-	1909	1844 Ontario Place NW	Grimm, N. R.	Queen Anne	Dwelling-Rowhouse
Extant	2583-0345	2583-0345-	1909	1846 Ontario Place NW	Grimm, N. R.	Queen Anne	Dwelling-Rowhouse
Extant	2584-0313	2584-0313-	1905	1847-1849 Ontario Place NW	Beers, A. H.	Classical Revival	Dwelling-Semidetached
Extant	2583-0344	2583-0344-	1909	1848 Ontario Place NW	Grimm, N. R.	Queen Anne	Dwelling-Rowhouse
Extant	2583-0343	2583-0343-	1909	1850 Ontario Place NW	Grimm, N. R.	Queen Anne	Dwelling-Rowhouse
Extant	2584-0315	2584-0315-	1905	1851-1853 Ontario Place NW	Beers, A. H.	Classical Revival	Dwelling-Semidetached
Extant	2583-0400	2583-0400-	1895	1852 Ontario Place NW	Grimm, N. R.	Colonial Revival	Dwelling-Rowhouse
Extant	2583-0399	2583-0399-	1912	1854 Ontario Place NW	Grimm, N. R.	Colonial Revival	Dwelling-Rowhouse
Extant	2584-0822	2584-0822-	1905	1855-1857 Ontario Place NW	Beers, A. H.	Classical Revival	Dwelling-Semidetached
Extant	2583-0398	2583-0398-	1912	1856 Ontario Place NW	Grimm, N. R.	Colonial Revival	Dwelling-Rowhouse
Extant	2583-0397	2583-0397-	1912	1858 Ontario Place NW	Grimm, N. R.	Colonial Revival	Dwelling-Rowhouse
Extant	2583-0842	2583-0842-	1922	1862 Ontario Place NW	Scholz, Robert O.	Classical Revival (Altered)	Apartment Building
Extant	2583-0363	2583-0363-	1909	1878 Ontario Place NW	Grimm, N. R.	Queen Anne	Dwelling-Rowhouse
Extant	2583-0362	2583-0362-	1909	1880 Ontario Place NW	Grimm, N. R.	Queen Anne	Dwelling-Rowhouse
Extant	2583-0361	2583-0361-	1909	1882 Ontario Place NW	Grimm, N. R.	Queen Anne	Dwelling-Rowhouse
Extant	2583-0393	2583-0393-	1911	1884 Ontario Place NW	Grimm, N. R.	Colonial Revival	Dwelling-Rowhouse
Extant	2583-0392	2583-0392-	1911	1886 Ontario Place NW	Grimm, N. R.	Colonial Revival	Dwelling-Rowhouse
Extant	2583-0391	2583-0391-	1911	1888 Ontario Place NW	Grimm, N. R.	Colonial Revival	Dwelling-Rowhouse
Extant	2583-0390	2583-0390-	1913	1890 Ontario Place NW		Colonial Revival	Dwelling-Rowhouse
Extant	2583-0389	2583-0389-	1911	1892 Ontario Place NW	Grimm, N.R.	Colonial Revival	Dwelling-Rowhouse
Extant	2580-0429	2580-0429-	1914	2702-2702.5 Ontario Road NW		Colonial Revival	Dwelling-Semidetached
Extant	2580-0428	2580-0428-	1914	2704 Ontario Road NW		Colonial Revival	Dwelling-Rowhouse
Extant	2580-0427	2580-0427-	1914	2706 Ontario Road NW		Colonial Revival	Dwelling-Rowhouse
Extant	2580-0426	2580-0426-	1914	2708 Ontario Road NW		Colonial Revival	Dwelling-Rowhouse
Extant	2580-0425	2580-0425-	1914	2710 Ontario Road NW		Colonial Revival	Dwelling-Rowhouse
Extant	2581-0286	2581-0286-	1904	2711 Ontario Road NW	Meyers, B. F.	Queen Anne	Dwelling-Rowhouse
Extant	2580-0424	2580-0424-	1914	2712 Ontario Road NW		Colonial Revival	Dwelling-Rowhouse
Extant	2581-0287	2581-0287-	1904	2713 Ontario Road NW	Meyers, B. F.	Queen Anne (Altered)	Dwelling-Rowhouse
Extant	2580-0423	2580-0423-	1914	2714 Ontario Road NW		Colonial Revival	Dwelling-Rowhouse
Extant	2581-0288	2581-0288-	1904	2715 Ontario Road NW	Meyers, B. F.	Queen Anne	Dwelling-Rowhouse
Extant	2580-0422	2580-0422-	1913	2716 Ontario Road NW		Colonial Revival	Dwelling-Rowhouse
Extant	2581-0289	2581-0289-	1904	2717 Ontario Road NW	Meyers, B. F.	Queen Anne	Dwelling-Rowhouse
Extant	2580-0421	2580-0421-	1913	2718 Ontario Road NW		Colonial Revival	Dwelling-Rowhouse
Extant	2581-0290	2581-0290-	1904	2719 Ontario Road NW	Meyers, B. F.	Queen Anne	Dwelling-Rowhouse
Extant	2580-0420	2580-0420-	1913	2720 Ontario Road NW		Colonial Revival	Dwelling-Rowhouse
Extant	2581-0291	2581-0291-	1904	2721 Ontario Road NW	Meyers, B. F.	Queen Anne	Dwelling-Rowhouse
Extant	2580-0419	2580-0419-	1913	2722 Ontario Road NW		Classical Revival	Dwelling-Rowhouse
Extant	2581-0292	2581-0292-	1904	2723 Ontario Road NW	Meyers, B. F.	Queen Anne	Dwelling-Rowhouse
Extant	2580-0418	2580-0418-	1913	2724 Ontario Road NW		Colonial Revival	Dwelling-Rowhouse

### Ontario Road, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	2581-0293	2581-0293-	1904	2725 Ontario Road NW	Meyers, B. F.	Queen Anne	Dwelling-Rowhouse
Extant	2581-0294	2581-0294-	1904	2727 Ontario Road NW	Meyers, B. F.	Queen Anne	Dwelling-Rowhouse
Extant	2581-0295	2581-0295-	1904	2729 Ontario Road NW	Meyers, B. F.	Queen Anne	Dwelling-Rowhouse
Extant	2581-0296	2581-0296-	1904	2731 Ontario Road NW	Meyers, B. F.	Queen Anne	Dwelling-Rowhouse
Extant	2581-0297	2581-0297-	1904	2733 Ontario Road NW	Meyers, B. F.	Queen Anne	Dwelling-Rowhouse
Extant	2581-0298	2581-0298-	1904	2735 Ontario Road NW	Meyers, B. F.	Queen Anne	Dwelling-Rowhouse
Extant	2583-0463	2583-0463-	1901	2800 Ontario Road NW	Clark, Appleton P. Jr.	Queen Anne	Apartment Building
Extant	2582-0173	2582-0173-	1911	2803 Ontario Road NW	Grimm, N. R.	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0408	2582-0408-	1912	2805 Ontario Road NW	Palmer, Wm. J.	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0409	2582-0409-	1912	2807 Ontario Road NW	Palmer, Wm. J.	Colonial Revival	Dwelling-Rowhouse
Extant	2582-0353	2582-0353-	1909	2809 Ontario Road NW	Pelz, Paul J.	Colonial Revival	Dwelling-Semidetached
Extant	2583-0829	2583-0829-	1909	2852 Ontario Road NW	Clark, Appleton P. Jr.	Queen Anne	Dwelling-Rowhouse
Extant	2586-0813	2586-0813-	1903	2853 Ontario Road NW	Hill, James G.	Beaux Arts	Apartment Building
Extant	2584-0503	2584-0503-	1924	2920 Ontario Road NW	Kearney, John W.	Colonial Revival	Apartment Building
Extant	2586-0810	2586-0810-	1940	3011 Ontario Road NW	Dreyfuss, Edmund W.	Colonial Revival	Apartment Building
Extant	2586-0812	2586-0812-	1948	3025 Ontario Road NW	Brown, Leon	Queen Anne	Apartment Building

### Quarry Road, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	2581-0477	2581-0477-	1922	2714 Quarry Road NW	Smith, Carl H.	Renaissance Revival	Apartment Building
Extant	2582-0133	2582-0133-	1895	2814 Quarry Road NW	Fry, W.A.	Vernacular (1890s)	Dwelling

### Summit Place, N.W.

Status	ID Number	Square/Lot	Date	Address	Architect	Architectural Style	Type (Historic)
Extant	2582-0829	2582-0829-	1926	1702 Summit Place NW	Geddes, Joseph W.	Classical Revival	Apartment Building
Extant	2582-0411	2582-0411-	1990 ca.	1706-1710.5 Summit Pl NW	Van Dusen Takesuye	Modern	Apartment Building
Extant	2582-0131	2582-0131-	1926	1712 Summit Place NW	Santmyers, George T.	Colonial Revival	Apartment Building
Extant	2582-0815	2582-0815-	1970 ca.	1714 Summit Place NW		Modern	Apartment Building
Extant	2587-0827	2587-0827-	1939	18211833 Summit Place NW	Snow, Raymond C.	Colonial Revival	Apartment Building
Extant	2587-0826	2587-0826-	1962	1845 Summit Place NW		Modern	Apartment Building