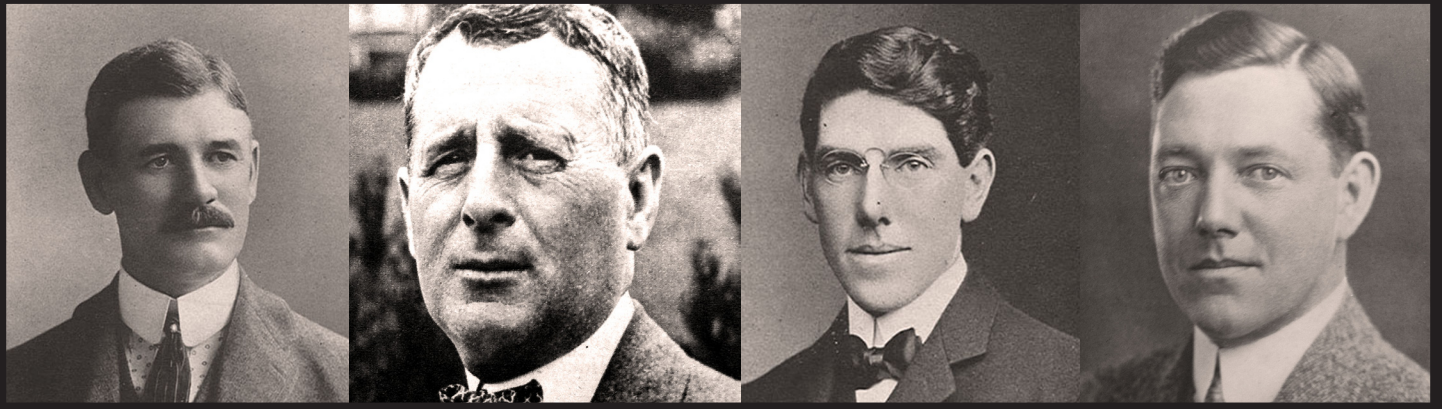




District of Columbia

Builders & Developers Directory



District of Columbia

Builders & Developers Directory



EHT TRACERIES INC

A series of five horizontal, wavy lines in a dark green color, located directly beneath the company name.

**Prepared for the District of Columbia Historic Preservation Office
(Office of Planning)
By EHT Tracerics, Inc.
September 2012**

This program has received Federal financial assistance for 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.

METHODOLOGY

EHT Traceries, Inc. prepared the **District of Columbia Builders and Developers Directory** for the D.C. Historic Preservation Office, Office of Planning. Work spanned the timeframe from June to September, 2012.

EHT Traceries checked a number of standard reference works and resources for all the biographical entries. These were:

- ***Who's Who in the Nation's Capital***. Selected volumes of *Who's Who in the Nation's Capital*, published between 1921 and 1939, were searched for builders and developers active in those time periods.
- ***History of the City of Washington: It's Men and Institutions***. This volume, published by the *Washington Post* in 1903, was searched for builders and developers active in the late 19th century.
- John Clagett Proctor, ed., ***Washington Past and Present: A History***. This multi-volume work published in 1932 was searched for builder and developer biographies.
- ***Prominent Personages of the Nation's Capital***. This volume, published by the *Washington Times* circa 1924 was searched for builders and developers.
- Brian D. Kraft, ***Building Permits Database***, version 2009.2. This database, commissioned by the District of Columbia Historic Preservation Office and funded in part by the U.S. Department of the Interior, National Park Service, provides information from building permits issued for new construction between 1877 and September 1949.

For additional research, EHT Traceries, Inc. drew on its own extensive builder, developer, and building files and library. Online research included:

- The ***Historical Washington Post*** was searched through Proquest for local builders and developers.
- Other historical newspapers were searched through **GenealogyBank.com**.
- **Ancestry.com** was consulted for census data and World War I draft cards which provide birth, residence and occupation information for many men born in the last quarter of the nineteenth century.
- The **Internet** was searched for publications on nationally known builders and developers and for information on builders and developers about whom little is known.
- **DCPropertyQuest**, an online database of the Office of Planning which includes building photographs, was used to visualize buildings that helped provide an overview of the work of lesser known builders and developers.

Outside repositories consulted include:

- **Washingtoniana Division of the D.C. Public Library**. The resources in the Washingtoniana Room include vertical files, Historic Image Collection, *Washington Star* clipping files and microfilmed city directories. It also has late nineteenth and early twentieth century promotional publications on Washington, D.C., which contain descriptions of individual businesses, including builders and developers.
- **Historical Society of Washington, D.C.** The resources utilized in the Historical Society collection include vertical files, the James M. Goode Architects in Washington, D.C. Collection, an extensive photograph collection indexed by address, the *Records of the Columbia Historical Society*, and numerous publications relating to Washington, D.C.
- **Library of Congress**. The online catalog was searched for information on some builders and developers and the Prints and Photographs Division photographs were consulted.
- **The George Washington University Special Collections** and other specialized repositories were consulted as needed for individual builders and developers.

Builders & Developers

(listed alphabetically by last name)

A-D

Barr, Lester A.
Boss, Henry/Harry K.
Breuninger, Lewis E.
Cafritz, Morris
Dodd, Randolph

E-J

Entzminger, Harry R.
Fleming, Robert I.
Gessford, Charles
Howenstein, Herman R.

K-M

Kennedy, Edgar S.
Kite, Harry A.
Luchs, Morton J.
Miller, Allison N.
Miller, William C.

N-S

Nolan, John H.
Phelps, H. Glenn
Sanner, Franklin T.
Shannon, Herbert T.
Shannon, William E.

T-Z

Tompkins, Charles H.
Wardman, Harry
Warren, R. Bates
Warren, Monroe
Wire, Charles
Wire, Preston

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Lester A. Barr				
Biographical Data				
Birth: 1/12/1854	Place: Hagerstown, MD			
Death: 1/17/1937	Place: Washington, D.C.			
Family: wives, Ida, Almeda; sons, John L., L. Stewart; daughters, May, Margaret				
Education				
High School: unknown		Source: <i>Washington Post</i> , January 18, 1937.		
College: unknown				
Graduate School: n/a				
Career				
Permit Database (through 1958)				
As Builder	Earliest Permit: 1889	Latest Permit: 1905	Total Permits: 39	Total Buildings: 186
As Owner	Earliest Permit: 1886	Latest Permit: 1931	Total Permits: 49	Total Buildings: 208
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.				
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.				
Practice		Position		Date
Barr & Sanner		Founder		1889–1897
Professional Associations				
Societies or Memberships: Director of the American National Bank, Federal American Co., Board of Trade Committee, Columbia Country Club, Columbia Historical Society, Member of the Episcopal Church				
Awards or Commissions:				
Buildings				
Building Types: Apartment Buildings, Row-houses				
Styles and Forms: Multi-story brick structures; Queen Anne, Beaux-Arts				
DC Work Locations: Northwest Quadrant: Adams Morgan, Columbia Heights, Dupont Circle, Kalorama Triangle, LeDroit Park, Mt. Pleasant				
Notable Buildings		Location	Date	Status
Wyoming Apartments		2022 Columbia Road, N.W.	1905–1911	☒ NRHP ☐ DC Historic Site
Row-Houses		1901–1911 4 th Street N.W.	1892	LeDroit Park Historic District
Row-Houses		1724 & 1726 20 th Street, N.W.	1890	Dupont Circle Historic District
Row-Houses		409 & 411 I Street, N.E.	1892	☐ NRHP ☐ DC Historic Site

Significance and Contributions

Lester Barr, a name synonymous with an era of elegance in real estate at the turn of the twentieth century in Washington, D.C., grew a successful development business and quality builder reputation from his beginnings as a plasterer in Northwest Washington, D.C.

Born in Hagerstown, Maryland, in 1854, Barr was the oldest son of parents David and Margaret Barr. Little is known of his childhood other than record of the family relocating to Washington, D.C. before the outbreak of the Civil War and his father's death in 1862. Barr, a natural entrepreneur, exhibited his adventurous character at age twenty-two with a 1500 mile horseback excursion from Omaha, Nebraska to Cheyenne, Wyoming—legendarily passing through the Battle of Little Bighorn. Later in life, Barr's lively spirit was showcased by his frequent travels and extended stays abroad.

By 1882, Barr was working as a plasterer in the District of Columbia and was married to Ida Lee Stewart, daughter of John and Mary Stewart, from Wilmington, North Carolina. The couple had a number of children before Ida's death in 1893, one of whom was son John Lester (future prominent Washington-area builder). By 1894, Barr had remarried Almeda Stewart, Ida's younger sister. Together they raised four children and kept company among Washington's elite.

In the late 1880's, Barr joined efforts with Franklin T. Sanner, also from Maryland, and together they became a dominant development team. During the 1890s, Barr & Sanner made some of the largest real estate deals in the history of the City, purchasing hundreds of thousands of dollars in property. In total, Barr & Sanner predominately working in Northwest, D.C. developed and built over 150 multi-story masonry dwellings from Connecticut Avenue, N.W. to 4th Street, N.E. The majority of their row-houses were designed by B. Stanley Simmons, a noted Washington architect who later continued to work on numerous projects with Barr and his son John L., but they also used architect T. Franklin Schneider in 1890 and Nicholas T. Haller in 1889. While known for the semi-detached brick row-house, Barr & Sanner was one of the first firms to develop the new urban building type, called the apartment house, in the District of Columbia. Mount Vernon Apartment House at Ninth Street and New York Avenue, N.W. was constructed in 1893 and was considered one of the duo's earliest achievements.

Barr & Sanner went their separate ways around 1900 and Barr continued as an independent builder, forming one of Washington's most successful development companies. While assisting in the development of Kalorama Triangle, Barr began work on the Wyoming Apartments, located at the corner of Columbia Road, Wyoming Avenue, and 19th Streets, N.W., in 1905. Listed in the National Register of Historic Places, the seven-story luxury apartment building is an example of the "Golden Age" of pre-World War I development. The buff-brick Beaux-Arts building was constructed in three separate phases to the designs of B. Stanley Simmons. At the time of its completion, the Wyoming was one of the largest apartment complexes in the City. With large



547-539 Florida Ave, NW, example of Barr & Sanner row-house development, 1889. Photo by EHT Tracerics, July 2012.



The Wyoming Apartments. James M. Goode, *Best Addresses* (Washington, D.C.: Smithsonian Institution, 1988), 149.

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individual units and a luxurious marble lobby, the building exudes elegance. Barr himself resided in the Wyoming Apartments' penthouse from 1909 to 1937, from where he also operated his development business.

Barr's legacy persists in the many buildings he constructed that contribute to the character of Northwest Washington. In addition, his status as a prominent builder in the City is elevated by his son, John Lester Barr's success. Following an education from Harvard and the George Washington University School of Law, John followed in his father's footsteps and constructed modern high-rises, including apartment buildings, offices, and hotels, in the D.C. area from 1916 until his death in the 1960s. John's best-known development is the eleven-story Gothic Revival-style Barr Building located on Farragut Square. The structure, designed by B. Stanley Simmons was completed in 1927.



13th and Fairmont Streets, NW. EHT Traceries, July 2012.

Lester Barr, like many other builders, saw an opportunity in the construction of housing for the upper and middle classes during a time of transition in Washington, D.C. Barr played a significant role in forming D.C.'s urban residential identity, embracing the City Beautiful movement. Often mentioned alongside Washington real estate tycoon Harry Wardman, Barr met financial success in his career, constructing a large number of the City's characteristic Queen Anne-style row houses and some of the earliest apartment buildings. Unlike others who ventured into real estate and struggled through the depression era of the 1890s, Barr supported his two sons through law school, supported his daughters through debutant seasons, and acquired additional real estate in the District and Massachusetts. When Barr died at the age of 83, he left behind an estate valued around \$1,000,000.

Sources			
Vertical Files	☐ HSWDC	☐ MLK Library	
Other Repositories:	DC Building Permits Database, Ancestry.com		
Obituary:	Publication: <i>Washington Post</i>	Date: 1/18/1937	Page: 5
Biographical Directories	Year/Volume	Page	
☒ Who's Who in the Nation's Capital	1921–1922; 1923–1924; 1926–1927; 1929–1930; 1934–1935	22; 25; 54; 64; 65	
☐ History of the City of Washington: It's Men and Institutions	1903		
☐ Washington Past and Present	1932		
☐ Prominent Personages of the Nation's Capital	c. 1924		
Other Sources:			
“184,000 Is Paid For Parkside Hotel: Attorney Buys Property at Auction for Undisclosed Parties,” <i>Washington Post</i> , January 16, 1931, Proquest Historical Newspapers.			
“Apartment Auction on October 26: John L. Barr is Appointed by Court to Operate Wyoming,” <i>Washington Post</i> , October 4, 1931, Proquest Historical Newspapers.			
“Apartment Brings \$190,000 at Sale: Union Trust Co. Buys the John Marshall at Auction,” <i>Washington Post</i> , November 1, 1932, Proquest Historical Newspapers.			
“Bachelor Apartment Houses in H Street Changes Hands,” <i>Washington Post</i> , February 5, 1922, Proquest Historical Newspapers.			

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"Building Permits," *Washington Post*, April 5, 1931, Proquest Historical Newspapers.
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"Building Permits," *Washington Post*, November 9, 1894, Proquest Historical Newspapers.
"Children to Share L.A. Barr Estate, Nearly a Million," *Washington Post*, February 10, 1937, Proquest Historical Newspapers.
"Choose Parish Officials: Protestant Episcopal Churches Select Vestrymen," *Washington Post*, April 5, 1899, Proquest Historical Newspapers.
"Deed of Trust for \$100,000," *Washington Post*, March 2, 1901, Proquest Historical Newspapers.
"Display Ad 16," *Washington Post*, December 20, 1906, Proquest Historical Newspapers.
"Federal-American Reflects Its Board: National Mortgage & Investment Corp. Retains Old Officers," *Washington Post*, January 8, 1931, Proquest Historical Newspapers.
"Foster on Maximilian: Former Secretary of State Addresses Columbia Historical Society," *Washington Post*, November 16, 1910, Proquest Historical Newspapers.
Stephen A. Hansen, *Kalorama Triangle: The History of a Capital Neighborhood* (Charleston, SC: The History Press, 2011), 85 & 94.
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James M. Goode, *Best Addresses* (Washington, D.C.: Smithsonian Institution, 1988), 149 & 150.
"John L. Barr, 82, Builder in District," *Washington Post*, November 27, 1969, Proquest Historical Newspapers.
"L.A. Barr Observes Birthday," *Washington Post*, January 15, 1929, Proquest Historical Newspapers.
"Lester A. Barr, Realty Dealer, Is Dead at 83: Native Hagerstown, Md., Came Here Before Civil War," *Washington Post*, January 18, 1937, Proquest Historical Newspaper.
"Lester Barr Buys Apartment House: Former Owner Takes Over Wyoming Structure for \$650,000," *Washington Post*, October 27, 1931, Proquest Historical Newspapers.
"Mrs. Lester Barr Dies in Gloucester: Wife of Washington Realty Man Had Heart Attack," *Washington Post*, August 27, 1935, Proquest Historical Newspapers.
"Named to Help Industry: Chairman Isaac Gans Announces New Board of Trade Committee," *Washington Post*, Proquest Historical Newspapers.
National Register of Historic Places, Kalorama Triangle Historic District, Washington, District of Columbia, National Register #406196
National Register of Historic Places, The Wyoming Apartments, Washington, District of Columbia, National Register #391674
"New Barr Building Costs \$1,250,000: Seventeenth Street Structure to Have Fastest Elevators in the Capital," *Washington Post*, May 8, 1927, Proquest Historical Newspapers.
"New Buildings in Prospect," *Washington Post*, May 24, 1890, Proquest Historical Newspapers.
New York Passenger Lists, 1820–1957. Obtained from Ancestry.com.
"Plumber Claims Damages: Owner and Contractor of Apartment House Named Defendants," *Washington Post*, October 8, 1904, Proquest Historical Newspaper.
"Real Estate Gossip: Apartment Buildings Becoming More Numerous Here," *Evening Star*, May 6, 1893, Section D, 7.
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"Social and Personal," *Washington Post*, October 22, 1906, Proquest Historical Newspapers.
"Spurt in Realty Market," *Washington Post*, February 1, 1905, Proquest Historical Newspapers.
"Sublet at Huge Profit: Lessees Rather Than Owners to Blame for Excessive Rents," *Washington Post*, December 2, 1917, Proquest Historical Newspapers.
U.S. Passport Applications, 1795–1925. Obtained from Ancestry.com.
U.S., Sons of the American Revolution Membership Applications, 1889–1970. Obtained from Ancestry.com.
"Washington, D.C.—Barr & Sanner," *Evening Star*, May 10 or 17 1893.

Notes:

Prepared by: EHT Tracerics

Last Updated: August 2012

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Henry Kersey Boss		 Source: Washington Post, August 28, 1927			
Biographical Data					
Birth: 3/28/1882	Place: Washington, D.C.				
Death: 6/15/1958	Place: Washington, D.C.				
Family: wife, Antoinette; daughters, Barbara & Margaret; son, Grant					
Education					
High School: unknown					
College: n/a					
Graduate School: n/a					
Career					
Permit Database (through 1958)					
As Builder	Earliest Permit: 1914	Latest Permit: 1942	Total Permits: 131	Total Buildings: 643	
As Owner	Earliest Permit: 1914	Latest Permit: 1942	Total Permits: 139	Total Buildings: 666	
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.					
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.					
Practice		Position		Date	
Stone & Fairfax		Rent Department		1898–1901	
Moore & Hill, Inc.		Sales; Secretary		1902–1907	
Boss & Phelps, Inc.		Partner/President		1907–1958	
Madison Building Co.		President		1933–1940	
Professional Associations					
Societies or Memberships: Director of American Security & Trust Co.; Episcopal Eye Ear and Throat Hospital; Episcopal Home for the Aged; Director of the American Security and Trust Co.; President of the Washington Real Estate Board; Chairman of the Convention Committee of National Real Estate Boards; Washington Board of Trade; Columbia Historical Society; Chevy Chase Club; Episcopal Church; National Conference on City Planning Joint Committee on the National Capital; Committee of 100 on the Federal City; Church Pension Fund of the Diocese of Washington; American Planning and Civic Association					
Awards or Commissions: Silver Pitcher in recognition of fundraising efforts for the Washington National Cathedral (1924)					
Buildings					
Building Types: Row-houses, Apartments, Condominiums, Duplexes, Attached and Semi-detached Dwellings					
Styles and Forms: Tudor Revival, Colonial Revival, Vernacular					
DC Work Locations: Northwest quadrant: Foxhall Village, Cleveland Park, Colony Hill, Georgetown, Mt. Pleasant, Washington Heights; Northeast; Maryland: Chevy Chase					
Notable Buildings		Location		Date	Status
Gloucestershire Group		West side of 44 th Street between O and Greenwich Parkway		1928–1930	Foxhall Village Historic District

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Condominium	1715 Swann Street NW	1922	Dupont Circle Historic District
Detached Dwellings	3525–3533 Quebec Street NW	1921	Cleveland Park Historic District
Duplex	3921 & 3923 Morrison Street NW	1916	

Significance and Contributions

Henry K. Boss was the founder and president of Boss & Phelps, Inc. a prominent realty development firm specializing in both residential and commercial real estate for the greater Washington, D.C. area. Boss gained his experience in the building industry from work as a real estate agent. He was involved in the design, development and sales of dwellings within the District of Columbia and its immediate vicinity.

Henry Kersey Boss, son of Charles and Helen Kersey Boss, was born in Washington, D.C. in 1882. Known as Harry, Boss apprenticed in the rent department of Stone & Fairfax real estate corporation starting at the age of 17. By the time he was 21, he worked as a clerk for Moore & Hill, Inc. and within five years held the position of Secretary. During this time Boss met and married Antoinette Eberly of Washington, D.C. and moved into 1928 15th Street NW in 1905.

While working for Moore & Hill, Boss also met Herbert Glenn Phelps who was employed as a settlement clerk. The two left Moore & Hill in August of 1907 to form their own firm, Boss & Phelps, with offices located at 1910 14th Street, NW. An article in the *Washington Post* from September 1, 1907 announcing the partnership predicted a “prosperous career” for the experienced businessmen.

The earliest years of the firm specialized in general real estate, but by 1914 Boss began purchasing lots for the firm to develop. Examples of these early endeavors for which Boss served as the project builder are 2324 & 2326 California Street NW (1914) and 1784 & 1786 Lanier Place NW (1915). Both of these early projects were designs by A. H. Sonnemann, an architect Boss & Phelps repeatedly employed along with Harvey Baxter, James E. Cooper, Albert E. Landvoight, Horace W. Peaslee and George T. Santmyers. Outgrowing their initial office with expansions to include mortgage, financing and fire insurance services, the firm moved multiple times and finally relocated to 1417 K Street NW in 1923.

The building scope of Boss & Phelps included row-houses, duplexes, condominiums and both detached and semi-detached dwellings. Typically working in the Northwest quadrant, the firm did develop brick row houses at 1109–1175 3rd Place, NE and a number of single-family dwellings like 26 West Irving Street (1920) and 4004 Thornapple Street (1926) in Chevy Chase, Maryland. Most famously, the firm’s name is associated with the development of Foxhall Village, the 29-acre community bounded by Reservoir road to the north, Glover-Archbold Park on the east, P Street to the south, and Foxhall Road to the west. Boss & Phelps’ efforts with Foxhall Village were a result of Boss’s visit to England in the early 1920’s, where he was inspired by English Tudor-style architecture.

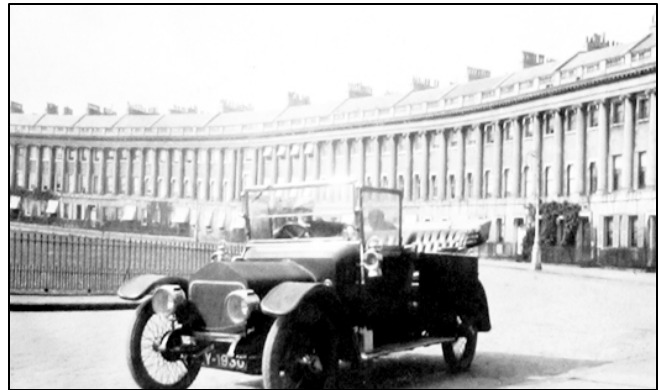


Image of Boss in England. Photograph from “Scrapbook of the construction of Foxhall and Colony Hill” 1920s–1930s.

AMERICA'S SMARTEST COLONY OF ENGLISH GROUP HOMES

FOXHALL VILLAGE

Seven Minutes from Dupont Circle.

A VILLAGE IN THE CITY

A PREDETERMINED AND COMPLETED DEVELOPMENT.

3 Bedrooms and Bath to 6 Bedrooms and 3 Baths.

The view from Foxhall Village is one of its many charming features. The spires of old Georgetown College, the Lincoln Memorial, the long bridge spanning the silver thread of the Potomac, and the distant foothills of Virginia. It was here that Presidents Jefferson, Madison and Monroe were wont to spend many pleasant evenings with Henry Foxhall, owner of Spring Hill Farm, upon which the Village is built. And yet the Village is only seven minutes ride from Dupont Circle.

FROM ACTUAL PHOTO.
A NEW HOME
4420 QUE ST.
(Northwest.)
Price, \$15,500
OPEN FOR INSPECTION.

\$10,500 to \$18,500

BOSS & PHELPS
CREATORS AND DEVELOPERS
OF FOXHALL VILLAGE.
1417 K St. Main 9300.

Drive West on Que St. to Wisconsin Ave. North One Square to Reservoir Rd. West to Village. Make Left-Hand Turn at 44th St.

City Ad for Foxhall Village, *Washington Post* 1929.

The middle-class row-house neighborhood of Foxhall Village offered clusters of charming “old-world” houses of stone, brick, half-timber, and stucco finishes on high tracts of land, away from the bustling noise of the City Proper. After selling their first group of Foxhall Village houses, designed by James E. Cooper in 1925— Foxhall Village, in continuous construction phases, became one of the largest development undertakings in Washington, D.C. with several hundred row-houses. Boss & Phelps’ success with Foxhall Village attracted other developers to encroach on the area, inspiring the firm to construct Colony Hill of Foxhall Village, designed by Horace W. Peaslee in 1931. Most significantly, Foxhall and Colony Hill marked the transition from independent speculative row-houses to planned residential neighborhoods.

In order to expand their clientele, while maintaining their current reputation among middle class and upper middle class clients, the firm created a side company named Madison Building, Co. in 1933 to handle simpler and less detailed projects. Boss served as the president and Phelps the vice-president. Under the Madison Building, Co. name, Boss & Phelps erected apartments, row-houses, and attached and semi-detached

dwelling. Harvey P. Baxter served as the architect for most Madison Building Co.’s projects, majority of which consisted of two-story apartment houses. Such examples include 921 Aspen Street NW, 4020–4034 Calvert Street NW and 3918–3932 W Street NW.

In addition, the real estate firm was in the business of restoring older dwellings. *The Washington Post* reported in 1941 that Boss & Phelps restored and then resold twenty-two houses in Georgetown for that year alone. With the addition of this enterprise, Boss & Phelps successfully partook in all entities of the building industry. In 1942, with their 35th anniversary, the *Washington Post* reported the firm’s involvement amounted to over a quarter of a billion dollars in sales.

It is hard to separate Boss’s individual accomplishments from that of the firm’s, since the two were deeply entwined. However, it can be said of Boss that, unlike Phelps, he was an extrovert and arguably the reason behind the companies’ early risks and growing success as major developers.

Boss’s activities outside the firm were invested in the overall wellbeing and development of the Nation’s Capital. During World War I, Boss aided the U.S. Government in the appraisal of properties. Later he served as director of the American Security & Trust Co., chairman of the convention committee of the National Association of Real Estate Boards, president of the Washington Real Estate Board, and member of the Washington Board of Trade— earning an excellent reputation in Washington’s real estate community.

Boss died at the age of 76 at his home of 808 Forty-fifth Street NW, he is buried in Rock Creek Cemetery. With his death, Phelps took over the firm as President, and Boss’s son Grant became a vice-president. Tragically, one year later, Grant was killed in an automobile accident on Massachusetts Avenue NW.

Boss & Phelps’ long-term real estate firm with included property management, insurance and loans continued for 74



*Image of 1628 44th Street, NW, in Foxhall Village,
Photo by EHT Tracerics 2006*

We're proud of our role as
the **ORIGINAL DEVELOPER**
of
Foxhall Village
...and we're still serving!

**RESIDENTIAL & COMMERCIAL SALES
PROPERTY MANAGEMENT**



**3830 Veasey Street, N.W.
Washington, D.C. 20016
Phone: 362-9300**

**Property Management Department
4211 39th Street, N.W.
Washington, D.C. 20016
Phone: 966-4271**

Boss & Phelps, Inc., advertisement from 1979 Foxhall Community's Half Century celebration.

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years, until the real estate market's decline in the early 1980's and an uncovered bank fraud scheme caused the company to close operations. Although the firm's reputation may have been damaged in the end, the legacy of Boss & Phelps, Inc. holds as one of the longest running and leading firms paramount in the early to mid-twentieth-century development of the District of Columbia.

Sources			
Vertical Files	☐ HSWDC	☐ MLK Library	
Other Repositories: DC Building Permits Database, Ancestry.com			
Obituary:	Publication: <i>Washington Post</i>	Date: 6/16/1958	Page: B2
Biographical Directories	Year/Volume	Page	
☐ Who's Who in the Nation's Capital			
☐ History of the City of Washington: It's Men and Institutions	1903		
☐ Washington Past and Present	1932		
☐ Prominent Personages of the Nation's Capital	c. 1924		
Other Sources: "Boss & Phelps List Recent Realty Sales: Property Worth \$344,000 Total Changes Hands," <i>Washington Post</i>, November 26, 1939, Proquest Historical Newspapers. "Boss & Phelps Report Sales Aggregating \$300,000," <i>Washington Post</i>, March 24, 1940, Proquest Historical Newspapers. "Boss & Phelps Report Sales of \$2,761,000: Realty Firm Officials Expect 1941 Business Will Set New Record," <i>Washington Post</i>, January 12, 1941, Proquest Historical Newspapers. Harry K. Boss, "Scrapbook of the construction of Foxhall Village and Colony Hill" 1920s-1930s. Original scrapbook in the possession of Malcolm and Daphne Ross; pdf version of album compiled by Cheryl Tlam Foster and the Foxhall Community Citizens Association, April 2006. "Buying Stock of Firm" Harry K. Boss, H. Glenn Phelps and B. T. Webstor in Partnership," <i>Washington Post</i>, February 29, 1920, Proquest Historical Newspapers. "Colony Hill Area Attracts Interest: Community's Charm is Enhanced by Gateway Formed of Two Houses," <i>Washington Post</i>, December 6, 1931, Proquest Historical Newspapers. "Colony Hill Plans to Build 75 Houses, New Development Is Given Commendation by Board of Architects," <i>Washington Post</i>, April 12, 1931, Proquest Historical Newspapers. "Foxhall Village Celebration Sunday," <i>Washington Post</i>, September 20, 1979, Proquest Historical Newspapers. "Gateway Draws Host of Visitors To Colony Hill: Home Project at Reservoir Road Charming Today in Summer Beauty," <i>Washington Post</i>, August 13, 1933, Proquest Historical Newspapers. "Harry K. Boss, 76, Dies; Top Real Estate Man," <i>Evening Star</i>, June 16, 1958. "H.G. Phelps, 84, District Realtor," <i>Washington Post</i>, May 30, 1964, Proquest Historical Newspapers. "Homes Attract Attention: Spanish Architecture Feature Houses on Washington Heights," <i>Washington Post</i>, September 4, 1910, Proquest Historical Newspapers. National Register of Historic Places, Foxhall Village Historic District, Washington, District of Columbia, National Register #357166 "New Boss-Phelps Head," <i>Washington Post</i>, June 26, 1958, Proquest Historical Newspaper. "New Realty First Starts: Boss & Phelps, Formerly of Moore & Hill, Announce Their Entry," <i>Washington Post</i>, September 1, 1907, Proquest Historical Newspapers. Joe Pichirallo, "Realty Firm Owners Draw 6-Month Prison Terms," <i>Washington Post</i>, October 20, 1981, Proquest Historical Newspapers. "Washington Couple Killed on Rte. 1; Grant Boss Dies in Crash Here," <i>Washington Post</i>, October 24, 1959, Proquest Historical Newspapers.			
Notes:			
Prepared by: EHT Traceries		Last Updated: August 2012	

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Lewis E. Breuninger		 Source: Washington Past and Present		
Biographical Data				
Birth: 9/12/1859	Place: Belair, Maryland			
Death: 4/23/1942	Place: Washington, DC			
Family: wife, Sadie; sons, Henry & Lewis T.; daughters, Esther L. Janney, Ruth B. Stickle, Robin Lukins				
Education				
High School: Harford County, Maryland				
College: Spencerian Business College, Washington, DC				
Graduate School:				
Career				
Permit Database (through 1958)				
As Builder	Earliest Permit: 1897	Latest Permit: 1944	Total Permits: 423	Total Buildings: 878
As Owner	Earliest Permit: 1894	Latest Permit: 1953	Total Permits: 427	Total Buildings: 914
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.				
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.				
Practice		Position		Date
L.E. Breuninger & Co.		President		1902-1918
L.E. Breuninger & Sons		President		1918-1932
Professional Associations				
Societies or Memberships: City Club, Columbia Golf Club, Washington Board of Trade, Columbia Historical Society, Independent Order of Odd Fellows; Trustee of: Foundry United Methodist Church, Central Union Mission, and American University				
Awards or Commissions:				
Buildings				
Building Types: Row houses, detached houses, apartment houses				
Styles and Forms: Colonial Revival, Classical Revival, Queen Anne,				
DC Work Locations: Columbia Heights, Mount Pleasant, Park View, Glover Park, Shepherd Park				
Notable Buildings	Location	Date	Status	
Row houses	1629-1641 Harvard Street, NW	1905	In Mount Pleasant Historic District	
Row houses	1724-1760 Park Road, NW	1909	In Mount Pleasant Historic District	
Dwelling	1770 Park Road, NW	1913	In Mount Pleasant Historic District	
Row houses	1601-1661 Hobart Street, NW	1913	In Mount Pleasant Historic District	

Significance and Contributions

Lewis E. Breuninger was one of the District's best known builders and mortgage bankers of his time. He was born in 1859 in Belair, Maryland, to German immigrant parents. He attended public school in Harford County, Maryland, and married Sadie Love in 1886. The following year, the couple moved to Washington, DC where he engaged in the dairy business. The Boyd's City Directory notes his dairy shop at 620 13th Street, N.W.

In 1894 he began investing, as an owner, in the construction of single-family dwellings and some apartment buildings. The first buildings constructed under his ownership were row houses (no longer extant) located on the north side of the 1200 and 1300 blocks of Irving Street, NW, where Harriett Tubman Elementary School and the redeveloped downtown Columbia Heights now stand. John Granville Meyers, a prominent Washington architect, designed these buildings. Much of Breuninger's work, both as an owner and builder, can be found in and around this area of Washington, DC. The next row houses he financed were located at 1225-1231 Harvard Street, designed by Meyers' son, B. Frank Meyers.



Row houses at 1601-1661 Hobart Street, NW. "Handsome Residences Just Completed in Rock Creek Vista," *Washington Post*, October 5, 1913, Proquest Historical Newspapers.

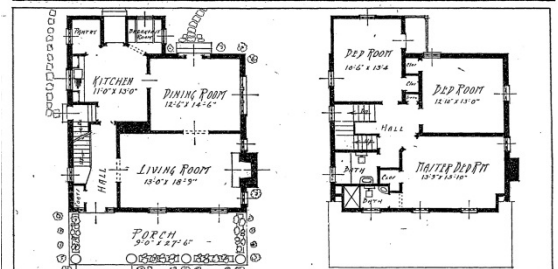
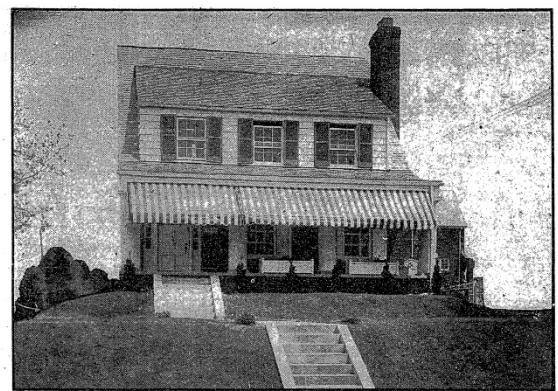
Breuninger financed many buildings constructed by Harry Wardman in the early 1900s and likely learned much of the construction trade from this master. According to the National Register nomination for the Mount Pleasant Historic District, legend has it that Harry Wardman was one of Breuninger's best customers at his dairy and ice cream store at 13th and G Streets, N.W., and motivated him to try his hand at real estate.

The buildings constructed by Wardman and owned by Breuninger were designed by architect Nicholas R. Grimm, whom Breuninger would go on to work closely with for many years. By 1903, Breuninger expanded into the construction field and had founded his own construction company, L.E. Breuninger & Co., which soon became very successful. He was also involved in the founding of two savings banks in the first decade of the twentieth century, Park Savings and Citizens' Savings banks. In 1923 he founded the Real Estate Mortgage and Guaranty Corporation and served as the President.

After an initial building permit in 1897 for a private stable (no longer extant), the first residences Breuninger constructed independently were located at 3215-3219 13th Street, N.W. In 1906, Nicholas Grimm designed Breuninger's own residence, which Breuninger constructed, at 1770 Park Road, N.W. This large detached dwelling was designed in the Colonial Revival style and has a wrap-around porch.

Throughout the first quarter of the 20th century, Breuninger continued to build feverishly. One of his largest developments was on Hobart Street near 16th Street, NW, in Mount Pleasant in 1912. As the *Washington Post* states in an article from 1913, "Probably no larger development in Washington has been made than that which now is being accomplished by L.E. Breuninger, at the new Avenue of the Presidents entrance to Rock Creek Park."

Later, Breuninger served as a builder for many other well-known Washington architects, including Albert Beers and Harvey P. Baxter.



Post Model Home in Shepherd Park Section. "New Model Home is Quite Different," *Washington Post*, June 1, 1930, Proquest Historical Newspapers.

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Breuninger's sons, Henry L. (1890-1954, see Architects Directory entry) and Lewis T. Breuninger (1892-1974), joined the firm in 1918, forming L.E. Breuninger & Sons. Henry, an architect, designed many of the buildings for the development company and Lewis T., a lawyer, handled the business side. By 1929, the firm had constructed over 2,000 houses in Washington.

In the late 1920s, Breuninger began investing in the neighborhood of Brightwood. He named his tract of land Shepherd Park, after the 19th-century Washington governor Alexander Robey "Boss" Shepherd, who built his home there in 1868 (demolished in 1916). Breuninger constructed a model home there that was open for public view and was highly publicized in the *Washington Post*.

When Breuninger retired in 1932, his sons continued to run the successful business, teaming up with architect George T. Santmyers and others. Breuninger died of a heart attack ten years later in 1942 at the age of 83. L.E. Breuninger constructed solid, middle-class buildings for the Washington, DC community. He was one of the pioneers of the Mt. Pleasant neighborhood, building rapidly after the street car line along 14th Street became operational in 1900 and helping to create a bustling neighborhood for the middle-class residents of Washington.

Sources			
Vertical Files		☐ HSWDC	☐ MLK Library
Other Repositories:		DC Building Permits Database, Ancestry.com	
Obituary:		Publication: <i>Washington Post</i>	Date: 4/24/1942 Page: 28
Biographical Directories		Year/Volume	Page
☒ Who's Who in the Nation's Capital		1923-4, 1926-7, 1929-30, 1934-5, 1938-9	54, 92, 107, 118, 105
☐ History of the City of Washington: It's Men and Institutions		1903	
☒ Washington Past and Present		1932/3	170
☒ Prominent Personages of the Nation's Capital		c. 1924	185
Other Sources:			
“\$150,000 In New Homes: L.E. Breuninger Purchases Columbia Heights Property for \$35,000,” <i>Washington Post</i>, June 9, 1906. Marvin Caplan, “Shepherd Park,” in Kathryn S. Smith, ed., <i>Washington at Home: An Illustrated History of Neighborhoods in the Nation's Capital</i> (Northridge, CA: Windsor Press, 1988), 265-268. Anthony L. Harvey, “Corner House Anchoring Early 20th Century Mt. Pleasant Row Rehabbed; Integrity of Row Re-established,” <i>InTowner</i> 43.3 (September 2011), 1-6. “Magic Home Building: 100 Houses Rising Rapidly Near Park Entrance,” <i>Washington Post</i>, August 3, 1913, Proquest Historical Newspapers. National Register of Historic Places, Mount Pleasant Historic District, Washington, District of Columbia, National Register #407696 “New Homes for Sale: Rock Creek Vista is Opened by L.E. Breuninger,” <i>Washington Post</i>, October 5, 1913, Proquest Historical Newspapers.			
Notes:			
Prepared by: EHT Traceries		Last Updated: June 2012	

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Morris Cafritz				
Biographical Data				
Birth: 8/28/1888	Place: Vilna, Russia (now Vilnius, Lithuania)			
Death: 6/11/1964	Place: Hot Springs, Virginia			
Family: wife, Gwendolyn; sons, Calvin, Carter, and Conrad				
Education				
High School: unknown				
College: unknown				
Graduate School: N/A				
Career				
Permit Database (through 1958)				
As Builder	Earliest Permit: 1921	Latest Permit: 1948	Total Permits: 191	Total Buildings: 1665
As Owner	Earliest Permit: 1921	Latest Permit: 1955	Total Permits: 193	Total Buildings: 1680
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.				
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.				
Practice		Position		Date
Morris Cafritz Co., Inc.		President		1920-1924
Cafritz Construction Co.		President		1924-1964
The Cafritz Co.		President		1924-1964
Professional Associations				
Societies or Memberships: Washington Community Chest, Metropolitan Police Boys Club, United Givers Fund, Jewish Community Center, Washington Hospital Center, Riggs National Bank, Board of Trade, Washington Chapter of the Red Cross, Washington Title Insurance Co., Greater National Capital Committee, Greater Southeast Washington Community Hospital, UJA of Washington, YMCA Foundation, Shrine (Almas Temple), Scottish Rite Temple, National Press Club, Woodmont Country Club, Washington Hebrew Congregation				
Awards or Commissions: <i>LIFE</i> Model House competition (1939), National Building Museum Honor Award (1997)				
Buildings				
Building Types: Neighborhoods, row houses, single family houses, apartment houses, hotels				
Styles and Forms: Colonial Revival, Renaissance Revival, Classical Revival, Tudor Revival, Art Deco, Moderne				
DC Work Locations: Petworth, Downtown, Bethesda, American University Park				
Notable Buildings	Location	Date	Status	
Dwellings	Petworth	1922	☐ NRHP ☐ DC Historic Site	
The Cavalier (Hilltop Manor)	3500 14 th Street, NW	1926-1927	☒ NRHP ☒ DC Historic Site	
Park Central Apartments	1900 F Street, NW	1928	☐ NRHP ☐ DC Historic Site	
Greenwich Forest	Bethesda, MD	1929-1950s	☒ NRHP ☐ DC Historic Site	
The Majestic Apartments	3200 16 th Street, NW	1937	☐ NRHP ☐ DC Historic Site	

The Cafritz Building	1625 I Street, NW	1948	☐ NRHP ☐ DC Historic Site
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Significance and Contributions

Cafritz was one of the preeminent developers of Washington, D.C., from the 1920s until his death in 1964. James Goode, in his history of Washington, D.C.'s apartment houses, described Cafritz as "one of the two most prodigious builders in Washington during the twentieth century." He focused primarily on single-family house construction, building more than 5,000, but he is also credited with developing and constructing over 85 apartment buildings. Cafritz built housing for a range of income levels and is credited with creating housing for 20,000 families over the course of his career.

Cafritz was born in Vilna, Russia on August 29, 1888, according to his World War I Draft Registration Card. He immigrated with his family to the United States in 1898 and, after living in New York, they moved to Washington, D.C. where his father, Nathan Cafritz, opened a grocery store. Cafritz worked at his father's store until 1904 when he borrowed \$1,400 from his father to start his own business at the age of around sixteen. His wholesale coal yard and, later, a saloon, were prosperous but he was interested in a more glamorous industry and he moved on to various entertainment businesses. He began by showing silent movies in vacant lots and then opened a bowling alley and pool hall. He finally came upon real estate in 1920, opening his office, Morris Cafritz Co., Inc.

In addition to his development acumen, he and his wife, Gwendolyn, were prominent members of Washington, DC society. Cafritz married Gwendolyn Detre de Surnay of Budapest on July 11, 1929 at the Mayflower Hotel when he was 42 years old and she was twenty. Their home at 2301 Foxhall Road, NW (now the Field School), completed in 1938, played host to hundreds of events while the couple resided there.



Morris and Gwendolyn Cafritz at a gala, date unknown. Robert Pack, "The Streets Were Paved With Gold," The Washingtonian April 1984, p. 114.



Washington, D.C., Petworth. Rows of houses in Petworth. Theodor Horydzak Collection, Library of Congress.

One of Cafritz's first large real estate ventures was the purchase of the Columbia Golf Course in Petworth in 1922 on which he built several thousand low cost but good quality row houses over a period of years. He advertised the houses he built as "life-time homes." He also built his first apartment buildings in 1922 – a row of seven buildings located at 1433-1445 Spring Road, NW. Following in the footsteps of Harry Wardman, he named each building a name that started with one of the letters of his name C-A-F-R-I-T-Z, and hence the group became known as CAFRITZ Row. In the next three years, Cafritz built several more apartment buildings including the Porter Apartments at 3600 Connecticut Avenue, N.W.

Cafritz's company grew rapidly and, in addition to row and detached houses and apartment buildings, Cafritz built luxury housing, commercial buildings and an industrial center in his early years in business. A 1926 *Washington Post* article described

the "phenomenal rise of the Cafritz organization to a position of leadership in the real estate field within the last four years" – a position that Cafritz managed to maintain over the next forty years. The article described Cafritz's business philosophy as building "the best possible homes for the money," keeping "the price at such a level as to make it possible for the man of moderate means to become a home owner and give to his family the comforts and conveniences of an advanced standard of living without unduly taxing his financial resources." This was achieved through economies of scale, both in the purchase of large tracts of land outside the central city and through large-scale construction of both single-family housing and apartment buildings. The Cafritz organization employed a skilled

workforce and owned the equipment needed to undertake all phases of construction from the surveying and grading of land to the final painting and decorating of dwelling units. Buildings were designed by in-house architects and engineers, and in the 1930s these included Alvin L. Aubinoe, Sr., and Harry L. Edwards who were responsible for substantively increasing the quality of the Cafritz Construction Company's design work.

In the mid-1920s, while the extensive Petworth was still under construction, Cafritz launched additional major construction projects. He acquired the Lenman tract, a seven-acre parcel on the west side of 14th Street, N.W. at Oak Street in 1925. It was the largest remaining un-improved tract in the Columbia Heights area of Washington, D.C., available for residential and commercial development. Cafritz developed it over the course of the next thirteen years, first building a 213-unit apartment building (the historic Hilltop Manor now known as the Cavalier) and row houses, and later constructing two garden apartment buildings. He also began a development of single-family detached cottage-style dwellings in Bethesda, south of Bradley Boulevard, known as Chevy Chase Terrace.

In 1925, Morris Cafritz bought two large tracts of land that he did not develop until the 1930s. As described by one biographer, "Cafritz bought land when he saw a bargain, whether or not he had plans to build on it right away." In 1928, sales of single-family dwellings in Petworth "declined sharply and suddenly, for no apparent reason" and over the next several years he concentrated on the construction of apartment buildings rather than large-scale residential neighborhoods.

In the years following the construction of the Cavalier, Cafritz built Park Central, a huge nine-story building with 316 units at 1900 F Street, N.W., and the Park Lane at 2025 I Street, N.W., an eleven-story building with 290 units. Both were designed in the Art Deco style in 1928. The Miramar, built in 1929 at 15th St. and Rhode Island Ave., N.W., was scaled down to eight stories but still fit 207 apartments into the building. In 1930 Cafritz joined forces with his former employee, Gustav Ring, to build the impressive Westchester apartment complex in Washington, D.C.

Although most developers scaled back after the Great Depression, Cafritz was able to take advantage of the tremendous need for housing close to downtown and federal office buildings. He began development of the Greenwich Forest neighborhood in Bethesda. During this time, he was also developing two more moderately priced subdivisions. On a section of the same 98-acre parcel on which Greenwich Forest was located, Cafritz oversaw the development of houses more modest in scale in the Woodland Section of Greenwich Forest. Within the District of Columbia, Cafritz constructed a subdivision of over 300 houses in what is now American University Park.

In the later 1930s Cafritz also built two major apartment buildings designed by his firm's architects, Alvin Aubinoe, Sr., and Harry Edwards: the nine-story Hightowers (1936), a powerful expression of the Art Moderne style at 1530 16th Street, N.W., and the Majestic (1937) at 3200 16th Street, N.W.

Cafritz anticipated the post-World War II development of the K Street corridor and focused his attention on the construction of office buildings on both K and I Streets, N.W. In 1945, he and developer Charles H. Tompkins seized the opportunity to buy a large tract at Connecticut and Florida Avenues where they eventually constructed the Universal Building and the Universal North Building. Cafritz was also involved in the development of Pentagon City in Virginia



Cavalier Hotel, undated. Theodor Horydczak Collection, Library of Congress, LC-DIG-the-5a39054.



1948 Drawing by Leroy L. Werner for the Cafritz Building at 1625 Eye Street, NW. Theodor Horydczak Collection, Library of Congress.

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with Tompkins. In 1948, Cafritz constructed one of his best-known buildings, the Cafritz Building at 1625 I Street. This was lauded as the first “park-at-your-desk” office building, as it had vehicular ramps at its central core and employees could park on the floor where their office was located. It opened in November, 1950 to great success as a solution for combatting traffic congestion in Washington, D.C.

Cafritz died of a heart attack at The Homestead resort in Hot Springs, Virginia, on June 11, 1964. At the time of his death, much of the value of Cafritz’s \$66 million estate—the largest to go through D.C. probate court up to that time—lay in the downtown office buildings he owned. A sizable portion of his estate endowed the Morris and Gwendolyn Cafritz Foundation, which continues to play a major role in Washington area philanthropy.

Following Cafritz’s death, his eldest son, Calvin, became president and director of the Cafritz Company and Gwendolyn Cafritz took over as CEO. The Cafritz Construction Company terminated operations in June, 1970 after completing the building at 1310 L Street, N.W. In 1971, Calvin Cafritz resigned as president and Gwendolyn assumed this position, with Martin Atlas, former executive Vice President taking over as CEO. The Cafritz Company still exists today.

Morris Cafritz was one of the most influential developers in the city of Washington. His foresight and ambition led him to purchase large swathes of land, like in Petworth, where he created neighborhoods that still thrive today. He was also instrumental in the development of Downtown Washington, building Eye and K Streets. He was one of the most important men in the Jewish community, leading the campaign to construct a Jewish Community Center in Washington in the 1920s. His legacy endures today in the Morris and Gwendolyn Cafritz Foundation.

Sources

Vertical Files ☒ HSWDC ☒ MLK Library

Other Repositories: DC Building Permits Database, Ancestry.com

Obituary: Publication: *Washington Post* Date: 6/13/1964 Page: A14, B4

Biographical Directories	Year/Volume	Page
☒ Who’s Who in the Nation’s Capital	1929-30, 1934-5	131, 148
☐ History of the City of Washington: It’s Men and Institutions	1903	
☐ Washington Past and Present	1932	
☐ The Book of Washington	1930	
☒ Prominent Personages of the Nation’s Capital	c. 1924	217

Other Sources:

“2d ‘Park-at-Desk’ Building Planned by Cafritz Here,” *Washington Post*, February 2, 1954. Proquest Historical Newspapers.

“Cafritz Heirs End Dispute Over Will,” *Washington Post*, May 19, 1996, Proquest Historical Newspapers.

James M. Goode, *Best Addresses*, 2nd Edition (Washington, D.C.: Smithsonian Books, 2002).

Conrad P. Harness, “Cafritz Plans ‘Park-at-Your-Desk’ Building,” *Washington Post*, August 29, 1948. Proquest Historical Newspapers.

William H. Jones, “Cafritz Quits Real Estate Firm; Differences With Mother Hinted,” *Washington Post*, December 21, 1971. Proquest Historical Newspapers.

“Man of Vision Chosen to Construct Life Model House in Nearby Maryland,” *Washington Post*, February 26, 1939. Proquest Historical Newspapers.

“‘Park-at-Desk’ Building Open For Occupants,” *Washington Post*, November 29, 1950. Proquest Historical Newspapers.

Robert Pack, “The Streets were Paved with Gold,” *Washingtonian*, April 1984.

“Vision and Courage Lead to Success for Morris Cafritz,” *Washington Post*, June 20, 1926. Proquest Historical Newspapers.

Notes:

Prepared by: EHT Tracerics

Last Updated: June 2012

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Randolph Dodd		No photograph available. <i>Source:</i>		
Biographical Data				
Birth: 3/8/1887	Place: Tryon, North Carolina			
Death: ca. 1945	Place: unknown			
Family: wife, Alice; son, Edward; daughter, Gloria; brother, Jacob				
Education				
High School: unknown				
College: n/a				
Graduate School: n/a				
Career				
Permit Database				
As Builder	Earliest Permit: 1912	Latest Permit: 1944	Total Permits: 182	Total Buildings: 205
As Owner	Earliest Permit: 1912	Latest Permit: 1928	Total Permits: 8	Total Buildings: 10
* Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated. *As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.				
Practice	Position		Date	
Deanwood Merchant Industrial Co., Inc.	Vice President		1921–1922	
John R. Pickett, Inc./Better Built Homes	General Contractor		1938	
Professional Associations				
Societies or Memberships: The Liberator Club				
Awards or Commissions:				
Buildings				
Building Types: Single Dwellings				
Styles and Forms: Craftsman, Colonial Revival, Modern Movement				
DC Work Locations: Northeast: Anacostia, Capitol View, Deanwood, Eastland Gardens, Lincoln Heights				
Notable Buildings	Location	Date	Status	
Dodd Residence	924 48 th Street, NE	1922	☐ NRHP ☐ DC Historic Site	
Dodd Residence	906 48 th Street, NE	1928	☐ NRHP ☐ DC Historic Site	
Dwelling	4219 Meade Street, NE	1931	☐ NRHP ☐ DC Historic Site	
Lewis House	4827 Jay Street, NE	1932	☐ NRHP ☐ DC Historic Site	
Dwelling	4212 Marne Place NE	1930	☐ NRHP ☐ DC Historic Site	

Significance and Contributions

Randolph Dodd was a successful African American builder and designer in the early- to mid-20th century. He worked primarily in Northeast Washington, D.C., helping to develop African American neighborhoods like Deanwood (bounded by Kenilworth Ave, Eastern Ave, Division Ave, and Nannie Helen Burroughs Ave) and Eastland Gardens (bounded by Kenilworth Ave, 40th Street, Anacostia Ave and Ord Street).

Dodd was born in Tryon, North Carolina, in 1887. He was the youngest of seven children born to parents Austin and Lucy Dodd. Not much is known of his childhood. Around 1907, Randolph's older brother, Jacob (1882–1930), moved to Washington, D.C. and began working as a laborer. In 1909, Jacob was working at the Government Printing Office (GPO) and convinced Randolph to join him—a 1915 city directory reveals that Randolph and Jacob were working together and living at 4609 Meade Place NE.

In 1912, Randolph began investing in real estate. The first two dwellings he owned were located at 4700 and 4702 Meade Street, N.E. The builder of these dwellings is not listed, although Randolph may have constructed them himself as his name is noted in the newspaper with the announcement of the permit.

The Dodd brothers began their house building business in earnest in 1919 and together worked on more than 50 houses in the Deanwood neighborhood (approximately 15 by Jacob and 36 by Randolph). Randolph designed many of the dwellings himself although he was unlicensed and not academically trained. Some of the projects where Dodd served as architect and builder include: 925 48th Street NE, 1221 50th Street NE, and 4901 Jay Street NE. Randolph worked with white investors, rarely funding the projects himself. Developer Howard S. Gott financed the construction of houses in Deanwood and Eastland Gardens.

The neighborhood of Eastland Gardens, located across Kenilworth Avenue from Deanwood, was a development in 1929. Over 50 dwellings in Eastland Gardens can be attributed to Randolph. Both Deanwood and Eastland Gardens were designed and constructed predominantly by and for the African American community. Working predominately with architect Lewis W. Giles, Randolph quickly established a respectable reputation in the two neighborhoods and became a prominent builder. He employed local laborers to assist him on projects, contributing to the sense of a small-town community. Dodd's scope as a builder may have been limited to the North and Southeast quadrants of the City, but his sound reputation was well-known as his name was printed in announcements alongside projects of prominent white builders and developers' in Northwest such as Morris Cafritz, W.C. & A.N. Miller and Harry Wardman.

The impressive number of buildings Dodd constructed and his continued employment in the District, an environment intolerant of uneducated practicing architects, is a testament to the quality of his work. It has been recorded that his preferred style was Craftsman, but his work included Colonial Revival and Modern architectural elements as well. Often working under financially strained circumstances, a distinguishable feature of Dodd's craftsmanship could be seen in the placement of windows only in the front and rear of houses. Although many of his houses have since been remodeled to add additional side windows, recognition of this conscious effort to



4827 Jay Street, NE, Deanwood neighborhood.
Architect, Lewis W. Giles. Builder, Randolph Dodd,
1932. Photo by EHT Traceries, July 2012.



4219 Meade Street NE, 1931. Architect and builder, Randolph
Dodd. Photo by EHT Traceries, July 2012.

limit construction costs is indicative of the time period in which these Northeast Washington, D.C. communities were developed.

A 1938 *Washington Post* article discussed the construction of the “Williamsburg Colonial Homes,” a John R. Pinkett project on Benning Road NE, listing Dodd as the contractor. John R. Pinkett Inc. was an African American owned and operated insurance and real estate firm, known for constructing low-cost homes for low-income families. These modest houses granted African Americans in the city their first opportunity to purchase a home. It is no surprise Dodd was affiliated with Pinkett’s efforts, as Dodd concerned himself with the wellbeing and employment of African Americans. In addition to his legacy in the built environment, many of the laborers whom Dodd employed and trained continued careers in the building profession. It has been

previously proclaimed that Dodd did more for the community in his training of craftsmen than any other individual.

GENERAL CONTRACTOR
FOR
BETTER BUILT HOMES

RANDOLPH DODD

906 48th Street, Northeast Lincoln 8282

Advertisement published in the Baltimore Afro-American Newspaper on August 27, 1938, page 5.

Little is known about Dodd’s personal life, although he married and fathered two children, whom he raised in the Deanwood neighborhood at 906 48th Street from 1928 to 1942. The last building permit acquired by Dodd was in 1941, so it can be assumed he retired from the profession around the age of 54 before his suggested year of death in 1945.

Both neighborhoods, Deanwood and Eastland Gardens, presently continue as close-knit Northeast communities founded on the identity established by men like Randolph Dodd. Many residents remain in these houses purchased generations ago by their family members, preserving the original integrity of the community and the historic structures.



906 48th Street, NE. EHT Traceries, July 2012.

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Sources			
Vertical Files	☐ HSWDC	☐ MLK Library	
Other Repositories: DC Building Permits Database, Ancestry.com			
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☐ Washington Past and Present	1932		
☐ Prominent Personages of the Nation's Capital	c. 1924		
Other Sources: "43 D.C. Area Building Totals \$20,414, 927," <i>Washington Post</i> , June 13, 1943, Proquest Historical Newspapers. Amanda Abrams, "Deanwood: A Little Bit of Country Just Inside The District's Borders, 546" <i>The D.C. Real Estate Guide</i> , http://dc.urbanturf.com/articles/blog/deanwood_a_little_bit_of_country/2408 . "August Construction Jumps 125% Over 1940 Figure," <i>Washington Post</i> , September 28, 1941, Proquest Historical Newspapers. "Brick, Steel Homes for Little Purses," <i>Washington Afro-American</i> , August 27, 1938, Proquest Historical Newspapers. "Building Here at \$600,400 For the Week," <i>Washington Post</i> , May 25, 1941, Proquest Historical Newspapers. "Building Permits," <i>Washington Post</i> , June 26, 1927, Proquest Historical Newspapers. "Building Permits," <i>Washington Post</i> , September 8, 1918, Proquest Historical Newspapers. "Construction of Flats if Planned in Capital," <i>Washington Post</i> , September 26, 1937, Proquest Historical Newspapers. "D.C. Building \$1,558,750 For Last Week," <i>Washington Post</i> , August 17, 1941, Proquest Historical Newspapers. "D.C. Building Permit Volume Shows Second Gain in 2 Weeks," <i>Washington Post</i> , February 15, 1942, Proquest Historical Newspapers. Deanwood History Committee, <i>Images of American: Washington, D.C.'s Deanwood</i> (Charleston, SC: Arcadia, 2008), 9–25. "Display Ad-4, No Title," <i>Baltimore Afro-American</i> , August 27, 1938, Proquest Historical Newspapers. "District Still Behind Quota In Bond Sales," <i>Washington Post</i> , October 2, 1943, Proquest Historical Newspapers. "Dwellings Planned," <i>Washington Post</i> , May 20, 1938, Proquest Historical Newspapers. "Eastland Gardens Blooms Amid Blight: Eastland Gardens Guards Heritage," <i>Washington Post</i> , November 28, 1987, Proquest Historical Newspapers. Eastland Gardens Flower Club Historic Committee, <i>Eastland Gardens Brochure</i> (Washington, D.C.: 2009). Eastland Gardens Flower Club, <i>Images of America: Eastland Gardens</i> (Charleston, SC: Arcadia, 2011), 23–56. Far East Community Services, Inc., "Final Report of Historical and Building Investigation of the Northeast Washington, DC Community of Deanwood, Phase I, September 30, 1987," copy in possession of Cultural Tourism DC. "Last Week's Permits Total \$1,251,500," <i>Washington Post</i> , July 20, 1941, Proquest Historical Newspapers. "Many New Buildings: Permits for \$65,000 in Construction and Repairs," <i>Washington Post</i> , December 22, 1912, Proquest Historical Newspapers. Marya Annette McQuirter, <i>African American Heritage Trail</i> (Washington, DC: Cultural Tourism DC, 2003), 37. Ruth Ann Overbeck, "Deanwood," in Kathryn S. Smith, ed., <i>Washington at Home: An Illustrated History of Neighborhoods in the Nation's Capital</i> (Northridge, CA: Windsor Press, 1988), 155. "Private Building Increases By Seven Millions in 1941," <i>Washington Post</i> , February 22, 1942, Proquest Historical Newspapers. "Sale of Homes Continues to Rise in Capital," <i>Washington Post</i> , October 12, 1941, Proquest Historical Newspapers. World War I Selective Service System Draft Registration Cards, 1917-1918. Obtained from Ancestry.com.			
Notes:			
Prepared by: EHT Tracerics		Last Updated: August 2012	

DC Builders & Developers Directory

Harry R. Entzminger		<i>Source:</i>		
Biographical Data				
Birth: 2/25/1902	Place: Richland, South Carolina			
Death: 10/15/1981	Place: Washington, D.C.			
Family: wife, Annie Foster;				
Education				
High School: unknown				
College: n/a				
Graduate School: n/a				
Career				
Permit Database (through 1958)				
As Builder	Earliest Permit: 1948	Latest Permit: 1948	Total Permits: 1	Total Buildings: 1
As Owner	Earliest Permit: 1948	Latest Permit: 1955	Total Permits: 8	Total Buildings: 8
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated. *As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.				
Practice	Position	Date		
Professional Associations				
Societies or Memberships: Bricklayers Union No. 6, D.C.				
Awards or Commissions:				
Buildings				
Building Types: Single-family houses, apartment buildings				
Styles and Forms: Colonial Revival, Craftsman				
DC Work Locations: Northeast Quadrant				
Notable Buildings	Location	Date	Status	
Dwelling	1038 42 nd Street, NE		☐ NRHP ☐ DC Historic Site	
Dwelling	4416 Nash Street, NE	1948	☐ NRHP ☐ DC Historic Site	
Dwelling	4101 Meade Street, NE	1954	☐ NRHP ☐ DC Historic Site	
Dwelling	4207 Anacostia Avenue, NE	1957	☐ NRHP ☐ DC Historic Site	
			☐ NRHP ☐ DC Historic Site	

Significance and Contributions

Harry R. Entzminger was a successful African-American builder in Washington, D.C. in the mid-20th century. He worked primarily in Northeast Washington, D.C. where he helped develop the African American neighborhood of Eastland Gardens.

Entzminger was born in 1902 in Richland, South Carolina to Thomas J. and Hattie Entzminger. His father, Thomas Entzminger, was a noted carpenter in South Carolina. He constructed buildings such as Dukes Gymnasium at South Carolina State College, a historically Black school.

Not much is known about Harry Entzminger's early life. He remained in South Carolina, living in Columbia from 1920 to 1934, where he worked as a carpenter and bricklayer. South Carolina city directories note his wife as Josephine Entzminger from 1928 to 1934, but no other information was found about her. Between 1934 and 1936, Entzminger moved to Washington, D.C. where he appears in the city directory as a single bricklayer living at 763 Morton Street, NW.

By 1940, Entzminger was living at 507 Rhode Island Avenue, NW with the family of his future wife, Annie Foster. He is listed on the 1940 U.S. Census as a bricklayer working for a private company. Only one building permit lists Entzminger as builder (#312487, 4416 Nash Street, NE, 1948) but he constructed many buildings, primarily dwellings, for which the permit likely did not document him as the builder.

Entzminger's most influential work was in the neighborhood of Eastland Gardens, located in Northeast Washington, D.C. Eastland Gardens is a suburban development of about 300 single-family houses designed and constructed primarily by African American architects and builders. Development of the neighborhood began in 1927 and, by 1955, 166 dwellings were constructed. Not only was Eastland Gardens designed and constructed by African Americans, it was an African American community. Entzminger constructed houses to the design of various noted architects, including premier African American designer Lewis W. Giles, who designed a total of forty five residences for Eastland Gardens.

Between 1948 and 1954, Entzminger worked with G.W. Jones (possibly of G.W. Jones Lumber). Together, they constructed the dwellings at 4241 and 4245 Nash Street, NE.

Entzminger died at the age of 79 in 1981.



4416 Nash Street, NE in Eastland Gardens. Photo by EHT Traceries, August 2012.

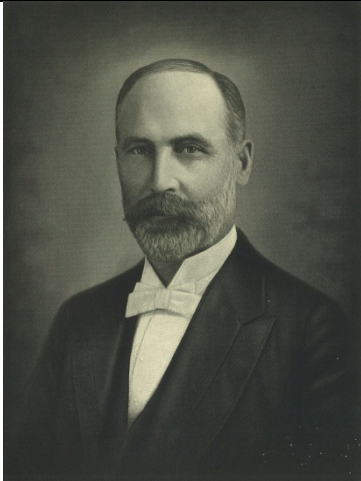


1038 42nd Street, NE in Eastland Gardens. Designed by Lewis Giles and constructed by Entzminger. Photo by EHT Traceries, August 2012.

DC Builders & Developers Directory

Sources		
Vertical Files	☐ HSWDC	☐ MLK Library
Other Repositories: DC Building Permits Database, Ancestry.com		
Obituary:	Publication: <i>Washington Post</i>	Date: 10/18/1981
Biographical Directories	Year/Volume	Page
☐ Who's Who in the Nation's Capital		
☐ History of the City of Washington: It's Men and Institutions	1903	
☐ Washington Past and Present	1932	
☐ Prominent Personages of the Nation's Capital	c. 1924	
Other Sources: Eastland Gardens Flower Club, "The African American Architects & Builders of Eastland Gardens 1928-1955," Presented to WHSC, 2011. Eastland Gardens Flower Club, <i>Images of America: Eastland Gardens</i> (Charleston, SC: Arcadia Publishing, 2011). "Harry Entzminger," Social Security Death Index. Ancestry.com. South Carolina Historic Resource Nomination, Dukes Gymnasium, City of Orangeburg Multiple Resource Area. http://www.nationalregister.sc.gov/orangeburg/S10817738014/S10817738014.pdf		
		
<i>4101 Meade Street, NE. EHT Traceries, August 2012.</i>		
Notes: The following resources were consulted but no information was found about Harry Entzminger. Betty Bird for United Planning Organization, <i>Thematic Study of African American Architects and Builders in Washington, D.C.</i> 1994. Harrison M. Ethridge, <i>Black Architects of Washington, D.C., 1900-Present</i> , PhD. Dissertation, Catholic University, 1979. Derek Spurlock Wilson, ed., <i>African American Architects: A Biographical Directory, 1865-1945</i> , (New York: Routledge, 2004).		
Prepared by: EHT Traceries		Last Updated: June 2012

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Col. Robert Isaac Fleming		 Source: <i>Washington Past & Present</i>, vol. 3, 62.			
Biographical Data					
Birth: 1/15/1842	Place: Goochland County, VA				
Death: 9/11/1907	Place: Washington, D.C.				
Family: wife, Bell Vedder; daughter, India Bell; son, Robert Vedder					
Education					
High School: Privately tutored					
College: n/a					
Graduate School: n/a					
Career					
Permit Database (through 1958)					
As Builder	Earliest Permit: 1873	Latest Permit: 1888	Total Permits: 103	Total Buildings: 139	
As Owner	Earliest Permit: 1874	Latest Permit: 1899	Total Permits: 14	Total Buildings: 24	
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.					
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.					
Practice		Position		Date	
City of Richmond, VA		Assistant City Engineer		ca. 1865–1867	
Private Practice		Carpenter/Builder		1868–1884	
Fleming & Libermann		Founder		1882	
Private Practice		Architect/Builder/Real Estate Investor		1885–1904	
Professional Associations					
Societies or Memberships: Member of the District Legislature; Colonel in the District National Guard; Director of the Columbia Railway Company; President of the Master Builders Association; Member of the Scottish Rite Masons, Member of the Almas Order Nobles of the Mystic Shrine, Member of the Benjamin B. French Lodge of Masons, Twice President of the Confederate Veterans Association					
Awards or Commissions: District Commissioner of the Central Labor Union					
Buildings					
Building Types: Institutional Buildings, Commercial Buildings, Row houses, Single-family Residences, Public Buildings, Churches					
Styles and Forms: Second Empire, Gothic, Colonial Revival, Italianate, and Queen Ann; Fleming frequently incorporated details from various styles into the same motif—combining trending fashionable styles with the traditional.					
DC Work Locations: NW; Dupont Circle, Cleveland Park					
Notable Buildings		Location		Date	Status
William Radford House		1722 N Street, NW		1882	Dupont Circle Historic District

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Kellogg Office Building	1418–1420 F Street, NW	1884	Demolished in 1917
The Newport	1618 21 st Street, NW	1884	Dupont Circle Historic District Massachusetts Avenue Historic District
Anastasia Patten Residence	2122 Massachusetts Ave, NW	1885	Demolished in 1947
Washington Hospital for Foundlings	1715 15th Street N.W.	1886	Demolished in 1929
The National Safe Deposit and Trust Company Building	New York and 15 th Ave., NW	1888	☒ NRHP ☒ DC Historic Site

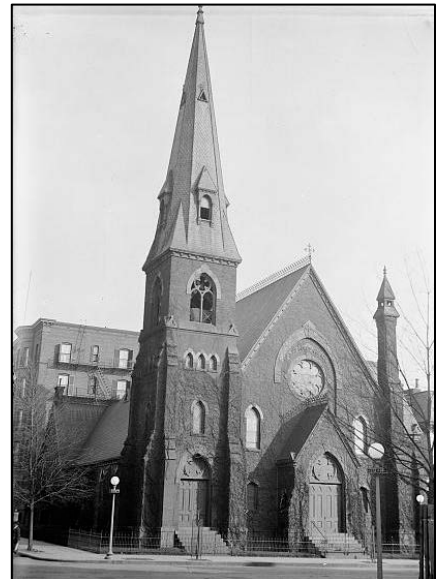
Significance and Contributions

Robert Isaac Fleming was a carpenter who became a prominent D.C. builder, primarily working in the Northwest quadrant of the City. By the mid-1880's, he considered himself an architect and builder because he began to design a number of his projects, but was not academically trained.

R. I. Fleming was the son of John Malcom Fleming and Eliza, born in Goochland, Virginia in 1842. At the age of 14 he began an apprenticeship with a local carpenter. As was expected of many southern men at the outbreak of war, Fleming enlisted with the Confederate Army at age 19. Private Fleming served the Richmond Fayette Artillery participating in thirty battles and rose to the rank of Lieutenant. Following the War he remained in Richmond, Virginia, to find work as a carpenter-builder and eventually received the City's honor with the appointment of Assistant City Engineer. However, the promise of greater opportunity in Washington, D.C. brought him to the Nation's Capital in 1867. Fleming's contribution to the District of Columbia appears to be immeasurable, as he was a true philanthropist involved in the growth and promotion of the young, but powerfully emerging City.

Fleming began work in D.C. under architect and builder Henry R. Searle, on the construction of the first buildings of Howard University in 1867. In 1869, Fleming worked for Starkweather and Plowman on the Freedman's Savings Bank. Just like his military career, Fleming rose quickly to the top, befriendng some of the City's most influential residents. Teaming up with Adolph Cluss, a leading architect and member of the Board of Public Works, Fleming was selected to build the Sumner and Seaton public schools in 1871. Fleming was also in close relations with Henry A. Willard, Vice-President of the Board of Public Works. As a man of great wealth, Willard held interest in real estate and served as Fleming's financier. In 1877 Willard contracted Fleming to work on All Soul's Unitarian Church at Fourteenth and L Streets.

Fleming's work involved the construction of institutional and commercial buildings, as well as single-family residences for prominent wealthy Washingtonians. Two of these were the mansions of Judge Curtis J. Hillyer and Senator William Morris Stewart, individuals who invested heavily in the development of Dupont and Logan circles. Fleming built their mansions within the Dupont neighborhood in 1873 (Senator Stewart's most famously known as "Stewart's Castle," architect Adolph Cluss). Afterwards, Hillyer continued to employ Fleming as designer and builder of speculative row houses. The house at 1514 P Street NW is one example of twelve speculative houses Fleming built for Hillyer between 1884 and 1885. Another impressive client included gold-rush millionaire Anastasia Pattern, whose 2122 Massachusetts Avenue residence Fleming completed in 1885. As a result of his experience, Fleming began to refer to himself as an



All Souls' Church, constructed in 1877. Reported by the Washington Post in 1878 to be a "most beautiful specimen of Gothic architecture." Architect, Henry A. Willard. Builder, R. I. Fleming. Picture from the Library of Congress Prints and Photograph Division.

architect as well as a builder by mid-1880s.

Fleming's clients were not all elite as he built many row-houses for the middle-class. Whomever the patron, Fleming's success is attributed to his earnest efforts to satisfy the needs of his clients. He adapted every design to meet specific requests of the client in order to produce a distinctive house. Fleming's buildings notably combined trendy styles with the traditional to create sophisticated facades. Signature details of Fleming's work include the use of High-Victorian motifs, such as mansard roofs, dormers, tall-narrow windows and iron roofline crestings.

Additional public and commercial buildings of Fleming's include: The Scottish Rite Hall (3rd and D Streets, N.W.); the Kellogg Office Building (1418-1420 F Street, N.W.); Washington's Foundling Hospital (1715 15th Street N.W.) and the National Safe Deposit and Trust Company's Building (now the National Savings and Trust Company at 15th and New York Avenue, designed by J.H. Windrim).

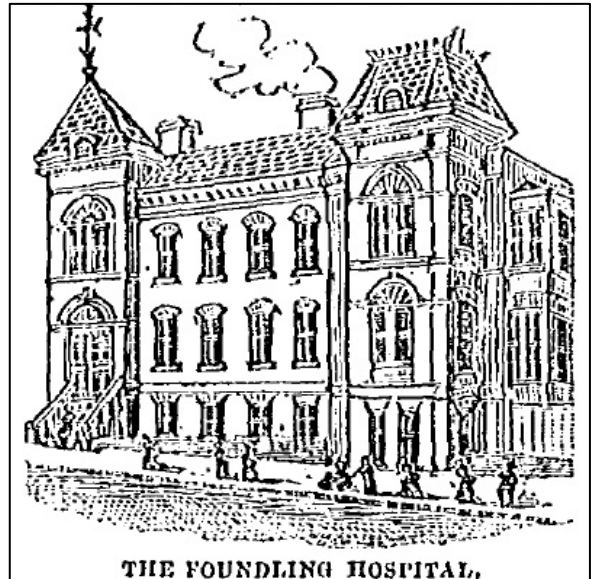
Through the course of his career, Fleming designed and built residences for senators, representatives, judges, and high military officials. Fleming also privately developed speculative housing in Dupont Circle, which he maintained as rental property. Most of the residences Fleming built were urban, but he did construct two large suburban frame houses in Cleveland Park (3141 and 3155 Highland Place). Fleming and his wife, Bell, whom he married in 1886, resided at 1406 Massachusetts Avenue, N.W. and spent their summers at "Oak View," the previous estate of ex-President Grover Cleveland.

Fleming died at the age of 65 from kidney failure after being diagnosed with Bright's disease. He left an estate valued around \$200,000 and is buried in Rock Creek Cemetery. Noted for his generosity, Fleming was remembered in *Washington—Past and Present* as a man with the "impersonation of honor, trustworthiness and sterling integrity." His son, Robert V. Fleming would later contribute greatly to Washington, D.C. as the President of Riggs National Bank.

In addition to Fleming's success in erecting some of D.C.'s finest buildings—his involvement in numerous organizations is most remarkable. Aware of his role among influential members of society, Fleming sought civic leadership. He entered the District National Guard—rising to the rank of colonel. Gaining political allies from both Democratic and Republican parties, Fleming was elected to the District Legislature in 1872. These positions, as well as others, allowed for Fleming to support the cause for better labor conditions. As president of the Master Builders Association, Fleming was a proponent of higher wages and shorter hours for workers. He supported organized labor and only employed union workers. Reported by the *Washington Post* in 1902 as "one of the best friends union labor has had," believing that a workman was more efficient in eight hours of time than in ten. Fleming's contribution to the welfare of the City is as significant as his legacy of hundreds of charming buildings which shaped the urban identity of the Nation's Capital.



1514-1518 P Street, NW. EHT Traceries, August 2012.



THE FOUNDLING HOSPITAL.
Washington Hospital for Foundlings, located on 15th Street, N.W. between R and S streets, was built by Col. R. I. Fleming in 1885. The building was demolished in 1929 and now is the site of the Bishops Gate condominium complex. Sketch from Washington Post, February 27, 1887.

DC Builders & Developers Directory

Sources			
Vertical Files	☐ HSWDC	☐ MLK Library	
Other Repositories:	DC Building Permits Database, Ancestry.com		
Obituary:	Publication: <i>Washington Post</i>	Date: 9/12/1907	Page: 2
Biographical Directories	Year/Volume	Page	
☐ Who's Who in the Nation's Capital			
☒ History of the City of Washington: It's Men and Institutions	1903	219–222	
☒ Washington Past and Present	1932	62	
☐ Prominent Personages of the Nation's Capital	c. 1924		
Other Sources: “A Chance to Endow a Cradle,” <i>Washington Post</i>, December 5, 1886, Proquest Historical Newspapers. “Against Paving an Alley,” <i>Washington Post</i>, May 21, 1903, Proquest Historical Newspapers. “All Souls’ Church: The Ceremonial of its Dedication Last night,” <i>Washington Post</i>, January 30, 1878, Proquest Historical Newspapers. “Col. R. I. Fleming Buried: Funeral Is Held from His Late Summer Home at Cleveland Park,” <i>Washington Post</i>, September 14, 1907, Proquest Historical Newspapers. “Col. R. I. Fleming Is Dead: Succumbs to Bright’s Disease After Illness of Three Years,” <i>Washington Post</i>, September 12, 1907, Proquest Historical Newspapers. “Fleming Estate \$200,000: Widow’s Petition for Probate of Will Shows Value of Property,” <i>Washington Post</i>, September 19, 1907, Proquest Historical Newspapers. “The Foundling Hospital: A Housewarming in the New Building Tomorrow,” <i>Washington Post</i>, February 27, 1887, Proquest Historical Newspapers. Goode, James. <i>Capital Losses</i>. Washington, DC: Smithsonian Institution Press, 2003. <i>Housing Washington: Two Centuries of Residential Development and Planning in the National Capital Area</i>, ed. Richard Longstreth (Chicago, IL: University of Chicago Press, 2010), 35–38. “Identified with Capital’s Growth,” <i>Washington Post</i>, July 27, 1905, Proquest Historical Newspapers. “Indorses Col. R. I. Fleming: Central Labor Union Acts in Commissionership Contest,” <i>Washington Post</i>, April 12, 1902, Proquest Historical Newspapers. Jennings, J. L. Sibley, Jr., Sue A. Kohler, and Jeffrey R. Carson, <i>Massachusetts Avenue Architecture, Volume 2</i>. Washington, D.C.: The Commission of Fine Arts, 1975. Lessoff, Alan and Christof Mauch, eds. <i>Adolf Cluss, Architect: From Germany to America</i>. Washington, D.C.: The Historical Society of Washington, D.C., 2005. Mcloud, Melissa. <i>Craftsmen and Entrepreneurs: Builders in late 19th Century Washington D.C.</i> Dissertation to the Graduate School of Arts and Sciences of The George Washington University, 1988. “The New Foundling Hospital: A Description of a Handsome Structure Which is to be Erected,” <i>Washington Post</i>, March 23, 1885, Proquest Historical Newspapers. Proctor, John Claggett, ed. <i>Washington Past and Present, A History</i>. New York: Lewis Historical Publishing Company, 1930. “Scenes from the Past,” <i>InTowner</i>, July 2012, 12 & 13. Slauson, Allan B., ed. <i>A History of the City of Washington, Its Men and Institutions</i>. Washington, D.C.: The Washington Post, 1903. Tracerics, 1618 21st Street. Prepared for the Phillips Collection, 1999. Tracerics, “Historic Context of Downtown Survey Area,” 920-930 F Street, NW Program of Mitigation, June 1990. <i>Washington at Home: An Illustrated History of Neighborhoods in the Nation’s Capital</i>, ed. Kathryn Schneider Smith (Northridge, California: Windsor Publication, Inc., 1988), 206.			
Notes:			
Prepared by: EHT Tracerics		Last Updated: August 2012	

DC Builders & Developers Directory

Charles Gessford		No Image Available.			
Biographical Data					
Birth: about 1830	Place: Maryland				
Death: 1/31/1894	Place: Washington, D.C.				
Family: wife, Elisabeth; sons, George, William, Oliver; daughters, Ida, Carrie, Laura; brother, James					
Education					
High School: unknown					
College: n/a					
Graduate School: n/a		Source:			
Career					
Permit Database (through 1958)					
As Builder	Earliest Permit: 1877	Latest Permit: 1893	Total Permits: 87	Total Buildings: 311	
As Owner	Earliest Permit: 1877	Latest Permit: 1893	Total Permits: 79	Total Buildings: 321	
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.					
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.					
Practice		Position		Date	
Gessford & Lawson		Founder		1875	
Gessford & Son		Founder		1876–1894	
Professional Associations					
Societies or Memberships: Knight Templar, Masonic Fraternity, Knights of Pythias, Order of Red Men, Knights of the Golden Eagle, Capital Trust Company					
Awards or Commissions:					
Buildings					
Building Types: Alley Houses, Row-houses					
Styles and Forms: Queen Anne, two-story and basement brick dwellings					
DC Work Locations: NW, NE, SE, SW; Capitol Hill					
Notable Buildings		Location		Date	Status
Row Houses		655–665 South Carolina Ave, S.E.		1888	Capitol Hill Historic District
Row Houses		638, 640, 642 East Capitol St, N.E.		1890	Capitol Hill Historic District
Alley Houses		Gessford Court, S.E.		1892	Capitol Hill Historic District

Significance and Contributions

Charles Gessford was a carpenter from Baltimore, Maryland, who became an industrious Washington, D.C. builder after the Civil War until the 1893 depression, designing his own projects without a formal architectural education.

Born in Maryland in 1830, Charles was the eldest of William and Eliza Gessford's seven children. After a carpenter apprenticeship in Baltimore, Gessford relocated to Washington, D.C. in 1860 where his younger brother James resided and worked as a carpenter. The 1860 city directory reveals Charles Gessford living at 602 14th Street NW working as a carpenter and running a variety store business out of his home. By 1861, James abandoned the occupation of carpenter and joined the Metropolitan police force, eventually rising to the rank of Lieutenant. Charles remains a carpenter in city directories until the year 1887 when he is recorded as a contractor. By 1891 he is listed as a builder. In 1875, Gessford partnered with carpenter William Lawson for one year and ran a business located at 1000 C Street NW. It is not known why the partnership failed, but by 1882 Charles went into business with his oldest son George, and together they successfully built houses to meet the demands of Washington's booming real estate market.

By the mid-1880's, Gessford was exclusively building alley dwellings and row-houses in predominantly middle-class neighborhoods throughout all quadrants of the city. An 1889 tax assessment estimated Gessford's held property valued at \$57,000. Adhering to the rising trend of fast construction for speedy profitable returns, Gessford's row-houses were being constructed at an accelerated pace. He accomplished this by limiting his design vocabulary to one of two standardized floor plans. The two variations he used were the "two-thirds Georgian plan" and the narrower "one-third Georgian plan," both having straight staircases to make the project less expensive and efficiently easier to build. An example of Gessford's alley houses survive on "Gessford Court" bounded by Independence Avenue, 12th Street, C Street and 11th Street SE.



Gessford Court bounded by Independence Ave and C Street, between 11th and 12th Street SE. Photograph shows alley houses number 1 through 19 built by Gessford in 1892, costing approximately \$6,000. Photo by EHT Traceries, August 2012.

Gessford's trademark building exteriors included red pressed brick, with the stone trim occasionally applied, angled pediments and, for the more elaborate projects, colored slate roofs. As was the case with most speculative builders, Gessford designed his houses himself and rarely employed architects in order to cut costs. Gessford made only minor changes to his formulated aesthetics over a forty year career. He was still building in the Queen Anne style, with hints of Richardsonian Romanesque influences such as rounded arches and stoned doorways and basements, when many of the more fashionable neighborhoods around the District abandoned High Victorian details for more classically inspired designs.

Gessford's success with building quickly and efficiently earned him a reputation as a marketable builder. His most notable work is located on Capitol Hill around Lincoln Park and Stanton Park. According to several sources, Gessford is responsible for more houses on Capitol Hill than any other builder or developer. Some of his work includes: 211–227 8th Street NE, 246–256 9th Street NE, 812–816 Constitution Avenue NE. For a short time at the end of his career, Gessford joined efforts with S. K. Spaulding, a grate, mantel and tile dealer in Washington, D.C. Unfortunately in 1893 the alliance ended in court over a monetary dispute and added to Gessford's accumulating financial troubles.

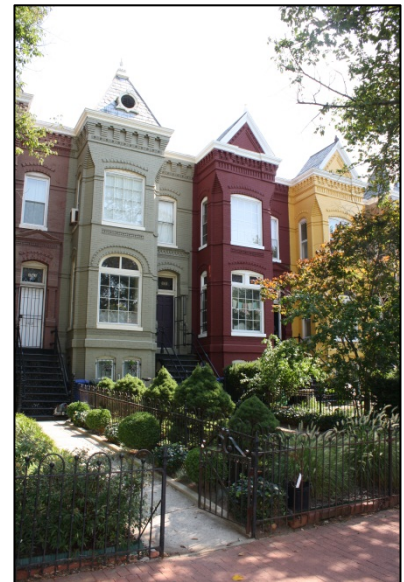


Photo of 663, 661, 659, 657 South Carolina Ave S.E. Built by Gessford in 1888. Photo by EHT Traceries, August 2012.

In many ways Gessford was a successful builder; however, his prolific business was unable to carry him through the economic turmoil of 1893. Ultimately, Gessford had to mortgage everything he owned in order to pay back what he

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had borrowed to build houses which by the Depression remained vacant. Tragically, he passed away in the midst of his debt. His remains are buried at Congressional Cemetery.

Although dying penniless at age 63, Gessford contributed greatly to the City's residential urban architecture. In addition to the impressive number of dwellings he constructed, many of his row-houses including the one in which he lived—661 South Carolina Avenue SE, presently contribute to historic districts throughout the city. Gessford, as a builder and developer, understood that utilizing standardized plans and designs allowed him to compete in Washington's speculative residential housing market by providing well-built row houses more quickly and efficiently than many others in the field. The sheer volume of row houses constructed by Gessford attests to his contributions to the city's built environment at the end of the nineteenth century.

Sources

Vertical Files ☐ HSWDC ☐ MLK Library

Other Repositories: DC Building Permits Database, Ancestry.com

Obituary: Publication: *Washington Post* Date: 1/8/1937 Page: 5

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☐ History of the City of Washington: It's Men and Institutions	1903	
☐ Washington Past and Present	1932	
☐ Prominent Personages of the Nation's Capital	c. 1924	

Other Sources:

1850 United States Federal Census record for William Gessford. Obtained from Ancestry.com

1880 United States Federal Census for Charles Gessford. Obtained from Ancestry.com

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"Charles B. Church Dead," *Washington Post*, April 26, 1908, Proquest Historical Newspapers.

"The City Courts: To Set Aside 17 Assignments of Mortgages and Deeds," *Washington Post*, March 31, 1892, Proquest Historical Newspapers.

"Death of Charles Gessford," *Washington Post*, February 3, 1894, Proquest Historical Newspapers.

Elizabeth Festa, "D.C.'s Gessford Court is a little alley oasis," *Washington Post*, March 20, 2010.

"Fortunes in Real Estate: Men Who Have Large Investments in the District," *Evening Star*, November 9, 1889.

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DC Builders & Developers Directory

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132-144 11th Street, S.E. Historic American Buildings Survey (HABS) Southeast Area Survey.

Prepared by: EHT Tracerics

Last Updated: August 2012

DC Builders & Developers Directory

Herman Rowland Howenstein					 <i>Source: Washington Post, September 17, 1922</i>
Biographical Data					
Birth: 10/27/1874		Place: St. Louis, Missouri			
Death: 3/26/1955		Place: Takoma Park, Maryland			
Family: ex-wife, Mary; son, Rowland; daughters, Marilyn & Jean; sister, Lillian; brothers, Willis Owen & James T. Jr.					
Education					
High School: DC Public Schools					
College: George Washington University					
Graduate School: George Washington University					
Career					
Permit Database (through 1958)					
As Builder		Earliest Permit: 1902	Latest Permit: 1941	Total Permits: 406	Total Buildings: 1468
As Owner		Earliest Permit: 1901	Latest Permit: 1950	Total Permits: 393	Total Buildings: 1444
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.					
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.					
Practice		Position		Date	
Bieber & Howenstein		Partner		1897–1898	
Herman R Howenstein		President		1899–1902	
Howenstein & Russell		Partner		1901	
Howenstein H R Company (Inc.)		President		1903–1934	
Howenstein Realty Corp.		President, Secretary		1935–1955	
Professional Associations					
Societies or Memberships: Director of the Federal National Bank, Columbia Country Club, Masonic Order, D.C. Bar, New York Avenue Presbyterian Church, Real Estate Brokers' Association of Washington					
Buildings					
Building Types: Apartments, Duplexes, Detached & Semi-Detached Dwellings, Row-houses					
Styles and Forms: Multi-story brick/frame/concrete/cinderblock: Colonial Revival, Craftsman					
DC Work Locations: Northwest, Northeast & Southeast quadrants: Anacostia, Bloomingdale, Capitol Hill, Chevy Chase, Columbia Heights, Foggy Bottom, LeDroit Park, Manor Park, Mount Pleasant, Navy Yard, Petworth, Woodridge					
Notable Buildings		Location		Date	Status
The Embassy Apartment Building		1613 Harvard Street NW		1924	Mount Pleasant Historic District
Row-houses		321–325 9 th Street NE		1909	Capitol Hill Historic District

Significance and Contributions

H. R. Howenstein was a prominent Washington, D.C. developer. Educated in law, he began a career in real estate before his graduation from Columbian University in 1896. Known for his row-houses, Howenstein's projects were constructed in the Northwest, Northeast and Southeast quadrants of the City. Although not formally trained, Howenstein built the majority of his projects.

Herman Rowland Howenstein was born to parents James T. Howenstein and Mary Wade Sullivan in 1874 in St. Louis Missouri. Howenstein and three siblings moved with their parents to Washington, D.C. where they enrolled in local D.C. public schools. Although numerous yearly publications of Who's Who in the Nation's Capital report Howenstein as a D.C. resident beginning in 1880, the Howenstein name does not appear in city directories until 1885, and it is that of Mrs. James T. Howenstein. Herman's name is not printed in the directory until 1891. Listed as a clerk, Howenstein lived with his family at 1003 S Street NW while attending George Washington University, then called Columbian University. Howenstein, receiving a bachelor degree in Law (LL.B) and a master degree in Law (LL.M) simultaneously worked through school as a clerk and by 1894, before his graduation, had established a real estate firm operating from an office located at 509 7th Street NW.



Row-houses 810–814 Kentucky Ave, SE. Builder, H.R. Howenstein. Architect, L. T. Williams. 1922. Photo by EHT Traceries, September 2012.

Immediately following his graduation, Howenstein partnered with Samuel Bieber, who had been operating in Washington, D.C. real estate since the 1880s. Bieber & Howenstein focused their business on rental properties, running a number of ads in the *Washington Post* to lure would be tenants to their properties. However, by October 31, 1898, the partnership dissolved, granting all the business rights to Samuel Bieber. Not to be discouraged, Howenstein began advertising his services from an office located at 619 E Street NW offering real estate, loans, insurance, attorney and notary services. He called his business, Herman R Howenstein. According to a 1901 *Washington Post* article, "H.R. Howenstein has made a specialty of property in the Northeast, and blocks which only two or three years ago were barren ground are now covered with pretty, attractive, residences, which, though small, have all modern improvements." One example of an early Howenstein development in Northeast is 54–58 Quincy Place built in 1901. That same year Howenstein formed a brief partnership with P.H. Russell, naming the firm Howenstein & Russell. The partnership only lasted through the construction of three buildings: 3607, 3609, and 3611 10th Street NW.



Row-houses 1311–1315 Maryland Ave, NE. Builder & Architect, H.R. Howenstein. 1915. Photo by EHT Traceries, September 2012.

By 1903, Howenstein dropped the attorney and notary services and renamed his firm H.R. Howenstein Co. (Inc.). H.R. Howenstein Co. dominated Washington, D.C. real estate development for over thirty years, making Howenstein one of the most prolific row-house builders in the history of the District of Columbia. Over 1000 buildings between 1902 and 1930 can be attributed to Howenstein operating as an individual and as the H.R. Howenstein Co. A 1922 *Washington Post* article

claimed Howenstein's untiring efforts resulted in a multitude of "sufficient small houses" that satisfied "the needs of Washington residents." Howenstein, like many other self-proclaimed builders of the time, built in repetitive styles. Howenstein's row-house projects are similar and considerably indistinguishable from Northwest to Northeast to Southeast neighborhoods. An example of Howenstein's preferred pattern can be seen in the comparison of the two-story brick row-houses with front porches and slate mansard roofs of 810-814 Kentucky Ave SE and 1311-1315 Maryland Ave NE. He also repeatedly employed a handful of architects including: B. Stanley Simmons, W.E. Howser, L.T. Williams, Charles R. Schrider, and George Santmyers. Having been involved with the construction of unprecedented number of row-houses, Howenstein himself designed a large number of his projects.

Howenstein constructed a number of charming apartment buildings [nonextant 1130 10th Street NW (1926) and extant 1613 Harvard Street NW (1924)] and detached dwellings [1835, 1841 & 1847 Monroe Street (1922)] in addition to his row-houses. Working in the early to mid-twentieth century, Howenstein was influenced by the Colonial, Craftsman and Tudor-Revival trends. Howenstein, a true real estate businessman, also involved his company in a number of remodeling projects— purchasing existing structures to quickly resell with a new façade or updated appliances for a profit. His new dwellings were famous for having the most modern appliances such as electric lighting and heaters in kitchens versus cellars.

Howenstein maintained a wealthy lifestyle. His favorite pastime was golf, a hobby he enjoyed as a member of Columbia Country Club. Early twentieth century censuses show his household included two live-in servants, and by all standards his real estate business was a success. Unfortunately, for Howenstein, in 1933 and 1934 lenders foreclosed on two of his apartment buildings: The Highview and The Embassy Apartments. The foreclosure sale proceeds were less than the mortgage balances and H. R. Howenstein Co. guaranteed the mortgage balances, making the company liable. Owing over \$400,000, Howenstein was declared bankrupt by the Supreme Court of the District of Columbia on March 4, 1935.

In an effort to rebuild the reputation he had spent his lifetime creating, Howenstein transformed his operation into Howenstein Realty Corp. in 1935. Howenstein Realty Corp specialized in triplexes and detached dwellings in Northwest, Northeast and Southeast D.C. and operated out of an office on 1418 H Street NW. Howenstein, suffering from a long-term illness died in 1955 at the age of 80. His remains are buried at Glenwood Cemetery.

Howenstein's legacy as a prominent Washington, D.C. builder is that of resilience. Transforming his business multiple times in order to adjust to Washington's changing real estate needs and population fluctuations speaks volumes for his ability to predict the demands of Washington's ever-changing real estate market in all neighborhoods within the District of Columbia. In addition to the humiliation of his bankruptcy, Howenstein went through a very public divorce in 1936. He was also hampered by the establishment of Howenstein Brothers realty company, run by Howenstein's nephews, an operation which he had no involvement in but who directly competed with Howenstein for the sale and construction of row-houses throughout the 1920s and 1930s. Although faced with challenges along the way, Howenstein holds the reputation as one of the most prolific builders and real estate operators in early to mid-twentieth-century development of the District of Columbia and his work, located in a remarkable number of neighborhoods, is influential to the residential identity of the City.

MASSACHUSETTS AVENUE HEIGHTS

New homes built on site overlooking entire city. Through car service to door. These are city houses, not suburban, and are surrounded by high-class homes and restrictions. Lot 50 by 122. HOT-WATER HEAT. HARDWOOD FINISH. 12 Rooms and 2 Baths. 4 Large Porches. Electric and Gas Lighting. Room for Garage.



Call at office and our auto will take you to see the property. Terms arranged to suit. Open Sunday.

H. R. HOWENSTEIN CO.

1304 F STREET NORTHWEST

Advertisement printed in Washington Post, November 24, 1912.



\$500 CASH

\$65 MONTHLY

Chevy Chase Homes
5319 29th St. N.W.
1/2 Sq. South Military Rd.

- Lots 40x143 to alley
- Large Electrolux Refrigerator
- Fine gas range
- Large modern kitchen
- Wonderful location adjoining Rock Creek Park
- Convenient to schools, churches, stores

OPEN DAILY AND SUNDAY TO 8 P. M.

Drive out to 29th and Military Rd. and thence south 1/2 square, or take Conn. Ave. bus to 30th and Military Rd. and walk east one square.

HOWENSTEIN REALTY CORP.
 1418 H S.W. Dist. 5817

Advertisement printed in Washington Post, February 27, 1938.

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Other Repositories:	DC Building Permits Database, Ancestry.com		
Obituary:	Publication: <i>Washington Post</i>	Date: 3/27/1955	Page: B2
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Prepared by: EHT Traceries		Last Updated: August 2012	

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Edgar Sumter Kennedy		 Source: "Best Addresses," 179.		
Biographical Data				
Birth: 12/13/1864	Place: Elmwood, Virginia			
Death: 8/21/1953	Place: Washington, D.C.			
Family: wives, Alice & Evelyn; daughter, Mary Powell; brother, William Munsey				
Education				
High School: unknown				
College: n/a				
Graduate School: n/a				
Career				
Permit Database (through 1958)				
As Builder	Earliest Permit: 1889	Latest Permit: 1944	Total Permits: 98	Total Buildings: 423
As Owner	Earliest Permit:	Latest Permit:	Total Permits:	Total Buildings:
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.				
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.				
Practice		Position		Date
Kennedy & Davis Co.		President, Founder		1892–1910
Kennedy Bros. Co.		President		1908–1925
Kennedy-Warren, Inc.		Co-Founder		1930–1931
Kennedy-Chamberlin Development Co.		President		1953–1955
Professional Associations				
Societies or Memberships: Kenwood County Club, Columbia Country Club				
Buildings				
Building Types: Apartments, Hotels, Row-houses, Suburban dwellings				
Styles and Forms: Beaux Arts, Colonial Revival, Tudor Revival				
DC Work Locations: Northwest: Capitol Hill, Columbia Heights, Dupont Circle, Kalorama, Mt. Pleasant, Washington Heights, Woodley Park. Southwest: Anacostia. Maryland: Kenwood.				
Notable Buildings	Location	Date	Status	
Meridian Mansions/Hotel 2400/Envoy	2400 16 th Street NW	1916	☑ NRHP ☑ DC Historic Site	
Kennedy-Warren Apartments	3133 Connecticut Ave NW	1931	☑ NRHP ☑ DC Historic Site	
Westmoreland	2122 California Street NW	1905	Sheridan-Kalorama Historic District	

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Alden, Babcock & Calvert Apartments	2618, 2620, 2622 13 th Street NW	1904	Alden, Babcock & Calvert Apartments
Row-houses	1740–1752 S Street NW	1892	Dupont Circle Historic District
Row-houses	308–314 7 th Street NE	1892	Capitol Hill Historic District

Significance and Contributions

Edgar Kennedy was an architect and prominent builder of row-houses and elaborate apartment buildings in the early twentieth-century. By 1930, he was considered by the *Evening Star* to be one of the leaders in Washington D.C.'s construction industry. His name is associated in the development of Washington, D.C. alongside those of Harry Wardman, Monroe & R. Bates Warren and Morris Cafritz (see directory entries).

Edgar Sumter Kennedy was born on December 13, 1864, to parents James Fontaine Hume Kennedy and Ellen Smith in Elmwood, Virginia. As the middle-child of seven children, little is known about Kennedy's youth in rural Virginia. According to his obituary, Kennedy moved to Washington, D.C. to pursue construction of row-houses in 1884. An "Edgar K Kennedy" and an "Edgar A Kennedy" appear in separate years of the city directory under occupations of painter and grainer—but it is not until 1892 when the name "Edgar S Kennedy" is listed as a D.C. resident.

Before Kennedy's name appears in the city directory, he is developing row-houses in Northeast, as early as 1887. By 1892 he is partnered with architect Isaac N. Davis, advertising builder and real estate services of Kennedy & Davis Co. at 112 Mass Avenue NE. Kennedy & Davis specialized in two and three-story row-houses in Northwest and Northeast Washington, D.C. The duo operated as the architect and builder of their projects, with Kennedy serving as the main designer. By 1905, the company more commonly commissioned architects to design their projects. Well-known architect Alexander H. Sonnemann was used most frequently. A number of Kennedy & Davis projects include: 1740–1752 S Street NW (1892); 308–314 7th Street NE (1892); 1808–1842 Lamont Street NW (1910). 1905 also marked the year Davis passed away and Kennedy made his brother William vice-president of the firm. The two continued Kennedy & Davis Co. until 1910, when their newly formed firm Kennedy Brothers Co. built a strong enough reputation to succeed on its own.

Some of the earliest row-houses completed by the Kennedy Brothers include: 2614–2622 Woodley Place NW (1908); 401–415 6th Street NE (1910); 1801–1811 Irving Street NW (1914). Almost exclusively, the Kennedy Brothers employed architect Sonnemann. Washington-area historian, Kent Boese reported in a paper written for the 36th Annual Conference on Washington D.C. that Kennedy and Sonnemann most likely collaborated on every project, resulting in the architect's permanent relocation to the office of Kennedy Brothers Co. at 1336 H Street NW in 1913.

Growing in demand all across the city was the need for apartment buildings. Kennedy, having completed his first apartment building in 1901 at 106 Massachusetts Avenue NE (nonextant), began to



Row-houses 214–220 Woodley Place, NW. Builder, Kennedy Brothers Co. Architect, A. H. Sonnemann, 1908. Photo by EHT Traceries, September 2012.

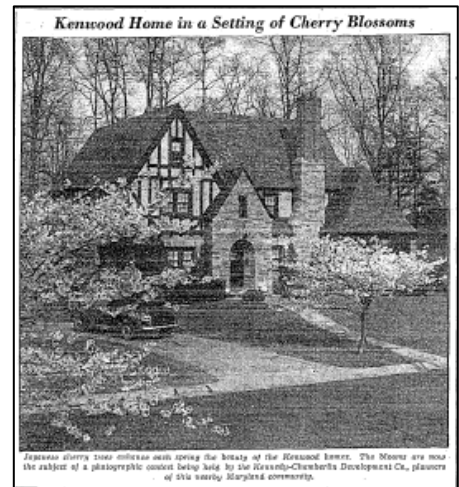


Image of 2400 16th Street, NW. Library of Congress Prints and Photographs, 1947.

more frequently construct five, six and even eight-story apartments houses. With an eye for aesthetic concerns, many of Kennedy's apartments were garden apartments featuring courtyards. In fact, a 1911 *Washington Post* article ran a story on landscape gardening being a significant feature to the Kennedy Brothers' business. Some examples of Kennedy's apartments constructed at this time include: 3220 17th Street NW (1913), 2400 16th Street NW (1916) and 2901 Connecticut Avenue NW (1923). Unfortunately for the partnership, William, serving as the secretary and treasurer of the firm died on June 17, 1927.

Once again left without a partner to run a business, Kennedy teamed with successful developer Monroe Warren (1895–1983, see directory entry) on the Kennedy-Warren Apartment Building at 3133 Connecticut Avenue, NW in 1930. The Kennedy-Warren, completed in 1931 (addition in 1935), stands among the most significant luxury apartment buildings constructed in the Art Deco style in Washington, D.C., and arguably the first to have “cooled air.” At the time of its construction, it was considered to be the largest and architecturally most important apartment building in the city. Its exterior, which is intact to its original design, embodies the geometric and jazzy characteristics of the grand architecture of that age. Its majestic siting—set back from Connecticut Avenue, NW, just north of the National Zoo entrance and abutting Rock Creek Park—sets the building apart from others and adds to the building's distinctive presence on Connecticut Avenue, one of the important apartment building corridors in the city. It is the best-known and most significant work of local architect Joseph Younger, beset by financial difficulties incurred by the Depression, Younger committed suicide only a few months after the Kennedy-Warren was completed.

Many Washington developers encountered financial difficulties with the onset of the Depression, and Kennedy and Warren were no exception. As the Depression hit during construction of the Kennedy-Warren, they were only able to construct and fully furnish half of the building; a large H-shape section proposed for the southern end of the building was not constructed. The financing for the completion of the building collapsed and, following a series of unfortunate incidents, Kennedy and Warren lost their ownership interests in the building and their brokers, the B. F. Saul Company, assumed ownership. The B.F. Saul Company has remained the Kennedy-Warren's owner and manager to this day. Despite the fact that only half of the original plan was completed at the time and that the original owners/builders/namesakes filed bankruptcy as a result of the Depression, the Kennedy-Warren became a financial success.



Washington Post, April 3, 1938.

As a result of the Depression, Kennedy lost most of his capital and after Kennedy-Warren Inc. declared bankruptcy, he struggled to retain his remaining real estate holdings. The Meridian Mansions (1916) had one of the highest apartment rents for the time, and with vacant units Kennedy could no longer maintain ownership, it was lost to the holder of the first trust, the Metropolitan Life Insurance Company, in 1936.

Although slow to recover from the financial set-backs, at the age of 89, Kennedy partnered with D. L. Chamberlin to form the Kennedy-Chamberlin Development Co. in 1953. Acting as president, Kennedy oversaw predominate construction in the Southwest quadrant of Washington, D.C. Semi-detached dwellings on Joliet Street and South Capitol were erected to develop the Anacostia neighborhood. In addition, the firm developed the Kenwood community in Bethesda, Maryland.

Before Kennedy-Chamberlin Development Co. could further expand its development projects into Maryland, Kennedy died on August 21, 1955, in the comfort of his home at 2901 Connecticut Avenue NW. His remains were returned to Elmwood, Virginia, where he was buried in the same cemetery as his parents.

A history of the Kennedy family described Kennedy's personality as “quiet, observant and conservative.” He married Alice Helen Grady in 1900 and had one daughter. After the passing of his wife, Kennedy re-married at the age of 87 to Evelyn Hawley. Having originally sought a career in the construction of row-houses— Kennedy recognized a need for apartments to address the upper and middle class residential boom the City was experiencing. Thus, Kennedy's

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row-houses and apartments contribute to the urban identity of the District of Columbia and showcase a bygone era of elegance in urban architecture.

Sources

Vertical Files ☐ HSWDC ☐ MLK Library

Other Repositories: DC Building Permits Database, Ancestry.com

Obituary: Publication: Date:

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☐ Who's Who in the Nation's Capital		
☐ History of the City of Washington: It's Men and Institutions	1903	
☐ Washington Past and Present	1932	
☐ Prominent Personages of the Nation's Capital	c. 1924	

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Prepared by: EHT Traceries

Last Updated: August 2012

DC Builders & Developers Directory

Harry Arthur Kite				 <i>Source: February 4, 1931, Washington Post</i>	
Biographical Data					
Birth: 9/19/1881		Place: Stanley, VA			
Death: 2/4/1931		Place: Washington, D.C.			
Family: wife, Claire Wright; son, Paul C. Kite; son, Harry A. Kite, Jr.; daughter, Nancy Claire Kite					
Education					
High School: unknown					
College: Roanoke College, Salem, VA					
Graduate School: N/A					
Career					
Permit Database (through 1958)					
As Builder		Earliest Permit: 1909	Latest Permit: 1931	Total Permits: 267	Total Buildings: 1452
As Owner		Earliest Permit: 1909	Latest Permit: 1931	Total Permits: 280	Total Buildings: 1489
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issues to the individual and any company with which he was affiliated.					
Practice		Position		Date	
Harry A. Kite, Inc.		President		1910-1931	
Professional Associations					
Societies or Memberships: Mortgage Bond and Guaranty Corp. (President), Peoples Life Insurance Co., (Treasurer), Board of Trade and City Club, Free and Accepted Masons, Congressional Country Club, Burning Tree Golf Club, Washington Golf and Country Club, and Rod and Gun Club					
Buildings					
Building Types: Apartments Buildings, Garden Apartments					
Styles and Forms: Georgian Revival					
DC Work Locations: Northwest, Northeast, Southeast					
Notable Buildings		Location		Date	Status
Kew Gardens		2700 Q Street, N.W.		1922	Georgetown Historic District
Row houses		527-633 Gresham Place, N.W.		1912, 1913	

Significance and Contributions

Harry Arthur Kite was a well-known builder and realtor in Washington, D.C. during the early twentieth century. Kite began his career in D.C. as a young real estate agent for Moore and Hill, Inc., and quickly made a name for himself after starting his own building and real estate company, Harry A. Kite, Inc., in 1911. By the time of his death in 1931, Kite was responsible for the construction of over fourteen hundred houses and apartment buildings in the D.C. area, including his most notable development, Kew Gardens (2700 Q Street, N.W.). While the majority of Kite's work is located in D.C., his firm also partook in development in surrounding areas including Maryland.

Harry A. Kite was born on September 19, 1881 in Stanley, Virginia, a small town located in Page County. After attending public school, Kite enrolled in courses at Roanoke College in Salem, Virginia. Wanting to pursue business opportunities in Washington, D.C., Kite left Roanoke College before completing his degree. Arriving to the city around the age of twenty-one, Kite worked as a salesman and clerk at Barber and Ross, a hardware store located at 11th and G Streets, N.W. After working in retail for three years, Kite began working as a real estate agent for Moore and Hill, Inc. Moore and Hill, a well-known local real estate and brokerage firm, served exclusively as real estate agents for the Cleveland Park Company between 1904 and 1908. Kite sold several properties for the company during this time. With his career in real estate underway in D.C., Kite began to establish his family—he married his first wife, Virginia Chiswell, the daughter of Maryland senator William T. Chiswell, in 1905. According to their wedding announcement, Harry Wardman, a prominent local developer and close friend of Kite's, was an usher at the wedding. Prior to their marriage in 1902, the couple welcomed their first and only child, Paul Chiswell. After three years of marriage, Virginia Kite died in 1908 due to unknown causes. Kite remarried three years later to Claire Wright, daughter of Judge Daniel Threw Wright, and together they had two children, Harry A., Jr. and Nancy Claire.

Kite went into business exclusively for himself as a realtor and builder in 1909. Operating under the name Harry A. Kite, Inc., the firm was originally located at 1338 G Street, N.W. By 1913, Kite relocated to 1514 K Street, N.W., and again by 1928, to 1019 15th Street, N.W. to accommodate his growing business. Kite served as the president of the company, his brother, Samuel Kite, was the vice-president until his death in 1927, and J. Eugene Gallery served as the company's secretary and treasurer. In an effort to maintain design integrity with each of his projects, Kite worked with some of D.C.'s most prominent architects of the early twentieth century on projects ranging from row houses to luxury apartments. These architects included Albert H. Beers (1859-1942, see Architects Directory entry), Albert E. Landvoight (1892-1955, see Architects Directory entry), George T. Santmyers (1889-1960, see Architects Directory entry), and Alexander H. Sonnemann. Kite's earliest recorded permit dated November 10, 1909 called for the construction of three two-story brick dwellings, with Albert H. Beers listed as the architect. Located at 1641 Avon Place, N.W. and wrapping the corner to 3040-3042 Dent Street, these row houses in Georgetown were constructed for approximately \$7,500 and featured dentil cornices and pedimented dormers. Kite and Beers worked together on several other projects, the largest of which was the construction of twenty-nine modest two-story brick row houses located on 24th and F Streets, N.W. (no longer extant) in 1911. Beers was the lead architect for the majority of Kite's projects between 1909 and 1911.

Prior to World War I, the housing market in Washington favored moderately priced single-family dwellings that offered the latest modern amenities, including plumbing and ventilation. Kite and several other developers during this time flooded the market with new houses that fit the needs of potential buyers and, as a result, these properties sold rapidly. These small-scale developments provided reasonably priced housing for home buyers including middle-class African Americans during the early twentieth century. To keep up with market demands, Kite's office hired Albert E. Landvoight as their chief architect in 1911. Landvoight designed over four hundred buildings for Kite between 1911 and 1917 including two of Landvoight's most notable rows of houses located at 527-633 Gresham Place, N.W. (1912-13) and 207-259 14th Place, N.E. (1914). Many of the houses constructed by Kite at this time were two-story brick structures typically two or three bays wide and each often featured a front porch, a feature that later became a trademark of Kite's row houses.

The first six years of Kite's building and real estate practice focused largely on the construction and sale of modest single-family row houses. By 1915, Landvoight left Kite's company to pursue his own practice, although he continued to design for the firm sporadically. The void for a new chief architect was filled by architect George Santmyers

around the fall of 1915. Santmyers designed several single-family dwellings in the northeast and southeast quadrants of the city during his first year working for Kite. In 1916 the pair worked on their first apartment building project together, located at 1106-1114 D Street, S.E. (no longer extant). That same year Kite and Santmyers worked on two other apartment buildings and subsequent projects focused on row house construction.

In 1918, Kite, his brother Samuel, and Santmyers began another development called Armesleigh Park in Tenleytown. This neighborhood of single-family dwellings, constructed beginning in 1919, comprised bungalows and Colonial Revival-style houses including many foursquare forms. The houses in Armesleigh Park are characterized by almost universal granite foundations, fireplaces, and chimneys; slate roofing (originally); shingle or clapboard siding (originally); and front or side porches and second-story sleeping porches.

Santmyer's work with Kite was steady until around 1920 when local architect Alexander Sonnemann took over as Kite's chief architect. Sonnemann designed over one hundred buildings for Kite, approximately thirty of which were apartment buildings. Sonnemann also continued the development of Armesleigh Park with the Kite brothers. Harry Kite and Sonnemann's most noteworthy project together was the construction of Kew Gardens, located at 2700 Q Street, N.W., in 1922. Located in Georgetown, this luxury apartment was constructed for an estimated cost of one million dollars. In an effort to accommodate the growing government workforce and population increases in Washington during the 1920s, apartments quickly became an effective and popular way to allow for denser housing development. The expansive grounds of Kew Gardens illustrate this trend in Georgetown and its design reflects the trend of garden apartment design for luxury apartments during this time. Other apartment buildings designed by Kite and Sonnemann include 2530 Q Street, N.W. (1923) located just east of Kew Gardens, and 105 6th Street, S.E. (1924) located in Capitol Hill. Both apartment buildings feature elements associated with garden apartment design including slight setbacks and landscaped grounds.



Kew Gardens, 2700 Q Street, N.W., EHT Traceries, 2011



1633-1643 L St, NE, Photo by EHT Traceries, August 2012

Working alongside Sonnemann into the mid-1920s until 1926, Kite continued to develop at a rapid pace with a large percentage of his work concentrated in the northeast quadrant within what is now considered the Carver/Langston neighborhood. These properties included over one hundred and twenty row houses along either side of the 1600 to 1800 blocks of L Street, N.E. (1925) as well as twin style houses in the Deanwood neighborhood (4600 block of Hayes Street, N.E., 1926). A 1922 *Washington Post* article touts Kite's continued success in house construction and sales and at the time reported his success as a sign of sustained housing market demands. After 1926 Kite's office experienced a drastic decrease in work and by the early 1930s Kite's personal health took a turn for the worse. After suffering from an acute heart attack, Kite died on February 1, 1931.

For much of his career, Kite worked amongst the most prominent men in the city's building industry including Morris Cafritz, B.F. Saul, and his close friend, Harry Wardman. Kite's small-scale projects are readily identifiable by his signature porch-front row houses found in various forms throughout the city. Kite's work as builder and developer in Washington, D.C. during the early twentieth century left an imprint on the city that remains visible today in several

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neighborhoods throughout the northwest, northeast, and southeast quadrants including LeDroit Park, Kingman East, Caver/Langston, Capitol Hill, and Georgetown.

Sources

Vertical Files ☐ AIA Archives ☐ DC HPO ☐ HSWDC ☒ MLK Library

Other Repositories: DC Building Permits Database, Ancestry.com

Obituary: Publication: *Washington Post* Date: 2/4/1931 Page: 5

Biographical Directories	Year/Volume	Page
☒ Who's Who in the Nation's Capital	1921-22; 1929-30	220; 415
☐ History of the City of Washington: It's Men and Institutions	1903	
☒ Washington Past and Present	1930	247
☐ Prominent Personages of the Nation's Capital	c. 1924	

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 "Trinity Church Scene of Wedding at Noon," *Washington Post*, Washington, D.C., October 26, 1905.

Prepared by: EHT Traceries

Last Updated: August 2012

DC Builders & Developers Directory

Morton J. Luchs				 <i>Source: Washington Area Realtor, July 1986.</i>	
Biographical Data					
Birth: 10/6/1885		Place: Washington, D.C.			
Death: 12/5/1938		Place: Washington, D.C.			
Family: wife, Ernestine; son, Frank J.; daughter, Frances; brothers, Sylvan J. and Arthur J.					
Education					
High School: unknown					
College: n/a					
Graduate School: n/a					
Career					
Permit Database (through 1958)					
As Builder		Earliest Permit: 1913	Latest Permit: 1932	Total Permits: 90	Total Buildings: 524
As Owner		Earliest Permit: 1910	Latest Permit: 1941	Total Permits: 92	Total Buildings: 603
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.					
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.					
Practice		Position		Date	
Stone and Fairfax		Vice President and Treasurer		1906-1938	
Shannon & Luchs, Co.					
Professional Associations					
Societies or Memberships: Town and Country Club, City Club, Connecticut Avenue Citizens' Association, Masonic order Harmony Lodge					
Awards or Commissions:					
Buildings					
Building Types: Single-Family Dwellings, Row houses, Commercial Buildings					
Styles and Forms: Colonial Revival, Modern Movement					
DC Work Locations: Burleith, Chevy Chase					
Notable Buildings		Location	Date	Status	
Burleith		North of Georgetown	1923-1928	☐ NRHP ☐ DC Historic Site	
Park and Shop		3501 Connecticut Avenue, NW	1930	In Cleveland Park HD	
Wrenwood		Quesada Street, Rittenhouse Street, Broad Branch Road, and 6000-6010 34th Place, N.W.	1928-1931	☐ NRHP ☐ DC Historic Site	
Shannon & Luchs Building		1435 K Street, NW	1926	☐ NRHP ☐ DC Historic Site	
Capital Garage		1320 New York Avenue, NW	1926	Demolished 1974	

Significance and Contributions

Morton J. Luchs was the vice president of one of the most influential development firms of the 20th century, Shannon & Luchs. Since 1906, this firm has contributed significantly to the area's built environment as well as introduced innovative real estate concepts and significant residential developments to the Washington, D.C. area.

Morton Luchs was born in Washington, D.C. October of 1885 to Joseph and Fanny (Baum) Luchs. Morton attended public school in Washington and later went on to attend Business High School by 1900. By the early twentieth century, Luchs was employed as a real estate agent. During a chance encounter, while on a job site, Luchs met Herbert T. Shannon, a foreman. Luchs and Shannon found that they both shared a similar vision for future real estate development in Washington. Soon after this encounter, Shannon and Luchs formed a company, appropriately named, the Shannon & Luchs Company. Officially opening their doors for business in March of 1906, their offices were located at 704 13th Street, N.W. At the start of their business, the partners found themselves faced with a burgeoning housing market in Washington, D.C. While many other developers were simply flooding the market with new construction, Shannon and Luchs saw the need for a more holistic approach to the management of real estate in the city. The company added new services to the real estate business including: property appraisal, sales, leasing, and property management.

As housing market demands continued to grow during the 1920s, Shannon and Luchs engaged in the construction of several residential subdivisions. One of their most notable subdivisions was Burleith, constructed in 1923-28. This development broke the standard row house mold and consisted of two-story townhouses that sold for \$7,500. Architects Arthur B. Heaton (1875-1951, see Architects Directory entry) and W. Waverly Taylor, Jr. supplied the designs for over five-hundred single-family homes constructed as part of the Burleith subdivision. Subsequently, they went on to design many of the firm's buildings between 1917 and 1932. Other architects working for Shannon & Luchs were Harvey P. Baxter (1892-1950?), E. Burton Corning, and Harry Edwards (1902-1958). In 1923, Shannon & Luchs also started working on a series of detached homes along the 5200 and 5300 blocks of 14th Street, N.W. In addition to their subdivision developments during this time, the company was also involved with residential construction in Maryland within Rollingwood and Chevy Chase. The company also developed the subdivision of Wrenwood in the District in 1931. This innovative cul-de-sac development consisted of small Colonial Revival style houses located just off of Rittenhouse Street, N.W. While still directing their construction projects, Shannon & Luchs also pushed for changes in lending practices. Seeing the need for extended loan terms, the company worked with lenders to make this vision a reality. Their efforts eventually resulted in the widespread use of 15-year-30-year amortize loans.

In addition to their residential developments, Shannon & Luchs were also responsible for the construction of commercial buildings. One of the company's most notable commercial buildings was the Connecticut Avenue Park and

Shop constructed in 1930. Constructed during a time when the city was transitioning from trolleys to the automobile, this innovative development was extremely popular and is considered to be the earliest drive-in shopping center in the



3604-3610 T Street, NW in Burleith. Photo by EHT Tracerics, August 2012.



Capital Garage, 1930. The Book of Washington.

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area. Automobiles continued to transform development patterns and building forms throughout the city during the late 1920s and during this time Shannon & Luchs designed the city's first large-scale parking facility. This ten-story brick structure was known as the Capital Garage and was located at 13th Street, N.W. and New York Avenue, N.W. (demolished in 1974).

When the Great Depression hit in 1929, the company's holistic approach to real estate paid off as their property management division revenues kept the company afloat during this period. Ten years later, Shannon & Luchs stopped constructing new houses and instead focused on bolstering and fine-tuning their brokerage services. Morton Luchs died December 5, 1938 at his home in Washington, D.C. That year Morton's son Frank assumed his father's role as executive vice president of the company. The firm remains in existence today as Polinger Shannon & Luchs Company and Shannon & Luchs Insurance Agency, Inc.

Sources

Vertical Files ☐ HSWDC ☒ MLK Library

Other Repositories: DC Building Permits Database, Ancestry.com

Obituary: Publication: *Washington Post* Date: 12/5/1938 Page: 12

Biographical Directories

	Year/Volume	Page
☒ Who's Who in the Nation's Capital	1921-2, 1929-30, 1934-5, 1938-9	244, 453, 571, 529
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☐ Washington Past and Present	1932	
☐ Prominent Personages of the Nation's Capital	c. 1924	

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Park and Shop, Connecticut Avenue between Ordway and Porter Streets, NW. 1931. Library of Congress, Prints and Photographs Division.

Prepared by: EHT Traceries

Last Updated: June 2012

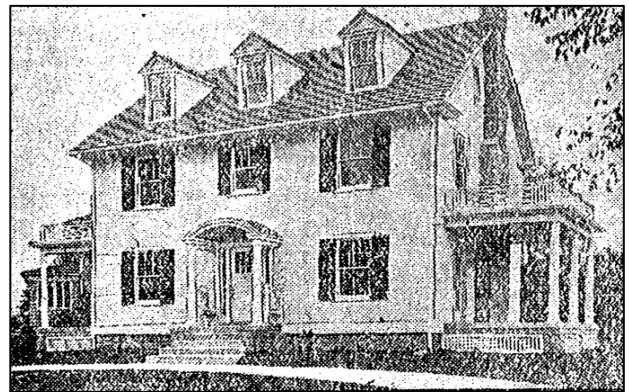
DC Builders & Developers Directory

Allison Nailor Miller		 Source: <i>Washington Past and Present</i>, Vol. 3, 1932		
Biographical Data				
Birth: 2/25/1891	Place: Washington, D.C.			
Death: 7/13/1951	Place: San Francisco, CA			
Family: parents, John and Sarah (Pullman) Miller; siblings, John H. William C., Agnes, Frances J., Sarah B.; wife, Katharine Roth; sons, Allison N., Jr., Edward J.; daughters, Suzanne, Katherine, Rosemary				
Education				
High School: Western High School, St. Albans Cathedral School				
College: George Washington University, Cornell University				
Graduate School: n/a				
Career				
Permit Database (through 1958)				
As Builder	Earliest Permit: 1912	Latest Permit: 1949	Total Permits: 891	Total Buildings: 1068
As Owner	Earliest Permit: 1912	Latest Permit: 1951	Total Permits: 1003	Total Buildings: 1169
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.				
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.				
Practice		Position		Date
W.C. & A.N. Miller (Development Co.)		President/ Founder/ Treasurer		1912-1951
Professional Associations				
Societies or Memberships: Columbia Country Club, Connecticut Ave. Citizens' Association, American Legion, Theta Delta Chi, Freemason (Temple Noyes Lodge), K.T., St. Albans Episcopal, U.S.A Engineer Corps, (1918), Washington Securities Co. (President), Washington Brick Company (Director), Washington Real Estate Board				
Awards or Commissions: Washington Board of Trade, 1939 (4941 Glenbrook Rd, N.W., Spring Valley)				
Buildings				
Building Types: Row houses, detached dwellings, commercial buildings				
Styles and Forms: English Revival, Colonial Revival, Tudor Revival, Classical Revival				
DC Work Locations: Petworth, Woodley Park, Cleveland Park, Wesley Heights, Spring Valley				
Notable Buildings	Location	Date	Status	
Wesley Heights Neighborhood	NW Washington	1925	☐ NRHP ☐ DC Historic Site	
Spring Valley Neighborhood	NW Washington	1929	☐ NRHP ☐ DC Historic Site	
Wesley Heights Community Club	3301-05 45 th Street NW	1927	☐ NRHP ☒ DC Historic Site	
Pine Crest Manor	2323 Porter Street NW	1929	☐ NRHP ☒ DC Historic Site	
			☐ NRHP ☐ DC Historic Site	

Significance and Contributions

During the early twentieth century, Allison Nailor Miller was considered to be one of Washington D.C.'s most renowned realty developers. Allison Miller's career as a realtor began in 1912 when he partnered with his brother William Cammack Miller to form W.C. & A.N. Miller Development Company. For roughly the first ten years of their business, the Miller Brothers constructed and sold residential properties, largely row houses, in neighborhoods such as Cleveland Park, Woodley Park, and Petworth. By the 1920s, Allison and his brother engaged in large-scale and comprehensive subdivision developments in some of the District's most verdant suburban areas. With their successful company, the Miller Brothers were responsible for constructing hundreds of detached houses and some commercial properties in the Wesley Heights and Spring Valley subdivision. Allison Miller worked as a realtor and developer alongside his brother for over twenty years until his brother's death in 1939. Miller continued to develop in Spring Valley and also spearheaded development of the Sumner subdivision in Bethesda, Maryland. The realty company founded by Allison and William in 1912, known today as W.C. & A.N. Miller Realty, has stood the test of time and continues to be an award-winning company under the precedent set by its founders.

A native of Washington, D.C., Allison N. Miller was born on February 25, 1891. Miller attended Western High School in D.C. and after graduation went on to attend George Washington University and later Cornell University. By 1912 Miller and his older brother, William Cammack, started their own construction and real estate firm in Washington. Their first project was the construction of two modestly sized brick dwellings in the Pleasant Plains neighborhood of Washington located at 757-759 Kenyon Street, N.W. designed by the architecture firm of Kendall & Smith. That same year, the Miller Brothers went on to construct a dwelling and grocery store designed by Benjamin F. Myers (1865-1940, see Architects Directory entry) located at 1147 22nd Street, N.W. (no longer extant). With Myers as their architect, after some contract work, the Millers engaged in speculative development and constructed row houses at a steady pace throughout the city between 1912 and 1917 in neighborhoods such as Petworth and Cleveland Park. By 1918 Allison and his brother halted construction to serve their country in World War I; Allison served overseas with the 437th Engineers and William enlisted in the Navy.



*Example of W.C. & A.N. Miller Colonial Suburban Home,
Washington Post Nov. 11, 1920*

By 1919, the company resumed their practice operating out of a small office in the Washington Brick and Terra Cotta Company building at 911 H Street, N.W. By this time the company transitioned from row house development to more elaborate detached residences in suburban areas of the city including Chevy Chase and North Cleveland Park. The company's continued success following the war forced the Miller Brothers to expand their team to include a sales force and in-house architect. As a result of their growing team, the company relocated to the Bond Building in 1920 and remained in that building for three years until they moved to their own building at 1119 17th Street, N.W. In 1920, the company bought two blocks in the Woodley Park neighborhood just north of the Wardman Park Hotel and constructed a row of elegant brick dwellings along the 2700 block of Woodley Road, N.W. and the 2700 block of 28th Street, N.W. By the 1920s, due to urbanization, residents seeking more privacy and less density flocked to areas just outside of the city and as a result, the properties constructed by the Miller Brothers in these areas sold quickly. These attractive residences brought the Miller Brothers great acclaim and, with this success, they set out on their next venture in what is known today as Wesley Heights. With business prospects on the rise, Allison married Katharine Roth in 1922 and together the couple had five children.

In 1923 the company bought several acres of undeveloped land just north of Foxhall Village and began developing their first subdivision in 1925, Wesley Heights. The subdivision included hundreds of detached houses designed in a variety of architectural styles as well as a club house each designed by the company's architectural department, headed by Gordon E. MacNeil (1882-1945, see Architects Directory entry). The Miller Brothers were lauded for seamlessly fitting the development into the lush surrounding landscape. With one successful subdivision in their portfolio, the

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firm went on to develop a second development known as Spring Valley beginning in 1925. The Millers constructed over two-hundred buildings in Spring Valley including detached houses and commercial properties. By 1927 the company controlled over three-hundred and fifty acres of real estate in the District and, by the 1930s, received accolades for their work in Spring Valley including the 1936 Washington Board of Trade merit award.

After the passing of his brother William in 1939, Allison continued to serve as the president of the company and business remained steady. Development continued in Spring Valley through the 1940s and 1950s and Allison also worked on the Sumner subdivision in Bethesda, Maryland. In addition his active professional career, Allison Miller was also active in numerous civic activities in D.C. including his role as the director of the Washington Real Estate Board and Washington Brick Company. Allison died in 1951 while on vacation in San Francisco on his way with his family to Honolulu. The W.C. & A.N. Miller company remains in operation today and recently celebrated their 100th anniversary.



Tudor Revival-style house in Wesley Heights.
From *Models of Beauty and Predictability*, p. 68.

Sources

Vertical Files	☐ HSWDC	☒ MLK Library
Other Repositories:	DC Building Permits Database, Ancestry.com, Library of Congress (ADE – Units, 1512,2876,839)	
Obituary:	Publication: <i>Washington Post</i>	Date: 7/14/1951 Page: B2
Biographical Directories	Year/Volume	Page
☒ Who's Who in the Nation's Capital	1926-27; 1929-30; 1934-5;1938-9	403;503;639;595
☐ History of the City of Washington: It's Men and Institutions		
☒ Washington Past and Present	1930	274
☐ Prominent Personages of the Nation's Capital		
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Prepared by: EHT Traceries		Last Updated: June 2012

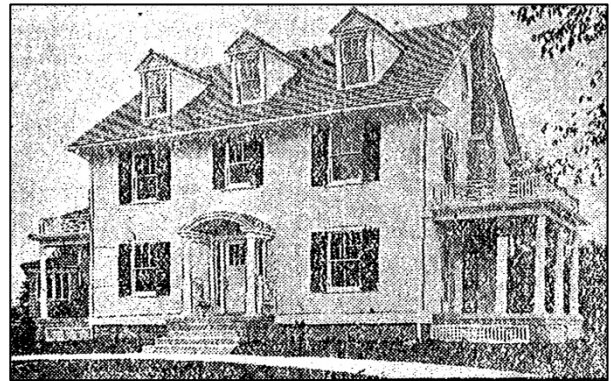
William Cammack Miller		 <i>Source: Washington Past and Present, Vol. 3, 1932</i>	
Biographical Data			
Birth: 12/25/1886	Place: Washington, D.C.		
Death: 6/16/1939	Place: Washington, D.C.		
Family: parents, John and Sarah (Pullman) Miller; siblings, John H. William C., Agnes, Frances J., Sarah B.; wife Mabel Elizabeth Roberts; daughter, Sarah Booth; son William C., Jr.			
Education			
High School: Eastern High School			
College: Yale University (B.A., 1911) George Washington University (LL.B,1918)			
Graduate School: n/a			
Career			
Permit Database (through 1958)		*Totals for Firm	
As Builder	Earliest Permit: 1912 Latest Permit: 1939	Total Permits: 891*	Total Buildings: 1068
As Owner	Earliest Permit: 1912 Latest Permit: 1939	Total Permits: 1004*	Total Buildings: 1170
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated. *As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.			
Practice	Position	Date	
W.C. & A.N. Miller (Development Co.)	Vice President/Sales Director	1912-1939	
Professional Associations			
Societies or Memberships: Board of Trade, Real Estate Board, Columbia Country Club, University Club, Lions Club, City Club, Cathedral Heights Citizens' Assn., Zeta Psi, Phi Delta Phi, Masonic Order, Served in Navy (1918-19), Riggs National Bank (Treasurer), Washington Securities Co. (Director), District Title Co.			
Awards or Commissions: Washington Board of Trade, 1939 (4941 Glenbrook Rd, N.W., Spring Valley)			
Buildings			
Building Types: Row houses, detached dwellings, commercial buildings			
Styles and Forms: English Revival, Colonial Revival, Tudor Revival, Classical Revival			
DC Work Locations: Petworth, Woodley Park, Cleveland Park, Wesley Heights, Spring Valley			
Notable Buildings	Location	Date	Status
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Spring Valley Neighborhood	NW Washington	1929	☐ NRHP ☐ DC Historic Site
Wesley Heights Community Club	3301-05 45 th Street NW	1927	☐ NRHP ☒ DC Historic Site
Pine Crest Manor	2323 Porter Street NW	1929	☐ NRHP ☒ DC Historic Site
			☐ NRHP ☐ DC Historic Site

Significance and Contributions

During the early twentieth century, William Cammack Miller was considered to be one of Washington D.C.'s most renowned realtors. Miller's career as a realtor began in 1912 when he partnered with his brother Allison Nailor Miller to form W.C. & A.N. Miller Development Company. For roughly the first ten years of their business, the Miller Brothers constructed and sold residential properties, largely row houses, in neighborhoods such as Cleveland Park, Woodley Park, and Petworth. By the 1920s, William and his brother engaged in large-scale and comprehensive subdivision developments in some of the District's most verdant suburban areas. With their successful company, the Miller Brothers were responsible for constructing hundreds of detached houses and some commercial properties in the Wesley Heights and Spring Valley subdivision. William Miller worked as a realtor and developer alongside his brother for over twenty years until his death in 1939. Their company, known today as W.C. & A.N. Miller Realty, has stood the test of time and continues to be an award-winning company under the precedent set by its founders, William and Allison Miller, with properties throughout D.C.

A native of Washington, D.C., William C. Miller was born on December 25, 1886. After attending high school at Eastern High School in D.C., Miller matriculated at Yale University where he went on to receive his bachelor of arts degree in 1911. One year later Miller and his younger brother, Allison Nailor, started their own construction and real estate firm in Washington. Their first project was the construction of two modestly sized brick dwellings in the Pleasant Plains neighborhood of Washington located at 757-759 Kenyon Street, N.W., designed by the architecture firm of Kendall & Smith. That same year, the Miller Brothers went on to construct a dwelling and grocery store designed by Benjamin F. Myers (1865-1940, see Architects Directory entry) located at 1147 22nd Street, N.W. (no longer extant). With Myers as their architect, after some contract work, the Millers engaged in speculative development and constructed row houses at a steady pace throughout the city between 1912 and 1917 in neighborhoods such as Petworth and Cleveland Park. In the midst of expanding and keeping the business running, William enrolled at Georgetown University where he received his law degree in 1918. By July of 1918, William married his wife Mabel Elizabeth Roberts and together they had two children. That same year both William and Allison halted construction to serve in World War I; William enlisted in the Navy and Allison served overseas with the 437th Engineers during the war.

By 1919, the company resumed their practice operating out of a small office in the Washington Brick and Terra Company building at 911 H Street, N.W. By this time the company transitioned from row house development to more elaborate detached residences in suburban areas of the city including Chevy Chase and North Cleveland Park. The company's continued success following the war forced the Miller Brothers to expand their team to include a sales force and in-house architect. As a result of their growing team, the company relocated to the Bond Building in 1920 and remained in that building for three years until they moved to their own building at 1119 17th Street, N.W. In 1920, the company bought two blocks in the Woodley Park neighborhood just north of the Wardman Park Hotel and constructed a row of elegant brick dwellings along the 2700 block of Woodley Road, N.W. and the 2700 block of 28th Street, N.W. By the 1920s, due to urbanization, residents seeking more privacy and less density flocked to areas just outside of the city and as a result, the properties constructed by the Miller Brothers in these areas sold quickly. These attractive residences brought the Miller brothers great acclaim and with this success, they set out on



Example of W.C. & A.N. Miller Colonial Suburban Home, Washington Post Nov. 11, 1920



Tudor Revival-style house in Wesley Heights. From "Models of Beauty and Predictability", p. 68.

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their next venture in what is known today as Wesley Heights.

In 1923 the company bought several acres of undeveloped land just north of Foxhall Village and began developing their first subdivision, Wesley Heights in 1925. The subdivision included hundreds of detached houses designed in a variety of architectural styles as well as a club house each designed by the company's architectural department, headed by Gordon E. MacNeil (1882-1945, see Architects Directory entry). The Miller Brothers were lauded for seamlessly fitting the development into the lush surrounding landscape. With one successful subdivision in their portfolio, the firm went on to develop a second development known as Spring Valley beginning in 1925. The Millers constructed over two-hundred buildings in Spring Valley including detached houses and commercial properties. By 1927 the company controlled over three-hundred and fifty acres of real estate in the District and, by the 1930s, received accolades for their work in Spring Valley including the 1936 Washington Board of Trade merit award.

In addition to having an active professional career with his brother, Miller was also active in other civic activities in D.C. including his role as the president of the National Association of Real Estate Boards beginning in 1933. William died in 1939 after an appendectomy and was buried at Cedar Hill Cemetery in Prince George's County. After William's death, his brother continued to serve as president of the firm until his death in 1951. The W.C. & A.N. Miller company remains in operation today and recently celebrated their 100th anniversary.

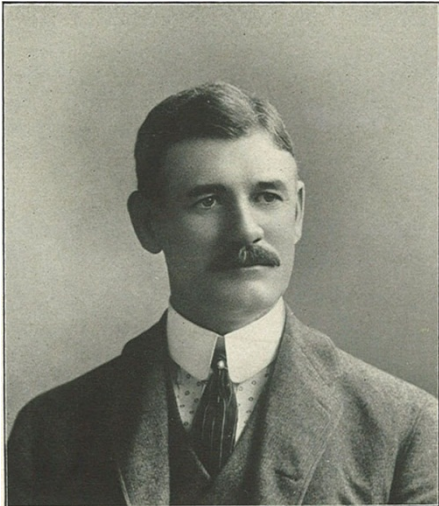
Sources

Vertical Files	☐ HSWDC	☒ MLK Library
Other Repositories:	DC Building Permits Database, Ancestry.com, Library of Congress (ADE – Units, 1512,2876,839)	
Obituary:	Publication: <i>Washington Post</i>	Date: 06/17/1939 Page: 26
Biographical Directories	Year/Volume	Page
☒ Who's Who in the Nation's Capital	1926-7;1929-30; 1934-5; 1938-9	405;505;643;599
☐ History of the City of Washington: It's Men and Institutions		
☒ Washington Past and Present	1932	273
☐ Prominent Personages of the Nation's Capital		
Other Sources: "The End of an Era," <i>Leaves</i> , Spring Valley, Washington, D.C., Vol.77 No. 2, Summer 2002. Diane Shaw Wasch, "Models of Beauty and Predictability: The Creation of Wesley Heights and Spring Valley, <i>Washington History</i> 1 (1989): 58-76. "Colonial Suburban Home Built by W.C. & A.N. Miller is Sold," <i>Washington Post</i> , Washington, D.C., November 28, 1920. "Board of Trade Merit Awards Are Announced," <i>Washington Post</i> , Washington, D.C., March 21, 1936. <i>Book of Washington</i> , (Washington: D.C., Cleland C. McDevitt, 1927), 450. <i>Book of Washington</i> , (Washington: D.C., Cleland C. McDevitt, 1930), 436-37. "W.C. Miller's Rites Monday; Noted Realtor: Developer of Spring Valley Dies Here After Appendectomy," <i>Washington Post</i> , June 17, 1939, Proquest Historical Newspapers.		

Prepared by: EHT Traceries

Last Updated: August 2012

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John H. Nolan		 Source: <i>A history of the city of Washington, Its Men and Institutions, 1903</i>			
Biographical Data					
Birth: 5/?/1861	Place: Washington, D.C.				
Death: 2/17/1924	Place: Washington, D.C.				
Family: father, James F. Nolan; first wife, Miss Williams (first name not known); second wife, Lida Anderson Nolan; sons, James and Charles M. Nolan; daughters, Helen R. and Bessie Nolan					
Education					
High School: St. John’s College, Washington, D.C.					
College: n/a					
Graduate School: n/a					
Career					
Permit Database (through 1958)					
As Builder	Earliest Permit: 1891	Latest Permit: 1916	Total Permits: 93	Total Buildings: 258	
As Owner	Earliest Permit: 1893	Latest Permit: 1913	Total Permits: 19	Total Buildings: 72	
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issues to the individual and any company with which he was affiliated.					
Practice		Position		Date	
Robert I. Fleming		Apprentice		c.1880-1891	
Private Practice		Builder		1891-1922	
John H. Nolan Construction Company		Trustee		1913-c.1919	
Professional Associations					
Societies or Memberships: St. Matthews Church Choir					
Awards or Commissions:					
Buildings					
Building Types: Row houses, apartment buildings, office buildings					
Styles and Forms: Late Victorian, Beaux Arts					
DC Work Locations: Adams Morgan, Mount Pleasant, Columbia Heights, U Street, Trinidad, Capitol Hill					
Notable Buildings		Location		Date	Status
Luzon (Westover) Apt. Building		2501 Pennsylvania Ave., N.W.		1896	☒ NRHP ☐ DC Historic Site
Westover (The Balfour)		2000 16 th Street, N.W.		1900	Sixteenth Street Historic District
Bond Building		1404 New York Avenue, N.W.		1900	☒ NRHP ☐ DC Historic Site
Gladstone and Hawarden Apartment Buildings		1419 and 1423 R Street, N.W.		1901	☒ NRHP ☐ DC Historic Site

Significance and Contributions

John H. Nolan was a distinguished builder in Washington D.C. whose work in the city during the late nineteenth and early twentieth centuries ranged from row house to commercial construction. Following in his father's footsteps, Nolan began forging his career in the building industry around 1880 as an apprentice under local master-builder, Robert I. Fleming (1842-1907, see Builders Directory entry). Nolan's exposure to the trade at an early age paired with his work under Fleming equipped the young builder with the necessary training to start his own company as a contract builder in 1891. Nolan's career as a builder in the District spanned from the 1890s to 1916 and today, his buildings stand in some of the city's finest historic districts including Dupont Circle, Capitol Hill, and Mount Pleasant. His most notable works include the Luzon (Westover) Apartment Building (2501 Pennsylvania Ave., N.W.), the Bond Building (1404 New York Avenue, N.W.), the Gladstone and Hawarden Apartment Buildings (1419 and 1423 R Street, N.W.), and a series of row houses on the 1900 block of S Street, N.W. and 1400 block of U Street, N.W.

John H. Nolan was born in Washington, D.C. in 1861 to John and Mary Nolan, both of his parents were immigrants from Ireland. Nolan's father worked in the construction business and at an early age Nolan was exposed to the intricacies of the trade. Primed to enter the building industry after attending St. John's College, Nolan began an apprenticeship in the office of Robert I. Fleming, a prominent builder in the District. While working under Fleming, Nolan was exposed to all aspects of the trade including craftsmanship and financial operations. Nolan continued to work for Fleming for several years until 1891 when he decided to start his own building company. In the midst of developing his career as a

builder, Nolan married Miss Williams in 1885. His first wife died shortly after their marriage and according to 1900 census records, Nolan lived with his four children, James, Helen R., Bessie, and Charles M., at 1829 8th Street, N.W. Soon after the death of his first wife, Nolan remarried Lida Anderson in 1901.

Nolan experienced rapid success after going into business for himself in the 1890s. The first D.C. building permit on which Nolan is listed as the builder, was filed in 1891 and called for the construction of a two-story brick building located at 616 A Street, S.E. This row house located in the Capitol Hill area was designed by local architect Franklin T. Schneider (1859-1938, see Architects Directory entry). Nolan contracted with several other prominent architects in Washington over the course of his career including Nicholas T. Haller (1850-1917, see Architects Directory entry), George S. Cooper (1864-1929, see Architects Directory entry), and Wood, Donn and Deming (see Architects Directory entries). Nolan worked with Haller again in 1896 on the Luzon (Westover) Apartment Building located at the northwest corner of 25th Street and Pennsylvania Avenue, N.W.). This apartment building was the first of several prominent apartment buildings constructed by the emerging builder.

During the early years of his career as an independent builder, Nolan's work comprised of mostly contracted residential structures. By the late-1890s, Nolan expanded his practice and partook in speculative development in D.C. and by the turn of the century, Nolan worked equally on contracted projects and speculative undertakings. The first notable example of Nolan's speculative work is considered to be a six-story apartment building located at 2000 16th Street, N.W., constructed in 1900. Designed by George S. Cooper, the Balfour, was lauded in the *History of the City of Washington: It's Men and Institutions* of 1903 as "the handsomest apartment house in Washington." Nolan partnered again with Cooper on an office building for Charles H. Bond & John C. Davidson in 1900. Known as the Bond Building (712 14th Street, N.W.), this seven-story office building located just east of the White House, was constructed for an estimated cost of \$200,000.



The Luzon (Westover) Circa 1915

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Following the completion of the Bond Building, Nolan's reputation as a builder greatly increased. Credited with on-time and quality construction, Nolan was contracted to construct several large-scale buildings including the following apartment and office buildings: the Davidson Building (formerly Nolan's office, 1899, 1413 G Street, N.W.), the Gladstone and Hawarden (1901, 1419 and 1423 R Street, N.W.), the Belmont (1904, 1821 Belmont Road, N.W.), and Airy View Apartments (1910, 2415 20th Street, N.W.). While Nolan's list of work included several large-scale projects, throughout the first decade of the twentieth century, Nolan also constructed several row houses and upscale dwellings in neighborhoods in the northwest and northeast quadrants. These dwellings included a series of row houses along the 1900 block of S Street, N.W. and the 1100 block of Staples Street, N.E.



The Balfour, 2000 16th Street, NW, Photo by EHT Traceries, August 2012

In 1913 following a series of successful construction projects, Nolan filed for bankruptcy after amassing \$380,000 worth of debt through real estate transactions. One year prior to filing for bankruptcy, Nolan invested heavily in the Columbia Heights neighborhood and constructed several row houses along the 1100 block of Columbia Road, N.W. Primed to start a new business with a clean slate, one month after claiming bankruptcy Nolan became a trustee of John H. Nolan Construction Company along with four other investors. Between 1914 and 1916, under his newly formed construction company, Nolan was listed on four building permits in D.C. These projects were some of Nolan's last projects in the city and consisted largely of residential structures in the Adams Morgan and Kalorama neighborhoods, including a three-story row house at 1918 S Street, N.W. (1915).

Nolan's work in D.C. came to a standstill around 1916; however he continued to work as a builder outside the city in Maryland in areas such as Forest Glen and Indian Head. Nolan died on February 17, 1924 in Walter Reed Hospital. According to his obituary published in the *Washington Post*, Nolan was taken to Walter Reed on a special order given by then Secretary of War, John Weeks. Referred to in the *Washington Post* as one of the District's "best known constructors of modern buildings," Nolan consistently provided the city with high-quality and prominent structures for over twenty-five years. Nolan's legacy remains in several neighborhoods throughout the city including: the downtown area, Adams Morgan, Mount Pleasant, U Street, Trinidad, and Capitol Hill.

Sources				
Vertical Files	☐ AIA Archives	☐ DC HPO	☐ HSWDC	☒ MLK Library
Other Repositories:	DC Building Permits Database, Ancestry.com, National Archives			
Obituary:	Publication: <i>Washington Post</i>		Date: February 19, 1924	Page: 5
Biographical Directories			Year/Volume	Page
☐ Who's Who in the Nation's Capital			1903	315-16
☒ History of the City of Washington: It's Men and Institutions				
☐ Washington Past and Present				
☐ Prominent Personages of the Nation's Capital				

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Other Sources:

National Register of Historic Places, Gladstone and Hawarden Apartment Buildings Nomination, Washington, District of Columbia, National Register #94001034.

Henry B.F., Macfarland, *American Biographical Directory*, (The Potomac Press: Washington, D.C., 1908), 346.

"A Leading Architect: The Creditable Work of John H. Nolan," *Evening Star*, Washington, D.C., December 16, 1902, 12.

"Licensed to Marry," *Washington Post*, Washington, D.C., June 6, 1901, 3.

"Identified with Capital's Growth," *Washington Post*, Washington, D.C., July 26, 1905, 3.

"Air View Apartment House, Just Completed," *Washington Post*, Washington, D.C., August 27, 1911, 13.

"John H. Nolan Files Petition in Voluntary Bankruptcy," *Washington Post*, Washington, D.C., October 18, 1913, 5.

"New Construction Company," *Washington Post*, Washington, D.C., November 14, 1913, 5.

"Legal Notices: Philip H. Lenderking vs. John H. Nolan Construction Company," *Washington Post*, Washington, D.C., May 6, 1919, 13.

"Handsome Apartment Sold," *Washington Post*, Washington, D.C., May 23, 1920, 41.

"John H. Nolan Dead; Funeral Thursday," *Washington Post*, Washington, D.C., February 19, 1924, 5.



*The Bond Building at 14th Street and New York Avenue, NW.
Undated photo from the National Photo Co. via Streets of Washington blog.*

Herbert Glenn Phelps		 <i>Source: Washington Post, August 28, 1927</i>	
Biographical Data			
Birth: 9/21/1879	Place: Girard, Pennsylvania		
Death: 5/29/1964	Place: Washington, D.C.		
Family: wife, Mae; son, Everett; brothers, George & Earl; sister: Edith			
Education			
High School: unknown			
College: Wood's Commercial College			
Graduate School: n/a			
Career			
Permit Database (through 1958)			
As Builder	Earliest Permit: 1916	Latest Permit: 1942	Total Permits: 125 Total Buildings: 624
As Owner	Earliest Permit: 1916	Latest Permit: 1942	Total Permits: 136 Total Buildings: 656
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.			
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.			
Practice	Position	Date	
Arms & Drury	Clerk	1896–1901	
Columbia Title Insurance Co.	Realtor/clerk	1901–1904	
Moore & Hill, Inc.	Settlement Clerk	1904–1907	
Boss & Phelps, Inc.	Vice-President, President, Chairman of Board	1907–1964	
Professional Associations			
Societies or Memberships: Columbia Country Club, Columbia Historical Society, Director of District Title Insurance Co., Kiwanis Club of Washington, Director of Mt. Vernon Savings Banks, Pilgrim Lutheran Church, Racquet Club, Director of Realty Appraisal Title Co., Washington Real Estate Board			
Buildings			
Building Types: Row-houses, Apartments, Condominiums, Duplexes, Attached and Semi-detached Dwellings			
Styles and Forms: Tudor Revival, Colonial Revival, Vernacular			
DC Work Locations: Northwest quadrant: Foxhall Village, Cleveland Park, Colony Hill, Georgetown, Mt. Pleasant, Washington Heights; Northeast; Maryland: Chevy Chase			
Notable Buildings	Location	Date	Status
Gloucestershire Group	Westside of 44 th Street between Q and Greenwich Parkway	1928–1930	Foxhall Village Historic District
Row-houses	1839–1843 Newton Street NW	1922	Mount Pleasant Historic District
Row-houses	3720 & 3722 35 th Street NW	1920	Cleveland Park Historic District
Apartment	320 Constitution Avenue NE	1917	Capitol Hill Historic District

Significance and Contributions

H. Glenn Phelps, as founder and vice-president, then president, and chairman of the board for Boss & Phelps, Inc. actively worked in residential and commercial sales and property management in Washington, D.C. during the first half of the twentieth century. He was actively involved in the design, development and sales of dwellings within the District of Columbia and its immediate vicinity. His background was in business and finance, but his work experience and exposure to the building industry was gained through real estate and insurance companies.

H. Glenn was born in Girard, Pennsylvania in 1879. He was one of four children born to James O. and Mary E. Phelps. The family moved to Northeast Washington, D.C. when Phelps was ten and James ran the Phelps & Co. store located at 1001 H Street NE. Enrolled in local District of Columbia schools, Phelps graduated from Wood's Commercial College in Washington, D.C. with a business degree in 1896. Having received an honorable mention award from the College in arithmetic, Phelps began his career as a clerk immediately following graduation, working for Arms & Drury real estate, loans and insurance company on the 800 block of F Street NW. Five years later, Phelps then transferred jobs to the Columbia Title Insurance Co. on 500 5th Street NW, where he remained until 1904.

In 1904, Phelps began work as a settlement clerk for Moore & Hill, Inc. It was through Moore & Hill that Phelps met Harry K. Boss, and together the two left the company and formed their own partnership, Boss & Phelps, Inc. in 1907. The new firm was announced in the *Washington Post* on September 1, 1907 and the article predicted a “prosperous career” for the experienced businessmen.

The earliest years of the firm specialized in general real estate and sales, but by 1914 the firm began purchasing lots with the intent to develop the land themselves. Examples of these early Boss & Phelps development projects are 2324 & 2326 California Street NW (1914) and 1784 & 1786 Lanier Place NW (1915). Both of these projects were A. H. Sonnemann's designs, an architect Boss & Phelps repeatedly employed along with Harvey Baxter, James E. Cooper, Albert E. Landvoight, Horace W. Peaslee and George T. Santmyers. The venture was a financial success, and the company soon outgrew their initial office located at 1910 14th Street NW. Eventually expanding to include mortgage, financing and fire insurance services, the company moved multiple times before relocating to 1417 K Street NW in 1923.

The scope of Boss & Phelps's developments included row-houses, duplexes, condominiums, and both detached and semi-detached dwellings. Typically working in the Northwest quadrant, the firm developed brick row houses such as 1109–1175 3rd Place, NE and a number of single-family dwellings like 26 West Irving Street (1920) and 4004 Thornapple Street (1926) in Chevy Chase, Maryland. Their development in Chevy Chase was most likely a result of Phelps relocation to the area with his wife Mary Louise Smith and son Everett as the family lived at 1 Primrose Street Chevy Chase, Maryland from 1929 until the early 1940s. Most famously, the firm is associated with the development of Foxhall Village, the 29-acre community bounded by Reservoir road to the north, Glover-Archbold Park on the east, P Street to the south, and Foxhall Road to the west. Boss & Phelps's efforts with Foxhall Village were a result of Harry Boss's visit to England in the early 1920's, where he was inspired by English Tudor-style architecture.



1719 Hoban Road NW, received the award of merit in the meritorious building contest conducted by the Washington Board of Trade, Photo by EHT Tracerics, August 2012

The middle-class row-house neighborhood of Foxhall Village offered clusters of charming “old-world” houses of stone, brick, half-timber, and stucco finishes on high tracts of land, away from the bustling noise of the City Proper.

After selling their first group of houses, designed by James E. Cooper in 1925— Foxhall Village, in continuous construction phases, became one of the largest development undertakings in Washington, D.C. with several hundred row-houses. Boss & Phelps' success with Foxhall Village attracted other developers to encroach on the area, inspiring the firm to construct Colony Hill of Foxhall Village, designed by Horace W. Peaslee in 1931. Most significantly, Foxhall and Colony Hill marked the transition from independent speculative row-houses to planned residential neighborhoods.

In order to expand their clientele, while maintaining their current reputation among middle class and upper middle class clients, the firm created a side company named Madison Building, Co. in 1933 to handle simpler and less detailed projects. Phelps served as the vice-president and under the Madison Building, Co. name, erected apartments, row-houses, and attached and semi-detached dwellings. Harvey P. Baxter served as the architect for most Madison Building Co.'s projects, the majority of which consisted of two-story apartment houses, such as 921 Aspen Street NW, 4020–4034 Calvert Street NW 3918–3932 W Street NW.

In addition, the real estate firm was in the business of restoring older dwellings. *The Washington Post* reported in 1941 that Boss & Phelps restored and then resold twenty-two houses in Georgetown for that year alone. With the addition of this enterprise, Boss & Phelps successfully partook in all aspects of the building industry. In 1942, on their 35th anniversary, the *Washington Post* reported the firm's involvement amounted to over a quarter of a billion dollars in sales. Interestingly, 1942 is the last year the permit database lists Boss & Phelps as either owners or builders of projects, though both partners remained active in the company until their deaths.



4020–4034 Calvert Street NW. Photo by EHT Traceries, August 2012

It is hard to separate Phelps's individual accomplishments from that of the firm's, since the two were deeply entwined. However, it can be said that Phelps offered the understanding of finances and knowledge of business operations to Boss & Phelps, Inc. Within financial circles, Phelps had an esteemed reputation, serving as director of the Mount Vernon Savings banks, director of the District Title Insurance Co., and director of the Realty Appraisal Title Company. Phelps' involvement in these organizations and his knowledge of all financial matters of the real estate business earned respect for the firm. Additionally, it was recorded in *Washington Past & Present* that he was "an abled supporter of all campaigns and projects of community progress and welfare."

In 1958, Phelps became president of Boss & Phelps, Inc. when Harry K. Boss died at age 76— one year after the firm celebrated their half century anniversary. Phelps remained president until his retirement in 1961, when his son Everett, who had begun working for the firm in 1931, took over the helm of the company. Phelps died just three years later in his home of 4500 Connecticut Avenue NW at the age of 84.

Boss & Phelps's real estate firm which included property management, insurance and loans continued for 74 years. As a result of the real estate market's decline in the early 1980's and an uncovered bank fraud scheme, the company closed operations in 1981. Although the firm's reputation may have been damaged by subsequent owners of Boss & Phelps, the company's founders established one of the longest running and leading firms paramount in the early to mid-twentieth-century development of the District of Columbia.

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Sources			
Vertical Files	☐ HSWDC	☒ MLK Library	
Other Repositories: DC Building Permits Database, Ancestry.com			
Obituary:	Publication: <i>Washington Post</i>	Date: 5/30/1964	Page: B3
Biographical Directories	Year/Volume	Page	
☒ Who's Who in the Nation's Capital	1926-7; 1929-30; 1934-5; 1938-9	457; 567; 722; 674	
☐ History of the City of Washington: It's Men and Institutions	1903		
☒ Washington Past and Present	1932	769	
☐ Prominent Personages of the Nation's Capital	c. 1924		
Other Sources: "\$35,000 Estate Left By Emma M. Gillet," <i>Washington Post</i> , July 19, 1927, Proquest Historical Newspapers. "Boss & Phelps Marking 60 th Anniversary," <i>Washington Post</i> , September 2, 1967, Proquest Historical Newspapers. "Boss & Phelps to Mark 35 th Anniversary in Outing Friday," <i>Washington Post</i> , August 23, 1942, Proquest Historical Newspapers. "Boss-Phelps Reach Half Century Mark," <i>Washington Post</i> , August 27, 1957, Proquest Historical Newspapers. "Boss & Phelps, Real Estate Firm 20 Years In Field," <i>Washington Post</i> , August 28, 1927, Proquest Historical Newspapers. Thomas M. Cahill, "Trustees Rechosen By Title Insurance," <i>Washington Post</i> , December 22, 1931, Proquest Historical Newspapers. "Colony Hill Home Wins Award of Merit," <i>Washington Post</i> , April 30, 1933, Proquest Historical Newspapers. "Everett Phelps, Ex-President of Boss, Phelps Realty Firm," <i>Washington Post</i> , April 4, 1980, Proquest Historical Newspapers. "Everett G. Phelps Names Sales Chief," <i>Washington Post</i> , October 31, 1943, Proquest Historical Newspapers. "Fitted For Business Life: Medals Won by the Graduates of Wood's College," <i>Washington Post</i> , May 28, 1986, Proquest Historical Newspapers. "Foxhall Village Celebration Sunday," <i>Washington Post</i> , September 20, 1979, Proquest Historical Newspapers. "H. Glenn Phelps Dies; Head of Realty Firm," <i>Evening Star</i> , May 30, 1964. "H. G. Phelps, 84, District Realtor," <i>Washington Post</i> , May 30, 1964, Proquest Historical Newspapers. "Madison Builds Selected Group of Apartments," <i>Washington Post</i> , February 9, 1936, Proquest Historical Newspapers. National Register of Historic Places, Foxhall Village Historic District, Washington, District of Columbia, National Register #357166 "New Boss-Phelps Head," <i>Washington Post</i> , June 26, 1958, Proquest Historical Newspapers. "New Realty Firm Start: Boss & Phelps Formerly of Moore & Hill, Announce Their Entry," <i>Washington Post</i> , September 1, 1907, Proquest Historical Newspapers. Joe Pichirallo, "Realty Firm Owners Draw 6-Month Prison Terms," <i>Washington Post</i> , October 29, 1981, Proquest Historical Newspapers. "Sales By Boss & Phelps; Firm Reports Unusual Activity in Handsome Residence Properties," <i>Washington Post</i> , September 24, 1916, Proquest Historical Newspapers. "These Permanesque Homes Have Been Completed, Sold and Occupied Within the Past 60 Days," <i>Washington Post</i> , February 23, 1936, Proquest Historical Newspapers. "Trustees Rechosen By Little Insurance: District is Fourth on List of New Policies; Aid in Recovering Losses," <i>Washington Post</i> , December 22, 1931, Proquest Historical Newspapers.			
Prepared by: EHT Traceries		Last Updated: August 2012	

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Franklin T. Sanner			No Image Available		
Biographical Data					
Birth: ca. 1853		Place: Baltimore, Maryland			
Death: 10/15/1916		Place: Washington, D.C.			
Family: wife, Laura; daughters, Bertha, Edna, Laura					
Education					
High School: unknown					
College: n/a					
Graduate School: n/a			Source:		
Career					
Permit Database (through 1958)					
As Builder		Earliest Permit: 1884	Latest Permit: 1916	Total Permits: 80	Total Buildings: 238
As Owner		Earliest Permit: 1884	Latest Permit: 1916	Total Permits: 87	Total Buildings: 259
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated. *As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.					
Practice		Position			Date
Barr & Sanner		Founder			1889–1897
Sanner & Hill		Founder			1909–1916
Moore & Hill, Inc.		Affiliate/Builder			1909–1916
Professional Associations					
Societies or Memberships: Washington Centennial Lodge, No. 14; F. A. A. M; Washington Arch Chapter, No. 2; Columbia Commandery, No. 2; Knights Templar; Almas Temple of the Mystic Shrine; Board of Trade; Commercial Club					
Buildings					
Building Types: Apartments, Duplexes, Garages, Semi-Detached & Attached Dwellings, Row-houses, Stores, Offices					
Styles and Forms: Multi-story brick structures; Queen Anne, Colonial Revival					
DC Work Locations: Northwest Quadrant: Columbia Heights, Dupont Circle, Georgetown, LeDroit Park					
Notable Buildings		Location		Date	Status
Multi-story brick dwelling		1230 4 th Street		1885	Mount Vernon Square Historic District
Allendale Apartments		2101 N Street NW		1909	Dupont Circle Historic District
Sanner & Hill Brick Dwelling		1709 New Hampshire Ave, NW		1910	Dupont Circle Historic District
Condominiums		1525 Q Street NW		1911	Greater Fourteenth Street Historic District
Apartment House		1930 New Hampshire Ave, NW		1914	Striver’s Section Historic District

Significance and Contributions

Franklin T. Sanner operated as a builder and real estate businessman for over forty years in Washington, D.C. He began his career as a carpenter/bricklayer and gradually rose to the position of contractor, before partnering with prominent entrepreneurs in the building industry such as Lester A. Barr and William A. Hill. Sanner, both individually and through his association with Barr & Sanner, Sanner & Hill, and Moore & Hill, Inc. was involved in the purchasing, development, and sale of hundreds of properties in the Northwest quadrant of the City.

Franklin T. Sanner was born in Baltimore, Maryland, around 1853 to parents James and Maria Sanner. James, a local Baltimore carpenter trained and employed his son Franklin as a carpenter. Sanner moved to Washington, D.C. in 1878, where the city directory identifies the 25-year old as a bricklayer living next door to his older brother Thomas W. Sanner (clerk) at 1310 6th Street NW.

Sanner remains listed as a bricklayer in city directories until 1889, when he becomes a contractor. However, his first venture as an owner and builder of a project was in 1884 with the construction of a single brick row-house at 441 Q Street NW. After that initial development, he went on to develop five more dwellings between 1885 and 1888 including 405–411 Richardson Place NW. He then joined efforts with Lester A. Barr, also from Baltimore, Maryland, in 1889.



405–411 Richardson Place, NW 1887–1888. Architect & builder, F. T. Sanner. Photo by EHT Traceries, August 2012.

During the 1890s, the partnership of Barr & Sanner made some of the largest real estate deals in the history of the City, purchasing hundreds of thousands of dollars in property. Barr & Sanner, predominately working in Northwest, D.C., developed and built over 150 multi-story masonry dwellings from Connecticut Avenue, N.W. to 4th Street, NE. The majority of their row-houses were designed by B. Stanley Simmons, a noted Washington architect who later continued to work on numerous projects with Sanner. The firm was also known to use architects T. Franklin Schneider and Nicholas T. Haller (the architect Sanner used for his first project). While appreciated for the semi-detached brick row-houses, Barr & Sanner was one of the first firms to develop the new urban building type, called the apartment house, in the District of Columbia. The now demolished Mount Vernon Apartment House at Ninth Street and New York Avenue, N.W. was constructed in 1893 and was considered one of the duo's earliest achievements.

The partnership of Barr & Sanner, one of Washington's most successful development companies, ended by the late 1890s. Examples of Barr & Sanner projects are 2910–2916 Olive Street NW (Georgetown Historic District) and 522 & 524 T Street NW (LeDroit Park Historic District). Their last collaborative project was a development of row-houses on Harvard Street in 1897. Sanner continued as an independent builder, working on a number of projects with B. Stanley Simmons and architect A. H. Beers.



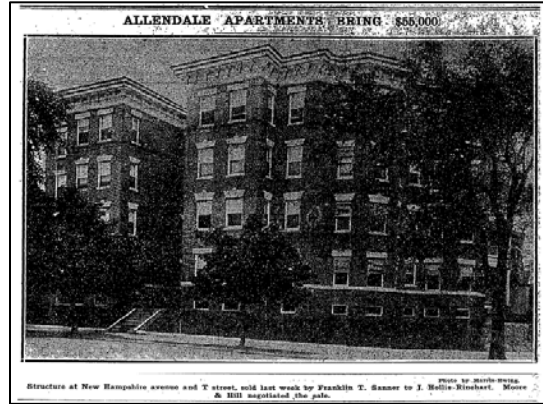
1773 Lanier Place, NW. Builder, F. T. Sanner. Architect, A. H. Beers. 1908. Photo by EHT Traceries, September 2012.

Simultaneous with his independent endeavors, Sanner teamed with William A. Hill, president of the reputable real estate company Moore & Hill, Inc. to form Sanner & Hill. According to Sanner's funeral announcement published in the *Washington Post*, Sanner and Hill began working together in 1906, although the earliest record of a Sanner & Hill project are the no longer extant semi-detached dwellings on Connecticut Avenue constructed in 1909. It is hard to separate Sanner & Hill's accomplishments from that of Moore & Hill, as the success of both firms was reliant on the other. Sanner & Hill purchased and developed properties which then Moore & Hill advertised and sold. It is also hard to separate the accomplishments of Sanner in the later years of his career from that of Moore & Hill, as it was rare for a Moore & Hill sale to be published in the *Washington Post* without Franklin T.

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Sanner's name mentioned alongside it as the builder. In a 1912 *Washington Post* article, Sanner was directly mentioned in regards to his direct contribution to Moore & Hill's success with high-priced residences. An example of the upper-class clientele which Sanner's projects attracted can be seen with the sale of 1709 New Hampshire Avenue NW. The fifteen room, five bath, four-story brick dwelling was sold to L.F. Ruth, a Pittsburgh Millionaire for \$40,000 in 1911.

On the morning of Sunday, October 15, 1916, Sanner died suddenly at the age of 63 at his 1808 Adams Mill Road NW residence. Sanner's legacy as a prolific builder remains visible today with his extant buildings contributing to multiple historic districts within Washington, D.C. Ultimately, Sanner's buildings shaped the identity of an expanding Northwest Washington and his career was propelled by the great housing boom at the turn of the twentieth century.



Advertisement for apartments on New Hampshire and T Street, *Washington Post*, September 17, 1911. Builder, Franklin T. Sanner. Example of collaborative project with Moore & Hill.

Sources

Vertical Files ☐ HSWDC ☐ MLK Library

Other Repositories: DC Building Permits Database, Ancestry.com

Obituary: Publication: Baltimore Sun Date: 10/17/1916 Page: 6

Biographical Directories	Year/Volume	Page
☐ Who's Who in the Nation's Capital		
☐ History of the City of Washington: It's Men and Institutions	1903	
☐ Washington Past and Present	1932	
☐ Prominent Personages of the Nation's Capital	c. 1924	

Other Sources:

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- "Buys A \$40,000 Home: Rear Admiral Harris Takes Over Massachusetts Ave. Property," *Washington Post*, February 6, 1916, Proquest Historical Newspapers.
- "Buys Washington Home: Pittsburgh Millionaire Pays \$40,000 for New Hampshire Avenue House," *Washington Post*, May 21, 1911, Proquest Historical Newspapers.
- "Conducted by Young Men: Facts About the Real Estate Firm of Moore&Hill," *Washington Post*, April 17, 1904, Proquest Historical Newspapers.
- "Divorce For Mrs. W. L. Post: Washington Woman Is Granted Divorce and Custody of Her Child," *Washington Post*, January 3, 1915, Proquest Historical Newspapers.
- "F. T. Sanner Is Busy: Building a Colonial Residence and a New Apartment House," *Washington Post*, April 11, 1909, Proquest Historical Newspapers.
- "Moore & Hill, Inc.: Real Estate, Loans, and Insurance, 1420-1422 H Street Northwest," *Washington Post*, June 12, 1912, Proquest Historical Newspapers.
- "Mortuary Notices," *Baltimore Sun*, October 17, 1916.
- "Mrs. McCallum Buys Home: Gives \$40,000 for Four-Story Residence on Massachusetts Avenue," *Washington Post*, June 29, 1913, Proquest Historical Newspapers.
- "Peculiar Case of Mr. Sanner," *Washington Post*, April 19, 1904, Proquest Historical Newspapers.
- "Sanner Buys H Street Plot: Plans to Build Business Building Across from Shoreham," *Washington Post*, October 20, 1912, Proquest Historical Newspapers.
- "Sanner Buys Real Estate: Improved Property at Fourteenth and Corcoran Streets Changes Hands," *Washington Post*, October 13, 1912, Proquest Historical Newspapers.
- "Two Fine Residences: Sanner & Hill Erect Homes for Person Who Entertain," *Washington Post*, May 11, 1913, Proquest Historical Newspapers.

Prepared by: EHT Tracerics

Last Updated: September 2012

Herbert Thompson Shannon				
Biographical Data				
Birth: 3/18/1883	Place: Washington, D.C.			
Death: 10/31/1946	Place: Leonardtown, MD			
Family: wife, Ethel Louise Foster; sons, William Edward and Herbert, Jr., Foster; daughters, Marylou and Lillian; brothers, William Edward and J. Preston				
Education				
High School: unknown				
College: n/a				
Graduate School: n/a				
Career				
Permit Database (through 1958)				
As Builder	Earliest Permit: 1913	Latest Permit: 1932	Total Permits: 90	Total Buildings: 524
As Owner	Earliest Permit: 1913	Latest Permit: 1941	Total Permits: 90	Total Buildings: 601
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.				
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.				
Practice		Position		Date
Shannon & Luchs, Inc.		President		1906-1946
Shannon & Luchs Construction Co.		President		1918-Present
Professional Associations				
Societies or Memberships: President of Washington Investment and Transactions Co., Director of the National Metropolitan Bank, Founder of the Home Builder's Association of Washington, Governor of the Columbia Country Club, Member of the City and Racquet Clubs				
Awards or Commissions:				
Buildings				
Building Types: Single-Family Dwellings, Row houses, Commercial Buildings				
Styles and Forms: Colonial Revival, Modern Movement				
DC Work Locations: Burleith, Chevy Chase				
Notable Buildings		Location	Date	Status
Burleith	Development North of Georgetown	1923-1928	In Cleveland Park HD	
Park and Shop	3501 Connecticut Avenue, NW	1930		
Wrenwood	Quesada Street, Rittenhouse Street, Broad Branch Road, and 6000-6010 34th Place, NW	1928-1931		
Shannon & Luchs Building	1435 K Street, NW	1926-	Demolished 1974	
Capital Garage	1320 New York Avenue, NW	1926		

Significance and Contributions

Herbert Thompson Shannon was the founder and president of one of the most influential development firms of the 20th century, Shannon & Luchs. Since 1906, this firm has contributed significantly to the area's built environment as well as introduced innovative real estate concepts and significant residential developments to the Washington, D.C. area.

Shannon, a native Washingtonian, was born on March 18, 1883, to James and Mary Louise (Preston) Shannon. Little has been recorded about Shannon's early life, however, sources indicate that he attended school in Washington, D.C. By the early twentieth century, Shannon was employed as a homebuilding foreman. During a chance encounter, while on a job site, Shannon met Morton J. Luchs, a real estate agent. Shannon and Luchs found that they both shared a similar vision for future real estate development in Washington. Soon after this encounter, Shannon and Luchs formed a company, appropriately named, the Shannon & Luchs Company. Officially opening their doors for business in March of 1906, their offices were located at 704 13th Street, N.W. At the start of their business, the partners found themselves faced with a burgeoning housing market in Washington, D.C. While many other developers were simply flooding the market with new construction, Shannon and Luchs saw the need for a more holistic approach to the management of real estate in the city. The company added new services to the real estate business including: property appraisal, sales, leasing, and property management.



*Shannon & Luchs' First Office at 704 13th Street, NW, 1906.
Jewish Historical Society of Greater Washington.*

As housing market demands continued to grow during the 1920s, Shannon and Luchs engaged in the construction of several residential subdivisions. One of their most notable subdivisions was Burleith, constructed in 1923-28. This development broke the standard row house mold and consisted of two-story townhouses that sold for \$7,500. Architects Arthur B. Heaton (1875-1951, see Architects Directory entry) and W. Waverly Taylor, Jr. supplied the designs for over five-hundred single-family homes constructed as part of the Burleith subdivision. Subsequently, they went on to design many of the firm's buildings between 1917 and 1932. Other architects working for Shannon & Luchs were Harvey P. Baxter (1892-1950?), E. Burton Corning, and Harry Edwards (1902-1958). In 1923, Shannon & Luchs also started working on a series of detached homes along the 5200 and 5300 blocks of 14th Street, N.W. In addition to their subdivision developments during this time, the company was also involved with residential construction in Maryland within Rollingwood and Chevy Chase. The company also developed the subdivision of Wrenwood in the District in 1931. This innovative cul-de-sac development consisted of small Colonial Revival style houses located just off of Rittenhouse Street, N.W. While still directing their construction projects, Shannon & Luchs also pushed for changes in lending practices. Seeing the need for extended loan terms, the company worked with lenders to make this vision a reality. Their efforts eventually resulted in the widespread use of 15-year-30-year amortize loans.



3604-3610 T Street, NW in Burleith. EHT Traceries, August 2012.

In addition to their residential developments, Shannon & Luchs were also responsible for the construction of

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commercial buildings. One of the company's most notable commercial buildings was the Connecticut Avenue Park and Shop constructed in 1930. Constructed during a time when the city was transitioning from trolleys to the When the Great Depression hit in 1929, the company's holistic approach to real estate paid off as their property management division revenues kept the company afloat during this period. Ten years later, Shannon & Luchs stopped constructing new houses and instead focused on bolstering and fine-tuning their brokerage services. That same year, in 1938, Morton Luchs was succeeded by his son Frank and became the executive vice president of the company. The firm remains in existence today as Polinger Shannon & Luchs Company and Shannon & Luchs Insurance Agency, Inc.



Park and Shop, Connecticut Avenue between Ordway and Porter Streets, NW. 1931, Library of Congress, Prints and Photographs Division.

Herbert Shannon died in November of 1946 while on his farm in St. Mary's County, Maryland. Through his company and role as a founding member and first president of the Home Builders Association of Washington, Inc., Shannon greatly contributed to the city's real estate practices and its suburban developments.

Sources

Vertical Files ☐ HSWDC ☒ MLK Library

Other Repositories: DC Building Permits Database, Ancestry.com, Library of Congress,

Obituary: Publication: *Evening Star* Date: 11/24/1964
Washington Post 11/24/1964

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☐ History of the City of Washington: It's Men and Institutions	1903	
☐ Washington Past and Present	1932	
☒ Prominent Personages of the Nation's Capital	c. 1924	159

Other Sources:

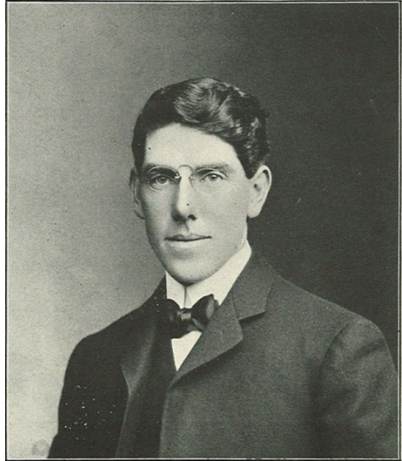
James Goode, *Capital Losses* (Washington, D.C.: Smithsonian Institution Press, 2003).
 "Influence of Burleith Felt Throughout Nation," *Washington Post*, September 18, 1927. ProQuest Historical Newspapers.
 Clare Lise Kelly, "Architects and Builders," *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland* (Silver Spring, MD: Maryland-National Capital Park and Planning Commission, 2011), 322-335.
 Richard Longstreth, "The Neighborhood Shopping Center in Washington, D.C.," *Journal of the Society of Architectural Historians* (51.1, March 1992) 5-34.
 Crispin McDaniel, "An Industry—A City: A First-Hand Perspective of Washington Real Estate," *Washington Area Realtor*, July 1986.
 Edgard Farr Russell, *A Short History of Burleith* (Washington, D.C.: Courant Press, 1955).

Notes:

Prepared by: EHT Tracerics

Last Updated: August 2012

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William Edward Shannon		 <i>Source: History of the City of Washington</i>	
Biographical Data			
Birth: 4/22/1875	Place: Baltimore, Maryland		
Death: 1930	Place: Fort Myers, Florida		
Family: wife, Lillian; brothers, Herbert T. and J. Preston			
Education			
High School: unknown			
College: Spencerian Business College, Washington, D.C.			
Graduate School: n/a			
Career			
Permit Database (through 1958)			
As Builder	Earliest Permit: 1900 Latest Permit: 1925 Total Permits: 151 Total Buildings: 855		
As Owner	Earliest Permit: 1900 Latest Permit: 1925 Total Permits: 155 Total Buildings: 912		
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated. *As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.			
Practice	Position	Date	
Middaugh & Shannon, Inc.	Vice-President and Treasurer	1900-1910	
Middaugh & Shannon, Inc.	President	1910-1930	
Professional Associations			
Societies or Memberships: housing committee of Washington Society of Fine Arts, Washington Board of Trade, Chamber of Commerce, National Association of Real Estate, Director and Vice-President of the Rotary Club, Director and Governor of Columbia Country Club, City Club, Racquet Club, Talbot Country Club, Old Commercial Club, Capital Yacht Club, Royal Palm Tarpon Club, Harmony Lodge, Columbia Historical Society			
Buildings			
Building Types: Row Houses, Semi-Detached Houses, Single-Family Dwellings, Duplexes			
Styles and Forms: Colonial Revival			
DC Work Locations: NW Quadrant—Woodley Park, Bloomingdale, Park View, Mt. Pleasant			
Notable Buildings	Location	Date	Status
Row Houses	1612- 1620, 1714-1744, 1824-1844 N. Capitol Street, NW	1900-1901	☐ NRHP ☐ DC Historic Site
Row Houses	2300-2330 and 2301-2333 1 st Street, NW; 100 Bryant Street, NW	1902	☐ NRHP ☐ DC Historic Site
Row Houses	431-453 Newton Place, NW	1911	☐ NRHP ☐ DC Historic Site
Row Houses	1844-1864 Park Road, NW	1909	In Mt. Pleasant Historic District
Dwellings	3000-3110, 3101-3105 Cathedral Road, NW	1923-1924	☐ NRHP ☐ DC Historic Site
Dwellings	3101-3111 Garfield Street, NW	1925	☐ NRHP ☐ DC Historic Site

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Row Houses	2820-2828, 2846-2852 Connecticut Avenue, NW (only 2820-2822 and 2850-2852 still extant)	1922	In Woodley Park HD
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Significance and Contributions

William E. Shannon was a partner in the prolific development firm of Middaugh & Shannon. Together with Raymond E. Middaugh (1870-1910), Shannon constructed over 900 dwellings in Washington, D.C. The team was instrumental in developing the neighborhoods of Bloomingdale, Park View, Woodley Park, 14th Street Terrace, Petworth, Michigan Park, and part of Saul's Addition.

William Edward Shannon was born in Baltimore, Maryland in 1875 and came to Washington, D.C. in 1881 at the age of six. He attended Washington, D.C. public schools and Spencerian Business College in Washington, D.C. His first job was as a page for the United Press, stationed on the floor of the Senate and House. Later, he worked as a messenger at the *Evening Star*, a printer, and then a real estate broker. He married Lilian A. Walingford in 1899.

Shannon began working with Ray E. Middaugh in 1896 and the two formed the real estate firm of Middaugh and Shannon in 1900. Their first development project was the construction of row houses in Bloomingdale within the area bounded by R Street, North Capitol Street, Bryant Street, and 2nd Street, NW. From 1900 to 1901, architect B. Stanley Simmons (1872-1931, see Architects Directory entry) designed 47 of these row houses for Middaugh & Shannon. Beginning in 1902, however, the firm relied exclusively on Joseph Bohn Jr. (1877-1910, see Architects Directory entry) as its architect.

Middaugh & Shannon pioneered the development of Bloomingdale. The *Washington Post's* 1903 *History of the City of Washington* reported that as a result of Middaugh & Shannon's initial development in the neighborhood, there were 869 houses, accommodating 3,484 people, by 1903. As advertised in the newspaper, their houses were built to embody their ideals of what housing should be, not only of construction, but also of arrangement, i.e., their copyrighted plan for the perfect lighting of the dining room.

In 1906, the firm began developing the Park View neighborhood immediately west of the Old Soldiers Home. Joseph Bohn designed the row and semi-detached dwellings in this development, including virtually all the dwellings constructed in the two squares (3044 and 3036) between Park Place and Warder Street, N.W. and bounded by Newton Place on the north and Lamont Street on the south. Bohn's final works (1909) for Middaugh & Shannon were two rows in Mt. Pleasant at 19th Street (3201-3215) and Park Road (1844-1860) and a row of Colonial Revival dwellings along Cathedral Avenue in Woodley Park (2228-2242). Shannon & Luchs were the selling agents of many of Middaugh & Shannon's developments. Herbert T. Shannon (1884-1946, see directory entry), co-founder of Shannon & Luchs, was the younger brother of William E. Shannon.



1102-1106 Monroe Street, NW (1908).

Photo by EHT Tracerics, May 2007.

Middaugh & Shannon were the most prolific developers of the Woodley Park neighborhood during the first decade of its construction as well. In 1908, they purchased two large tracts of land along 27th Street and Cathedral Avenue, NW and began to build two-story row houses. They also constructed a group of two-story semi-detached houses along Cathedral Avenue, advertising the innovative features of yards on three sides and a "living room" on the first floor.

Shortly after construction began in Woodley Park, Middaugh & Shannon published a promotional brochure that

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2236 Cathedral Avenue, NW (1909).

Photo by EHT Traceries, May 2007.

Corporation of Labor Department. He was a director and member of the advisory board of the American Security and Trust Co. and was in the directorate of the American National Bank.

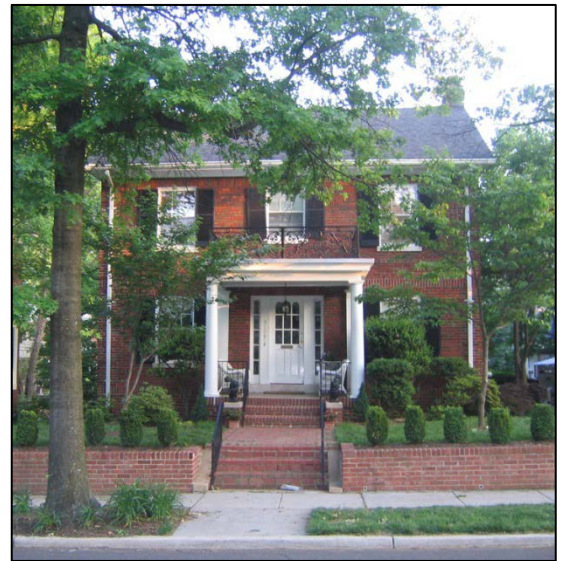
Shannon continued to build in Woodley Park until 1922, building 2711-2725 Connecticut Avenue (a row of eight buildings constructed in 1918 of which two are extant); 2727-2737 Connecticut Avenue (constructed in 1921), and 2820- 2828 Connecticut Avenue (a row of five buildings of which two are extant). Some of these dwellings were designed by prolific architect George T. Santmyers (1889-1960, see Architects Directory entry), who constructed 34 dwellings for the company.

William Shannon died in 1930 after a brief illness. Upon his death, the firm of Middaugh & Shannon was dissolved. Middaugh & Shannon was one of the most successful building firms in Washington, D.C. in the first quarter of the 20th century. Their construction in Bloomingdale helped the neighborhood to thrive, and their influence in Woodley Park is still evident today.

boasted that, besides being a good financial investment, "here is one spot in the city where a man who is able to purchase a fine house closed in between a succession of brick walls can afford, at no greater cost, a comfortable 'home', surrounded by a comfortable lawn and the beautiful things of nature that make life worthwhile." These homes were praised in newspaper advertisements for the innovation of "hundreds of ideas" which would make them copied throughout the city.

Ray E. Middaugh died in 1910, but Shannon continued working under the name Middaugh & Shannon, as the company had developed such an esteemed reputation. In 1911, prominent architect Claughton West (1885-1978, see Architects Directory entry) designed 41 row houses, like those at 431-453 Newton Place, NW for the firm.

During World War I, Shannon served as vice-director of the war savings stamps campaign in D.C. He was always very active in clubs and associations, as his obituary in the *Washington Post* states: "Held Many Important Posts, and Served U.S. in War Time. Prominent in Clubs." During his lifetime, he was a member of the Executive Committee of the D.C. Red Cross finance committee and the Liberty Loan Committee. He was manager of the real estate and commandeering division of the U.S. Housing and Transportation Bureau and director of the U.S. Housing



3108 Cathedral Avenue, NW (1922).

Photo by EHT Traceries, May 2007.

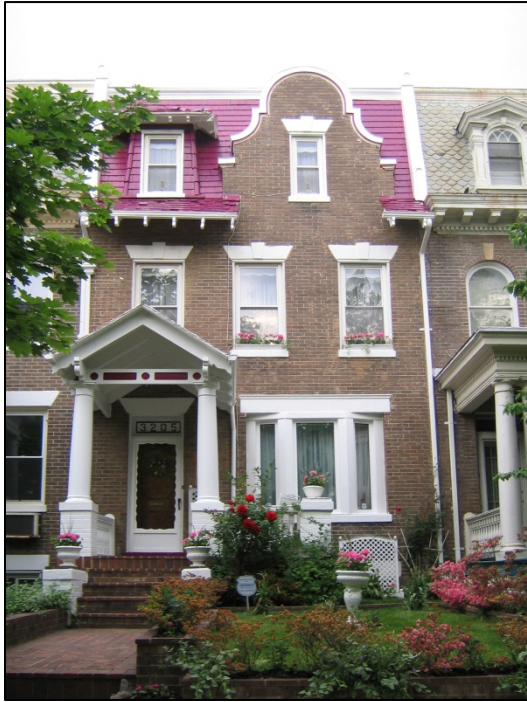
Sources

Vertical Files ☐ HSWDC ☒ MLK Library

Other Repositories: DC Building Permits Database, Ancestry.com

Obituary: Publication: *Washington Post* Date: 12/9/1930 Page: 24 &
Evening Star 12/9/1930

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☒ History of the City of Washington: It's Men and Institutions	1903	232
☐ Washington Past and Present	1932	
☐ Prominent Personages of the Nation's Capital	c. 1924	
Other Sources: "Brookland to Get Thirty New Homes," <i>Evening Star</i>, February 28, 1920. "Buy 2 Tracts of Land," <i>Washington Post</i>, June 27, 1920. ProQuest Historical Newspapers. "Good Eyesight," <i>Washington Post</i>, January 14, 1912. ProQuest Historical Newspapers. "Herbert T. Shannon, Head of Real Estate Firm Here, Dies," <i>Evening Star</i>, November "Local Financial: To Build Eight Houses," <i>Washington Post</i>, September 27, 1911. ProQuest Historical Newspapers. Melissa McLoud, <i>Craftsmen and Entrepreneurs: Builders in late 19th Century Washington D.C.</i> Dissertation to Graduate School of Arts and Sciences of George Washington University, 1988. Middaugh and Shannon, Inc., Promotional Brochures, 1909-1910, Vertical files at the Martin Luther King Jr. Public Library. "New Houses on Capitol Hill," <i>Washington Times</i>, October 18, 1908, 7. National Register of Historic Places, Old Woodley Park Historic District, Washington, District of Columbia, National Register #414314. "Real Estate Market: Important Plans for Suburban Development Afoot," <i>Washington Post</i>, December 30, 1900. ProQuest Historical Newspapers. "Sudden Death of Mr. Bohn," <i>Washington Herald</i>, June 20, 1910. ProQuest Historical Newspapers. Allan B. Slauson, ed. <i>A History of the City of Washington, Its Men and Institutions</i> (Washington, D.C.: The Washington Post, 1903). "Two Recently Completed Buildings," <i>Washington Times</i>, March 12, 1909. Paul Kelsey Williams, <i>Historic Survey of Shaw East</i> (Washington, D.C.: Kelsey & Associates, 2001-2002).  3205 19th Street, NW. EHT Traceries, May 2007		
Prepared by: EHT Traceries		Last Updated: August 2012

Charles Hook Tompkins				
Biographical Data				
Birth: 11/30/1883	Place: Baltimore, Maryland			
Death: 12/12/1956	Place: Washington, D.C.			
Family: wife, Lida Roberts; sons, Francis M., Charles H., Jr.; daughters, Louise and Emma H.				
Education		<i>Source: Cassidy, Jr. "This Man Feels at Home in Hosts of D.C. Buildings."</i>		
High School: McKinley Technical High School, Washington, D.C.				
College: Lehigh University and George Washington University				
Graduate School: N/A				
Career				
Permit Database (through 1958)				
As Builder	Earliest Permit: 1914	Latest Permit: 1949	Total Permits: 249	Total Buildings: 282
As Owner	Earliest Permit: 1914	Latest Permit: 1946	Total Permits: 40	Total Buildings: 55
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.				
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.				
Practice	Position	Date		
Washington Filtration Plant	Surveyor	1904		
E. Saxon Engineers	Fieldman, Railroad Contractor	1905		
D.C. Engineering Corps	Engineer	1905-1906		
Ohio Electric Railyard Co.	Railroad Contractor	1907-1908		
Capital Traction Co.	Railroad Contractor	1909		
Smithsonian Institution	Engineer	1910		
Charles H. Tompkins Co.	Co-Founder and President	1911-1956		
Professional Associations				
Societies or Memberships: American Society of Civil Engineers, Society of American Military Engineers, American Concrete Institute, American Civic Association, American Institute of Banking, Washington Society of Engineers, U.S. Chamber of Commerce, Washington Chamber of Commerce, Washington Board of Trade, Cosmos Club, University Club, Racquet Club, Columbia Country Club, Congressional Country Club, Columbia Historical Society, Warrenton Country Club, Casanova Hunt Club, Masonic Order, Mt. Pleasant Citizens' Association, Theta Delta Chi, member of the Board of Trustees of Gunton Temple Presbyterian Church, Trustee of George Washington University, member of the Advisory Council of Riggs National Bank, D.C. Chapter of the American Red Cross				
Buildings				
Building Types: Apartment buildings, office buildings, institutional buildings, infrastructure				
Styles and Forms: Colonial Revival, Classical Revival, Modern Movement				
DC Work Locations: Downtown, Northwest Washington				

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Notable Buildings	Location	Date	Status
Tompkins Hall of Engineering, George Washington University	725 23rd Street, NW	1955	☐ NRHP ☐ DC Historic Site
Dalecarlia Water Treatment Plant	5900 MacArthur Blvd, NW	1924-1927	☐ NRHP ☐ DC Historic Site
Lincoln Memorial Reflecting Pool	National Mall	1922	☒ NRHP ☒ DC Historic Site
Former Garfinckel's Flagship	1401 F Street, NW	1929	☒ NRHP ☒ DC Historic Site
E. Barrett Prettyman Federal Courthouse (formerly U.S. District Courthouse)	333 Constitution Avenue, NW	1959-1960	☒ NRHP ☒ DC Historic Site
White House, East Wing	Alexander Hamilton Place, NW	1942	☒ NRHP ☒ DC Historic Site

Significance and Contributions

Charles H. Tompkins was a prolific builder in Washington, D.C. whose legacy endures today with the continued success of Tompkins Builders, Inc. Charles Hook Tompkins was born in 1883 in Baltimore, Maryland. He moved with his family to Washington, D.C. when he was nine months old and lived there for the rest of his life.

Tompkins attended Central and McKinley Technical High Schools in Washington, D.C., graduating in 1902. There, he met his future wife, Lida Roberts, and they married on November 30, 1906. Lida Tompkins attended Wilson Teachers College in Washington, D.C. and studied architecture at George Washington University. She was integral to the success of Charles H. Tompkins Co. and participated in many facets of the construction business. She even accompanied her husband on one of his first engineering jobs in a railway camp in the Midwest, helping to complete administrative tasks. Lida Tompkins served as Vice President and Treasurer of the Tompkins Company until her death in 1953.

Charles Tompkins was highly educated in his fields of engineering and construction both at his technical high school and college. Following his graduation from McKinley High School, Tompkins received a scholarship from Lehigh University where he studied engineering. Financial circumstances and poor health, however, forced him to return to Washington before completing his degree. He attended night school at George Washington University and obtained his degree in 1907. During and after college, Tompkins worked in the engineering departments of various Washington institutions such as the D.C. government, the Smithsonian Institution, and the Capitol Traction Company. He also worked as an engineer for several other railroad companies, including the Ohio Electric Railway Co.

In 1911, Charles and Lida founded an independent construction company under the name Charles H. Tompkins. Their first project was a \$6 contract for repairs to coping at Peoples Drug Store at 7th and E Streets, NW. They went on to construct a plethora of private and public buildings in the Washington, D.C. area. A small sampling include: buildings at Fort Belvoir, Bainbridge Naval Training Station, and the White Oak Naval Ordnance Laboratory (650 total); West Central Heating Plant; White House Executive Offices (East and West); D.C. National Guard Armory; American Red Cross War Memorial; Scottish Rite Temple; buildings at Catholic, Georgetown, George Washington, and Howard Universities; buildings at Garfield and Sibley Hospitals; and Children's and Providence Hospitals.



*Lisner Auditorium, George Washington University, 1944.
GW Special Collections.*

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Reflecting Pool, HLABS DC, WASH, 2--3

Tompkins Company constructed the building, which was subsequently named for him.

In the 1940s, the Tompkins Company began working with J.A. Jones Construction Co., Inc., of North Carolina on various dams (including the Palisades Dam in Idaho, the Bull Shoals Dam in Arkansas, and the John H. Kerr Dam at South Hill, Va.), the Plattsburg (N.Y.) Air Force Base, and the National Agency Building at Ft. Meade, Md. In 1961, the J.A. Jones Construction Co., Inc. bought the Tompkins Co. In 2003, Tompkins became a wholly-owned subsidiary of Turner Construction Company, the largest general

contracting firm in the country. The firm then became known as Tompkins Builders, Inc.

Charles Tompkins died in 1956 after a battle with cancer. He and his wife are buried in Rock Creek Cemetery. His sons, however, Francis M. Tompkins (1909-1961) and Charles H., Jr. (1919-1997), held executive posts in the company and continued the firm.

Tompkins Construction has been a leader in the building industry in Washington, D.C. for over a century. In that time, the firm has built more than 50 million square feet of offices for government agencies and institutions. They have built some of our nation's most famous landmarks, including the Reflecting Pool at the Lincoln Memorial, the National Gallery of Art's East Wing and Sculpture Garden, the National World War II Memorial, and, most recently, the Martin Luther King, Jr. Memorial. Tompkins Construction continues to influence the built environment Washington, D.C.

Tompkins invented the Concrete Distributing System, which aided in the construction of the Dalecarlia Water Treatment Plant in the 1920s.

Tompkins was very loyal to his alma mater, George Washington University, and was very active in the GW community. In addition to being a trustee of the university, the Tompkins Company did a lot of construction work on campus. Some examples of their work at GW include: Bell Hall (1936); Gilbert Stuart Hall (1936); Hall of Government (1938); Lisner Hall (1939); Lisner Auditorium (1941); addition to 2125 G Street, N.W. (1949); and Jacob Burns Library (1967). In 1954, Tompkins announced that he would donate an engineering building to the campus. The



Tompkins Hall, George Washington University, 1956. GW Special Collections.

Sources

Vertical Files ☐ HSWDC ☒ MLK Library

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Publication: *Evening Star*
Washington Post

Date: 12/13/1956
12/13/1956

Page: A24

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☐ History of the City of Washington: It's Men and Institutions	1903	
☒ Washington Past and Present	1932	72-73
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*E. Barrett Prettyman Courthouse (formerly U.S. District Courthouse), 1952.
National Archives, RG 121-BS, Box 99, Folder E*

Harry Wardman				
Biographical Data				
Birth: 4/11/1872	Place: Bradford, England			
Death: 3/18/1938	Place: Washington, D.C.			
Family: Eli and Alice Wardman, parents; Mary Hudson, first wife; Alice Rheem, daughter, Lillian Glascock, second wife; Helen Naselli, daughter				
Education		Source: Washington Post, February 16, 1969		
High School: unknown				
College: n/a				
Graduate School: n/a				
Career				
Permit Database (through 1958)				
As Builder	Earliest Permit: 1898	Latest Permit: 1927	Total Permits: 467	Total Buildings: 2844
As Owner	Earliest Permit: 1899	Latest Permit: 1929	Total Permits: 509	Total Buildings: 2925
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.				
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.				
Practice		Position		Date
Wardman Realty and Construction Company		President		1890-1935
Professional Associations				
Societies or Memberships: Washington Rotary Club, Racquet Club, Washington Board of Trade, Columbia Historical Society, and Washington Real Estate Board				
Awards or Commissions:				
Buildings				
Building Types: Row houses, row house flats, detached houses, apartment houses, hotels, showrooms, banks, clubs, embassies, garages				
Styles and Forms: Queen Anne, Georgian, Italian Renaissance, Beaux Arts				
DC Work Locations: Barney Circle, Bloomingdale, Brightwood, Brookland, Dupont Circle, Eckington, Lanier Heights, Petworth, Washington Heights, Woodley Park				
Notable Buildings	Location	Date	Status	
Dresden Apartments	2126 Connecticut Ave., N.W.	1909	Sheridan-Kalorama Historic District	
Northumberland	2039 New Hampshire Ave., NW	1909	☒ NRHP ☐ DC Historic Site	
Wardman Row	1416-1440 R Street, NW	1911-1912	☒ NRHP ☐ DC Historic Site	
Wardman Park Annex and Arcade	2600 Woodley Rd., NW	1928	☒ NRHP ☐ DC Historic Site	

Significance and Contributions

With over four thousand structures attributed to his name, Harry Wardman is considered to be one of Washington D.C.'s most prolific developers of the early twentieth century. Wardman grew from an apprenticed carpenter in Philadelphia in the 1890s to a millionaire builder and developer in Washington by the 1920s. According to an article published in the *Washington Post* in 1969, by the time of Wardman's death in 1938, every tenth resident in the District resided in a structure he had constructed. Wardman's illustrious career in Washington began in the 1890s when he moved to the city with his first wife, Mary Hudson. Working alongside several prominent local architects, including Nicholas R. Grimm (1863-1931), Albert H. Beers (1859-1911), Frank R. White (1899-1961), and Mihran Mesrobian (1889-1975), Wardman constructed a range of building types throughout the city including row houses and luxury apartments.

A native of Bradford, England, Wardman held several occupations before coming to Washington and finding his niche in the building industry. The son of Eli and Alice Wardman, Harry Wardman grew up watching his parents operate a dry goods store in Bradford. At a young age, Wardman held his first job in Bradford as a textile factory worker where he was first exposed to mass production methods. Without a definite plan or much money to his name, Wardman left his job at the factory and his home at the age of seventeen with the intention of moving to Australia. According to Wardman, when he arrived in Liverpool he was informed that the next boat leaving for Australia would not arrive until the following month and as a result he decided to take the next boat leaving for America instead. After landing in New York in 1889 with only \$2.75, Wardman found a job at a department store as a salesman.

Soon after landing in New York, Wardman ventured to Philadelphia where he was offered a job at Wanamaker's Department Store selling clothing and he also sold industrial insurance policies part-time. Wardman worked as a salesman until he ran into a former classmate from Bradford who introduced him to his father who was a carpenter in the city. Soon after the introduction, Wardman became a carpenter's apprentice and was provided room and board with the position. Wardman quickly took to the trade and noting the ease with which Wardman managed and executed tasks on site, his employer made him a foreman for a residential development project in the city. The apprenticeship in Philadelphia boosted Wardman's early career as a builder and he sought to practice his newly mastered trade in Washington, D.C. where building prospects were on the rise. Prior to moving to D.C., Wardman met Mary Hudson, a native of Bradford who also resided in Philadelphia. According to Philadelphia marriage index records, Wardman and Hudson married in 1895.

Contemporary sources on Wardman differ on the exact year he arrived in Washington D.C.; however, according to city directories, Wardman is listed as carpenter in Washington as early as 1892-93 living at 505 L Street, N.W. That same year, Wardman is also listed at 1237 G Street, NW in the business listings under "Carpenters and Builders." An article in the *Washington Times* from 1921 states that Wardman worked as a carpenter for several years in Washington and was known amongst builders as a good "trimmer out." The article goes on to state that around 1898 Wardman began building independently, "buying with his savings one lot and making a building loan to put up a house" then he would sell the property. Wardman's speculative development practices began in the late 1890s and continued throughout the 1920s.

The earliest known building permit with Wardman listed as the builder was recorded in 1898. Under this permit, Wardman teamed with local architect Nicholas R. Grimm (see Architects Directory entry) to construct a two-story private stable at 1310 N Street, NW (no longer extant) for the Japanese Legation. After this project, Grimm became Wardman's chief architect in 1899. The pair worked together on hundreds of residential structures, including apartment buildings, and row houses, for roughly six years until 1905. Throughout much of his career, Wardman worked closely with several prominent architects in Washington. Wardman's consistent employment of local architects was rare for a speculative builder during the late 1890s to early 1900s, attesting to both his dedication to quality design and the rise of corporate architects.

According to city directory listings, by 1900, Wardman lived at 201 Morgan Street, NW and was still listed as a carpenter. Wardman formed a favorable reputation for himself in Washington as he continued to work for himself as a carpenter and for others on high-profile projects in the city, such as the Willard Hotel (1401 Pennsylvania Avenue,

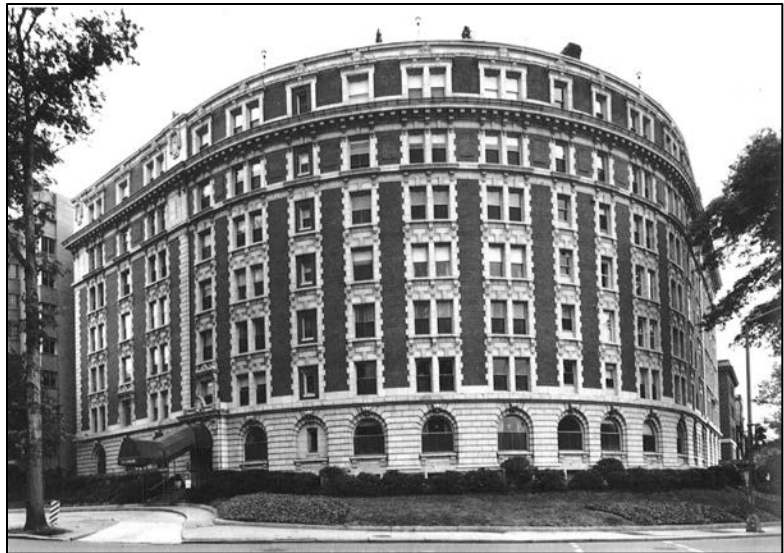
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NW). Wardman and his wife inevitably settled in the Brookland neighborhood and during this time his daughter Alice was born. With his professional career on the rise, Wardman's personal life took a tragic turn when his wife Mary died in 1900. Now raising and supporting his daughter alone, Wardman took on new work at a rapid pace. Several accounts say that Wardman rode to and from various construction sites on his bicycle with his tool box attached to his handle bars.

In 1902 Wardman was contracted to construct a three-story house for local tailor and businessman Henry G. Bergling located at 1219 6th Street, N.W. (no longer extant). Impressed by Wardman's work, Bergling recommended the builder for other construction jobs and helped Wardman obtain financing through the Home Savings Bank. Bergling's recommendations and financial backing helped to launch Wardman into some of the most successful years of his practice. By the early 1900s, Wardman capitalized on the influx of government workers flocking to Washington and the new streetcar lines in the city and rapidly constructed buildings in areas north of Florida Avenue, N.W. including the Brightwood neighborhood. In 1901 the Washington Sanitary Improvement Company, a housing organization, hired Wardman to construct thirty-six two-story low-income properties in the Eckington neighborhood. Following this contract, Wardman's business flourished.

Throughout the first decade of the twentieth century, Wardman continued to develop an astounding number of row houses across the city in neighborhoods including Bloomingdale, Petworth, and Columbia Heights. In order to meet demands, keep prices low for buyers, and turn a profit, Wardman implemented, what some later referred to as, the "Wardman formula" when selling these properties. This formula determined the sale price of the house and was based on the construction cost plus ten percent of the total cost. With this method, Wardman was able to satisfy the market demands and as a result his profits soared and his success captured the attention of new potential investors. Wardman's row houses were typically two- to three-story brick buildings and many were considered to be "front-porch row houses." Wardman's front-porch row houses remain extant throughout the city today including a row located in the Adams Morgan neighborhood at 2429-2437 Ontario Road, N.W. (1913). In a continued effort to meet housing demands and maintain low costs, Wardman also pioneered a style of row houses that divided the structure into two identical apartment units within one row house. Referred to as "row house flats," this style of row house construction did not catch on in D.C., however examples of Wardman's row house flats remain in the Bloomingdale area.

In addition to row house construction, Wardman also focused on apartment building and hotel construction. Wardman's early apartments were modest in size, however, by the end of the first decade of the twentieth century, Wardman's apartments shifted to a grander style intended for more affluent residents. Wardman's most notable examples of apartment buildings include the Northumberland (1909, 2039 New Hampshire Avenue, N.W.) and the Dresden (1909, 2126 Connecticut Avenue, N.W.) in Dupont Circle, and the Brighton (1909, 2123 California Street, N.W.) in Kalorama Heights. Each of these examples was designed by Albert H. Beers, a prominent local architect who worked for Wardman between 1905 and 1911.



The Dresden, 2126 Connecticut, Ave.

Towards the end of the 1910s, Wardman was a man of great wealth as a result of his steady work and increasingly large ventures. In 1909 Wardman married his second wife Lillian Glascock from Asheville, North Carolina. One year later, the couple had their first and only child together, Helen. Despite wanting to return to England, Wardman had a mansion constructed for him and his family at the intersection of Connecticut Avenue and Woodley Road, N.W. (no longer extant). In 1916 Wardman's first daughter, Alice, married Edmund Rheem, a director of the mortgage

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banking firm Swartzell, Reheem and Hensey. This union connected Wardman to one of the D.C.'s most respected mortgage banking firms at the time, which resulted in the firm financing several of his projects. In 1923, with substantial financial backing, Wardman set out to complete one of his largest projects, Wardman Park Hotel (only the Annex and Arcade remain, now the Washington Marriot Wardman Park Hotel).

Following the construction of Wardman Park Hotel, Wardman continued to invest and develop property rapidly. Other hotels Wardman constructed in the 1920s include the Carlton, 1926 (923 16th Street, NW); the Hay-Adams, 1927 (800 16th Street, NW); and the Wardman Tower, 1928 (2600 Woodley Road, NW). The Carlton, now the St. Regis Hotel, and the Hay-Adams are variations on the Villa Farnesina, a Roman Renaissance palazzo. These were all designed by architect Mehran Mesrobian.

By the late-1920s, however, Wardman ran into financial trouble as a result of the Great Depression. Forced to relinquish control over many of his hotels and apartments, Wardman was able to recoup some of his losses by the 1930s when he constructed 900 properties in a subdivision near Fort Stevens. The subdivision was completed just weeks before his death in 1938.

Responsible for the construction of over four hundred apartment buildings and over five thousand dwellings, Wardman's legacy is strong in Washington's residential and commercial communities. Additionally, Wardman greatly impacted the building industry in D.C. by tailoring his practice to provide affordable housing, making apartments available to all classes, and by setting a high standard for craftsmanship and design for buildings throughout the city.



Lillian and Harry Wardman at Hot Springs, VA (no date). Library of Congress Prints and Photographs Division, LC-USZ62-68499.

Sources

Vertical Files ☐ AIA Archives ☐ DC HPO ☒ HSWDC ☒ MLK Library

Other Repositories: DC Building Permits Database, Ancestry.com, Library of Congress

Obituary: Publication: *Washington Post* Date: 3/19/1938 Page: XI

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☐ Washington Past and Present		
☐ Prominent Personages of the Nation's Capital		

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"Architects and Builders, Montgomery County, *Places from the Past*, 333

Prepared by: EHT Tracerics

Last Updated: August 2012

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Monroe Warren		 Source: "Best Addresses," 179.			
Biographical Data					
Birth: 6/11/1895	Place: Clayton, Alabama				
Death: 1/16/1983	Place: Bordeaux, France				
Family: wife, Dorothy B.; son, Monroe Jr.; brothers, R. Bates Hugh, and Benjamin					
Education					
High School: Western High School, Washington, D.C.					
College: University of Virginia					
Graduate School: N/A					
Career					
Permit Database (through 1958)					
As Builder		Earliest Permit: 1920	Latest Permit: 1943	Total Permits: 157	Total Buildings: 817
As Owner		Earliest Permit: 1921	Latest Permit: 1955	Total Permits: 177	Total Buildings: 824
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.					
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.					
Practice		Position		Date	
M & R. B. Warren, Inc.		Founder, Senior Partner		1920-1930	
Meadowbrook, Inc.		President		1932-1966	
Professional Associations					
Societies or Memberships: Home Builders Association of Washington, Inc. (organizer, president)					
Awards or Commissions:					
Buildings					
Building Types: Apartment houses, single family dwellings, row houses					
Styles and Forms: Colonial Revival, Tudor Revival, Classical Revival, Art Deco					
D.C. Work Locations: Cleveland Park, Woodley Park, Adams Morgan, Southeast, Montgomery County, MD					
Notable Buildings		Location	Date	Status	
Kennedy-Warren Apartments		3133 Connecticut Ave., NW	1931	☒ NRHP ☒ DC Historic Site	
Tilden Gardens		3000 Tilden Street, NW	1927-1931	In Cleveland Park Historic District/ Apartment Buildings Multiple Property	
Apartment House		2540 Massachusetts Ave., NW	1925	☐ NRHP ☐ DC Historic Site	
Apartment House		1661 Crescent Place, NW	1925	☐ NRHP ☐ DC Historic Site	
Apartment Houses		3018-3028 Porter St., NW	1923-1924	In Cleveland Park Historic District/ Apartment Buildings Multiple Property	

Significance and Contributions

Monroe Warren was the founder and senior partner of the prolific construction company of M. and R. B. Warren, Inc., which he founded with his brother, Robert Bates (R. Bates) Warren (1897-1976, see directory entry), in 1920. One of four sons of Benjamin S. Warren, a former assistant surgeon general of the United States Public Health Service, Monroe Warren planned to enter the medical profession until a college summer job working for his uncle, local builder and real estate lawyer Bates Warren (1869-1940), piqued his interest in construction.

Warren was born in Alabama and moved to Washington, D.C. in 1911 with his family. He attended Western High School, graduating in 1913, and received a Bachelor's of Science from the University of Virginia in 1917. He went on to serve as a first lieutenant in World War I and returned to Washington after the war. Another of his uncles, also a prominent developer, John L. Warren (1872-1921), lent him the funds to start his own company, M. & R. B. Warren. In the early years of the business, the Warrens built mostly small, single-family dwellings, like the bungalows at 3718-3726 Brandywine Street, NW, constructed from 1920 to 1922. These dwellings were designed by Monroe and R. Bates's brother, Hugh Warren. Because of their family connections, Bates and R. Monroe were also able to work with prominent Washington architects in the early years of their business, including George N. Bell (see Architect's Directory entry) and his firm, Rich & Bell. Rich & Bell designed single family dwellings for the Warrens as well as row houses like those at 229-247 17th Street, SE (1922). During the early 1920s, the Warren brothers were also working in Chevy Chase, Maryland. They developed Leland, a subdivision of modest single-family houses, on a 57-acre tract east of Wisconsin Avenue and west of Chevy Chase Section 4. This subdivision initially had small bungalows and was advertised as an automobile community with paved streets, landscaping, water, and sewerage. A commercial zone on Wisconsin Avenue was also built in the early 1920s, becoming Bethesda's first shopping center.



3718 Brandywine Street, NW. EHT Traceries, August 2012.



Leland Shopping Center, Wisconsin Avenue (Bethesda, MD)
between Leland and Walsh Streets. EHT Traceries, August 2012.

The firm is best remembered, however, for their apartment building construction. The Warrens' first apartment building, constructed in 1922, is located at 2525 Ontario Road, NW in Adams Morgan. Designed by Rich & Bell, it is a simple three-story, U-shaped, Colonial Revival-style brick building that cost only \$50,000 to construct. They recreated this design later that year at 1725 Lanier Place, NW. Another design that Neal Bell developed for the company was a two-story, five-bay Colonial Revival-style apartment building with a rectangular plan. This form was repeated at various locations, including 3407, 3409, and 3411 29th Street, NW; 1445, 1447, and 1449 Oak Street, NW; and 3527 Center Street, NW.

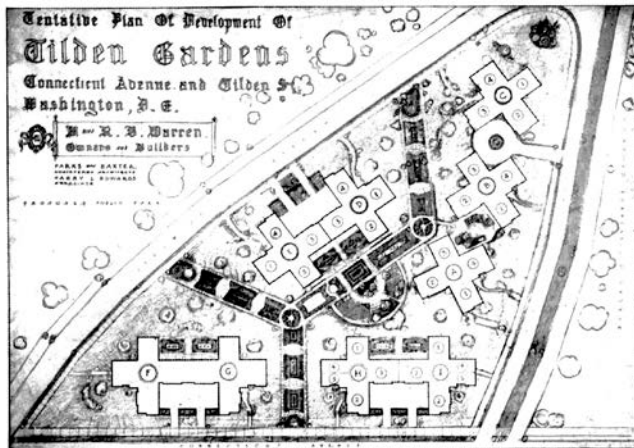
The Warrens began to develop more elaborate apartment buildings in 1923 with the construction of 1705 Lanier Place, NW. This is a four-story brick building designed by prominent Washington architect James E. Cooper (1877-1930) in the Tudor Revival style. This apartment building is notable because, while converted co-ops had become popular in the early 1920s, this was the first building in the city to be initially marketed as a cooperative. During construction, Edmund J. Flynn, who had recently left the Allen E. Walker Company (see Directory entry for Allen E. Walker) and established his own firm specializing in cooperative ownership and cooperative plans, approached the Warrens about attempting to sell the apartments as co-ops. Cooperatives featured a novel real estate ownership

model—instead of individuals owning physical property, as with a condominium, individuals purchased shares in a corporation that owned the building, giving them the right to live in a specific unit. Co-op ownership also entitled residents a say in matters concerning the building as a whole. The Warren brothers commissioned Flynn to sell shares in the building while it was still under construction; when he sold them all before construction was complete, the Warrens decided to partner with him on their next project, the Cleveland Park Apartments.



Advertisement, "Cleveland Park Apartments," Washington Post, September 7, 1924.

Flynn was instrumental in establishing cooperative apartments as a viable and accepted alternative to rental apartments in Washington. He was one of the first real estate men to take out advertisements for his projects, like the one above. Also designed by Cooper and constructed in 1923, the Cleveland Park Apartments (3018-3028 Porter Street, NW) were purpose-built co-ops. Identical in size, each of the six buildings is treated in a slightly different interpretation of the Colonial Revival style. Narrow walkways separate each of the buildings, which face directly onto Porter Street. The expansive gardens and garages were situated to the rear of each building and remain intact today.



From "The Warren Latch Key," August 1930, Tildengardens.org.

By 1930, M. and R. B. Warren had become one of the "leading operators in the co-operative apartment field," as an *Evening Star* article from August of that year proclaimed. After the initial success of the co-ops at 1705 Lanier Place and the Cleveland Park Apartments, the Warrens decided to construct three luxury co-ops—the Army and Navy (now 2540 Massachusetts Avenue, NW) and 1661 Crescent Place, NW in 1925 and, one of their most notable complexes, Tilden Gardens in 1927.

As James Goode writes, "Tilden Gardens was the city's most innovative large apartments house constructed in the 1920s...It was noted not only for its unique landscaping plan but also as the city's largest luxury apartment house built as a co-op—until the Watergate was constructed in

the 1960s." Tilden Gardens still remains the grandest of the "grand Garden" apartments in the District of Columbia. Designed by landscape designers Parks and Baxter with associate architect Harry L. Edwards, the site plan, landscaping, and buildings were conceived as a holistic entity. The Cleveland Park Apartments were a predecessor to the garden-style apartment building and Tilden Gardens took that notion even further, making the landscape an integral component of the development. The triangular-shaped plot of land bounded by Tilden Street, Sedgwick Street, and Connecticut Avenue, comprises three X-shaped and three double X-shaped apartment buildings.

In 1930, R. Bates left the company and Monroe set out on his own. His first project without his brother would be his best-known, the Kennedy-Warren Apartment Building at 3133 Connecticut Avenue, NW. Monroe Warren teamed with successful developer Edgar S. Kennedy (1861-1953, see directory entry) on this massive undertaking. The Kennedy-Warren, completed in 1931 (addition in 1935), stands among the most significant luxury apartment buildings constructed in the Art Deco style in Washington, D.C. At the time of its construction, it was considered to be the largest and architecturally most important apartment building in the city. Its exterior, which is intact to its original design, embodies the geometric and jazzy characteristics of the grand architecture of that age. Its majestic siting—set back from Connecticut Avenue, NW, just north of the National Zoo entrance and abutting Rock Creek Park—sets

the building apart from others and adds to the building's distinctive presence on Connecticut Avenue, one of the important apartment building corridors in the city. It is the best-known and most significant work of local architect Joseph Younger, who also designed the apartment building at 1661 Crescent Place for M. & R. B. Warren. Beset by financial difficulties incurred by the Depression, Younger committed suicide in his Tilden Gardens apartment in May 1932, only a few months after the Kennedy-Warren was completed.

Many Washington developers encountered financial difficulties with the onset of the Depression, and Kennedy and Warren were no exception. As the Depression hit during construction of the Kennedy-Warren, they were only able to construct and fully furnish half of the building; a large H-shape section proposed for the southern end of the building was not constructed. The financing for the completion of the building collapsed and, following a series of unfortunate incidents, Kennedy and Warren lost their ownership interests in the building and their brokers, the B. F. Saul Company, assumed ownership. The B.F. Saul Company has remained the Kennedy-Warren's owner and manager to this day. Despite the fact that only half of the original plan was completed and that the original owners/builders/namesakes filed bankruptcy as a result of the Depression, the Kennedy-Warren became a financial success.



Kennedy-Warren, ca. 1988. James Stafford Phillips, photographer. From Goode's "Best Addresses," p. 307.

After constructing the Kennedy-Warren, Warren returned to residential neighborhood development. He began his first development in the nearby suburb of Chevy Chase, Maryland in 1930. Called Meadowbrook, it is located in Section 4 of Chevy Chase and part of Bethesda, Maryland on a 70-acre tract of land bounded by Columbia Country Club to the north and east, Aspen Street to the south, and Leland Street and Cypress Avenue to the west. Warren named his new company, Meadowbrook, Inc., after this inaugural project. Meadowbrook contained primarily two-story, brick single-family dwellings designed by Harvey P. Baxter who had also designed Tilden Gardens. Baxter went on to design many of Meadowbrook's buildings. With this company, Warren constructed single family dwellings and row houses throughout Washington, D.C. as well, building low-cost housing on a grand scale. His major developments, however, were in Maryland.

Monroe Warren, Jr. (1918-2009) joined his father's firm after returning from military duty in World War II. After the war, Meadowbrook constructed dwellings of modest scale and standardized design, capitalizing on the mid-century demand for affordable housing in the suburbs of Washington, D.C. Meadowbrook developed Ordway Village, a Colonial Revival-style garden apartments east of Wisconsin Avenue in Cleveland Park (architects Kifkuff and Bagley), Chevy Chase Lake, Arlington Forest, Rockcrest, Landover (Prince George's County), and Woodley Gardens.

Monroe Warren, Sr. retired from the building industry in 1966. He continued to live in Chevy Chase, Maryland until his death in 1983. He was in Bordeaux, France at the time of his death; the reason for his trip is unknown. He is remembered as a pioneer in cooperative apartment building construction, contributing some of the most important apartment buildings to Washington, D.C., including Tilden Gardens and the Kennedy-Warren. Warren's neighborhood developments in Maryland also contribute significantly to his reputation as a prominent builder in the D.C. metropolitan area.

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Sources		
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Biographical Directories	Year/Volume	Page
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☐ History of the City of Washington: It's Men and Institutions	1903	
☒ Washington Past and Present	1932	34
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Other Sources: James M. Goode, <i>Best Addresses</i> (Washington, D.C.: Smithsonian Institution Press, 1988). Elizabeth Jo Lampl and Kimberly Prothro Williams, <i>Chevy Chase: A Home Suburb for the Nation's Capital</i> (Crownsville, Md.: Maryland Historical Trust Press, 1998). Maryland Inventory of Historic Properties Application, 1203 Crawford Drive, Rockville, Montgomery County, Maryland. From www.rockvillemd.gov . Maryland Inventory of Historic Properties, Monroe Warren House, Chevy Chase, Montgomery County, Maryland, MIHP #M-35-107. National Register of Historic Places, Apartment Buildings in Washington, D.C. 1880-1945, Multiple Property Listing, Washington, District of Columbia, National Register #433852. National Register of Historic Places, Kennedy-Warren Apartment Building, Washington, District of Columbia, National Register #421894. "Town Houses Planned for Woodley Gardens," <i>Washington Post</i> , January 20, 1962. ProQuest Historical Newspapers. University of Virginia, <i>Alumni Bulletin of the University of Virginia</i> , (Charlottesville, Va.: University of Virginia Press, 1917), 234. John B. Willmann, "A New Housing Frontier for Rockville," <i>Washington Post</i> , December 3, 1960. ProQuest Historical Newspapers.		
		
<i>Tilden Gardens, 1930. From Goode's <u>Best Addresses</u>.</i>		
Notes:		
Prepared by: EHT Traceries		Last Updated: June 2012

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Robert Bates Warren		 <i>Source: "Best Addresses," 179.</i>	
Biographical Data			
Birth: 2/17/1897		Place: Clayton, Alabama	
Death: 1/16/1976		Place: Washington, DC	
Family: wife, Dorothy; Son, R. Bates Jr.; brothers, Monroe, Hugh, and Benjamin			
Education			
High School: unknown			
College: University of Virginia			
Graduate School: JD, Georgetown University Law School (1920)			
Career			
Permit Database (through 1958)			
As Builder	Earliest Permit: 1921	Latest Permit: 1936	Total Permits: 62 Total Buildings: 189
As Owner	Earliest Permit: 1921	Latest Permit: 1939	Total Permits: 57 Total Buildings: 155
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated. *As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.			
Practice	Position	Date	
M. and R. B. Warren, Inc.	Partner	1920-1930	
Warren-teed Homes, Inc.	President	1936	
Professional Associations			
Societies or Memberships: Jefferson Society of the University of Virginia, Delta Theta Phi legal fraternity			
Awards or Commissions:			
Buildings			
Building Types: Apartment Houses, single family dwellings, row houses			
Styles and Forms: Colonial Revival, Tudor Revival, Classical Revival			
DC Work Locations: Cleveland Park, Woodley Park, Adams Morgan, Chevy Chase,			
Notable Buildings	Location	Date	Status
Tilden Gardens	3000 Tilden Street, NW	1927-1931	In Cleveland Park Historic District/ Apartment Buildings Multiple Property
Apartment House	2540 Massachusetts Avenue, NW	1925	☐ NRHP ☐ DC Historic Site
Apartment House	1661 Crescent Place, NW	1925	☐ NRHP ☐ DC Historic Site
Apartment Houses	3018-3028 Porter Street, NW	1923-1924	In Cleveland Park Historic District/ Apartment Buildings Multiple Property

Tilden Gardens	3000 Tilden Street, NW	1927-1931	In Cleveland Park Historic District/ Apartment Buildings Multiple Property
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Significance and Contributions

Robert Bates Warren, known as R. Bates Warren, was a partner in the prolific construction company of M. and R. B. Warren, Inc., which his older brother, Monroe Warren (1895-1983, see directory entry), founded in 1920. R. Bates Warren was one of four sons of Benjamin S. Warren, a former assistant surgeon general of the United States Public Health Service.

According to his grave stone in Rock Creek Cemetery in Washington, D.C., Robert Bates Warren was born on February 17, 1897. He was born in Alabama and moved to Washington, D.C. in 1911 with his family for his father's job. Warren attended the University of Virginia, where he was a member of the Jefferson Society. He joined the military during World War I and served as a naval aviator. Following the war, he returned to Washington, D.C. to pursue a law degree at the George Washington University School of Law. He earned his J.D. in 1920 and went into business with his older brother, Monroe.

In the early years of the business, the Warrens built mostly small, single-family dwellings, like the bungalows at 3718-3726 Brandywine Street, NW, constructed from 1920 to 1922. These dwellings were designed by Monroe and R. Bates's brother, Hugh Warren. Because of their family connections, Bates and R. Monroe were also able to work with prominent Washington architects in the early years of their business, including George N. Bell (see Architect's Directory entry) and his firm, Rich & Bell. Rich & Bell designed single family dwellings for the Warrens as well as row houses like those at 229-247 17th Street, SE (1922). During the early 1920s, the Warren brothers were also working in Chevy Chase, Maryland. They developed Leland, a subdivision of modest single-family houses, on a 57-acre tract east of Wisconsin

Avenue and west of Chevy Chase Section 4. This subdivision initially had small bungalows and was advertised as an automobile community with paved streets, landscaping, water, and sewerage. A commercial zone on Wisconsin Avenue was also built in the early 1920s, becoming Bethesda's first shopping center.

The firm is best remembered, however, for their apartment building construction. The Warrens' first apartment building, constructed in 1922, is located at 2525 Ontario Road, NW in Adams Morgan. Designed by Rich & Bell, it is a simple three-story, U-shaped, Colonial Revival-style brick building that cost only \$50,000 to construct. They recreated this design later that year at 1725 Lanier Place, NW. Another design that Neal Bell developed for the company was a two-story, five-bay Colonial Revival-style apartment building with a rectangular plan. This form was repeated at various locations, including 3407, 3409, and 3411 29th Street, NW; 1445, 1447, and 1449 Oak Street, NW; and 3527 Center Street, NW.

The Warrens began to develop more elaborate apartment buildings in 1923 with the construction of 1705 Lanier Place, NW. This is a four-story brick building designed by prominent Washington architect James E. Cooper (1877-1930) in the Tudor Revival style. This apartment building is notable because, while converted co-ops had become popular in the early 1920s, this was the first building in the city to be initially marketed as a cooperative. During

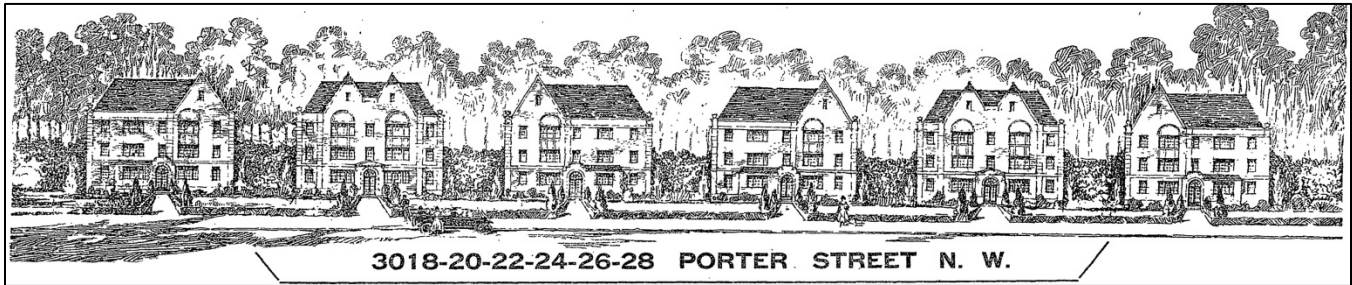


3718 Brandywine Street, NW. EHT Traceries, August 2012.



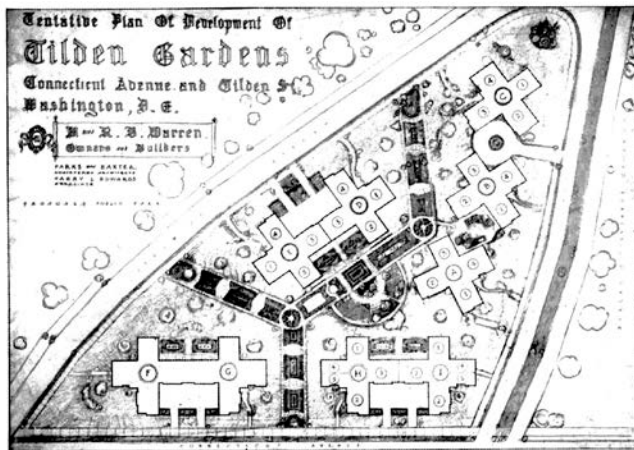
Leland Shopping Center, Wisconsin Avenue (Bethesda, MD)
between Leland and Walsh Streets. EHT Traceries, August 2012.

construction, Edmund J. Flynn, who had recently left the Allen E. Walker Company (see Directory entry for Allen E. Walker) and established his own firm specializing in cooperative ownership and cooperative plans, approached the Warrens about attempting to sell the apartments as co-ops. Cooperatives featured a novel real estate ownership model—instead of individuals owning physical property, as with a condominium, individuals purchased shares in a corporation that owned the building, giving them the right to live in a specific unit. Co-op ownership also entitled residents a say in matters concerning the building as a whole. The Warren brothers commissioned Flynn to sell shares in the building while it was still under construction; when he sold them all before construction was complete, the Warrens decided to partner with him on their next project, the Cleveland Park Apartments.



Advertisement, "Cleveland Park Apartments," Washington Post, September 7, 1924.

Flynn was instrumental in establishing cooperative apartments as a viable and accepted alternative to rental apartments in Washington. He was one of the first real estate men to take out advertisements for his projects, like the one above. Also designed by Cooper and constructed in 1923, the Cleveland Park Apartments (3018-3028 Porter Street, NW) were purpose-built co-ops. Identical in size, each of the six buildings is treated in a slightly different interpretation of the Colonial Revival style. Narrow walkways separate each of the buildings, which face directly onto Porter Street. The expansive gardens and garages were situated to the rear of each building and remain intact today.



From "The Warren Latch Key," August 1930, Tildengardens.org.

By 1930, M. and R. B. Warren had become one of the "leading operators in the co-operative apartment field," as an *Evening Star* article from August of that year proclaimed. After the initial success of the co-ops at 1705 Lanier Place and the Cleveland Park Apartments, the Warrens decided to construct three luxury co-ops—the Army and Navy (now 2540 Massachusetts Avenue, NW) and 1661 Crescent Place, NW in 1925 and, one of their most notable complexes, Tilden Gardens in 1927.

As James Goode writes, "Tilden Gardens was the city's most innovative large apartments house constructed in the 1920s...It was noted not only for its unique landscaping plan but also as the city's largest luxury apartment house built as a co-op—until the Watergate was constructed in

the 1960s." Tilden Gardens still remains the grandest of the "grand Garden" apartments in the District of Columbia. Designed by landscape designers Parks and Baxter with associate architect Harry L. Edwards, the site plan, landscaping, and buildings were conceived as a holistic entity. The Cleveland Park Apartments were a predecessor to the garden-style apartment building and Tilden Gardens took that notion even further, making the landscape an integral component of the development. The triangular-shaped plot of land bounded by Tilden Street, Sedgwick Street, and Connecticut Avenue, comprises three X-shaped and three double X-shaped apartment buildings.

During the 1920s, R. Bates Warren was influential in the co-op apartment house movement. He helped to found the Cooperative Apartment House Bureau of the National Real Estate Board, headquartered in Chicago, in 1925. In this role, he organized numerous national conventions and touted the benefits of co-op apartment housing.

In 1930, the Warren brothers went their separate ways and began working independently. Both parties, however,

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returned to residential neighborhood development. Warren announced a new development called Huntington Terrace in Bethesda, Maryland in 1932. This 40-acre tract is located north of the Battery Park and Edgemoor neighborhoods in Bethesda and was platted for approximately 200 buildings. Warren sold the lots to builders or private owners to construct their own dwellings instead of building speculatively. Warren sought to capitalize on the expansion of the street car to the Maryland suburbs by developing in Bethesda and Chevy Chase. He developed Bradley Hills Grove, Congressional Forest Estates, Potomac Hunt Acres, Norwood Heights, Chevy Chase Grove, Chevy Chase Section 3, Wakefield, Woodridge, and Brookland.

In 1936, Warren began Warren-teed Homes, Inc., a company that specialized in pre-fabricated housing. A *Washington Post* article from that year states that Warren was constructing ten new steel and copper homes. These innovative dwellings were located on Montgomery Avenue, just south of East-West Highway between Connecticut and Wisconsin Avenues in Bethesda, Md. The average construction time for one of these houses was estimated at ten hours. At an average of \$7,350 per house, these were marketed as affordable bungalow-type dwellings for the growing Washington, D.C.-area population.

For the last ten years of his life, Warren worked as a real estate broker out of his home at 5525 Warwick Place, Chevy Chase. Warren died in Washington, D.C. in 1976 at the age of 78; the cause of death is unknown. His greatest contribution to the building community of Washington was his passion for and dedication to the cooperative apartment housing movement in the 1920s and 30s.

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Vertical Files	☐ HSWDC	☐ MLK Library
Other Repositories: DC Building Permits Database, Ancestry.com		
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Notes:		
Prepared by: EHT Traceries		Last Updated: June 2012

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Charles E. Wire		 Source: Washington Star, Sept. 16, 1954		
Biographical Data				
Birth: 12/23/1876	Place: Lovettsville, VA			
Death: 9/14/1954	Place: Washington, DC			
Family: wife, Esther; sons, Preston E., Charles Raymond, Marvin M., Charles Phillip; daughter, Mrs. Leo J. Walper; brother, William J.				
Education				
High School: unknown				
College: unknown				
Graduate School: N/A				
Career				
Permit Database (through 1948)				
As Builder	Earliest Permit: 1910	Latest Permit: 1930	Total Permits: 98	Total Buildings: 420
As Owner	Earliest Permit: 1907	Latest Permit: 1936	Total Permits: 90	Total Buildings: 411
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.				
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.				
Practice		Position		Date
Charles E. Wire, Inc.		President		1915-1923
Charles E. Wire & Sons		President		1925-1930
Professional Associations				
Societies or Memberships: Masons, Washington Board of Trade, Real Estate Brokers' Association, Republican Club of Kensington, MD, Petworth M.E. Church, Wesley M.E. Church				
Awards or Commissions: N/A				
Buildings				
Building Types: Row houses, Single Dwellings, Churches				
Styles and Forms: Colonial Revival, Italianate				
DC Work Locations: Brightwood, Petworth, Mt. Pleasant, Blagden Park, Columbia Heights, Chevy Chase DC				
Notable Buildings	Location	Date	Status	
Petworth M.E. Church	33 Grant Circle, NW	1915	☐ NRHP ☐ DC Historic Site	
Potomac Heights Community Church	5200 Cathedral Avenue	1938	☐ NRHP ☐ DC Historic Site	
Blagden Park	Northwest DC	1925	☐ NRHP ☐ DC Historic Site	
Chevy Chase Grove	Upper Northwest DC	1925	☐ NRHP ☐ DC Historic Site	
Wire House	3521 Rittenhouse Street, NW	1925	☐ NRHP ☐ DC Historic Site	

Significance and Contributions

Charles Edwin Wire was born in Lovettsville, Loudoun County, Virginia, in December of 1876. His father, John, was a farmer. By 1900, Census records reveal that the family was living in Wheaton, Maryland, where John was still working as a farmer and Charles was working as a farm laborer. Charles married Esther May Mossburg in 1900 in Poolesville, Maryland; their first son, Charles Raymond (1902-1963), was born in 1902.



4519-4529 19th Street, NW, "Residences Soon to Be Ready for Occupancy," *Washington Post*, June 24, 1917.

According to the *Washington Post*, Wire moved into the city in 1904 and began his real estate and building business that same year. Wire was listed in the *Boyd's Directory of the District of Columbia* in 1908 as a real estate agent with offices at 607 7th Street, NW. The Wires' house at 901 Webster Street, NW in Petworth was designed and constructed in January, 1906, by architect William C. Allard (builder Allard & Appleby). By February 1907, Charles was investing in further construction on Webster Street with Allard. Wire worked with Allard as an owner on building projects on Lamont and 11th Streets, NW in Mt. Pleasant and Columbia Heights, respectively, in 1909. That same year, he began working with his brother, designer and engineer William J. Wire (1871-1958), building in Columbia Heights and 16th Street Heights. William and Charles worked together until 1912.

From 1913 to 1915, Charles began working as a designer and builder with realtor William M. Terrell. Wire established his own speculative development company, Charles E. Wire, Inc., though, in 1915. That year, Wire constructed the First Methodist Episcopal Church of Petworth, located at Grant Circle and New Hampshire Avenue, NW, to the design of architect Maurice F. Moore. Wire was a member of this church, now known as Petworth United Methodist Church. The building was designed in the Gothic Revival style and has a modified octagonal form. A large, metal-clad octagonal dome projects from the center of the brick and limestone building, which has entrances both on New Hampshire Avenue and Grant Circle. After completing the church, Charles E. Wire, Inc., designed and constructed the adjacent row houses at 29, 30, 31, and 32 Grant Circle.



Petworth M.E. Church, Grant Circle and New Hampshire Ave., NW.
Photo by EHT Traceries, July 2012.

In 1916, Wire purchased a ten-acre tract of land west of 14th Street, NW, opposite the Capital Traction Company car barns at Decatur Street. A 1917 *Washington Post* article describes, "Charles E. Wire, Inc., one of Washington's largest home building concerns, has a development under way, which, when completed, will include 140 fine modern homes on the square bounded by Decatur street on the north, Fourteenth street on the east, Buchanan street on the south and Piney Branch road on the west." These two-story, six- to eight-room row houses located in 14th Street Heights are of brick construction with front porches and flared terra cotta tile roofs with dormers, like many of his other row houses. Wire also constructed one-story stores along 14th Street such as a grocery and pharmacy to service the new community.

From 1913 to 1922, Wire was also investing in Chevy Chase DC. He served as owner, architect, and builder for thirteen dwellings in that neighborhood. He then joined forces with his son, Charles Raymond—known as C. Raymond Wire—to form Charles E. Wire & Sons. Together, they developed two successful subdivisions, Chevy Chase Grove and Blagden Park. Wire's other sons, Preston and Marvin, were also in the construction and development industry and may have worked for the company. Preston E. Wire (1903-1952, see Directory entry) was president of Wire Properties, Inc. and Marvin M. Wire (1906-1987) was president of Wire Construction, Inc.

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Wire House at 3521 Rittenhouse Street, NW. "Builder's Home in Chevy Chase Grove," *Washington Post*, September 13, 1925.

Chevy Chase Grove, begun in the spring of 1925, proved to be one of the most successful home developments in the National Capital, according to the *Washington Post*. He constructed a house for himself here at 3521 Rittenhouse Street. Blagden Park, also begun in 1925, is located in Northwest Washington occupying three city blocks bounded by Colorado Avenue and Blagden Terrace to the north, 16th Street to the east, Blagden Avenue to the south, and 18th Street to the west. These two developments contain large, stately detached dwellings in a variety of architectural styles, including Colonial Revival and Tudor Revival.

Despite the appearance that Wire continued his successful construction and realty business, he declared bankruptcy in November 1935. By 1940, he was no longer living in Chevy

Chase Grove but had moved to a row house on Madison Street, NW. Wire continued to work as a real estate agent until his death in 1954, often selling houses that his son, Marvin M. Wire (1906-1987), owned and constructed.

Charles and Esther Wire celebrated their 50th wedding anniversary in 1950. In September 1954, he suffered a heart attack and died at Sibley Hospital in Washington, DC at the age of 77. His obituary from the *Washington Star* states that he was a "prominent builder here for 50 years...During his long career, Mr. Wire had developed and built a considerable share of metropolitan Washington's residential districts, including Blagden Park, Petworth and areas on Fourteenth to Sixteenth and from Webster to Decatur streets N.W." Wire was instrumental in the development of Petworth, initiating building projects there as it grew to become a desirable neighborhood after the streetcar line was extended there in 1872 (but not electrified until the 1890s).

Sources			
Vertical Files	☐ HSWDC	☒ MLK Library	
Other Repositories:	DC Building Permits Database, Ancestry.com		
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Other Sources: "Bankruptcy Notices," <i>Washington Post</i> , November 7, 1935. ProQuest Historical Newspapers. "Big Deals Mark Week," <i>Washington Post</i> , August 27, 1916. ProQuest Historical Newspapers. "C.E. Wire Homes Are Sold Rapidly," <i>Washington Post</i> , December 23, 1917. ProQuest Historical Newspapers. "Church Cornerstone Laid—Visiting Day at Tuberculosis Camp," <i>Washington Post</i> , July 18, 1938. ProQuest Historical Newspapers. "Contractor Buys New Chevy Chase Home," <i>Washington Post</i> , February 28, 1926. ProQuest Historical Newspapers. LeRoy O. King, Jr., <i>100 Years of Capital Traction: The Story of Streetcars in the Nation's Capital</i> (Dallas, TX: LeRoy O. King, Jr., 1972). "Residences Soon to Be Ready for Occupancy," <i>Washington Post</i> , June 24, 1917. ProQuest Historical Newspapers. "To Build 130 Residences: C.E. Wire to Develop Ten Acres West of Fourteenth Street," <i>Washington Post</i> , July 30, 1916. ProQuest Historical Newspapers. "Where We Live: Petworth," WeLoveDC.com, November 6, 2009.			
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Prepared by: EHT Traceries		Last Updated: June 2012	

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Wire, Preston E.		 Source: "Home Builders Monthly January 1950"		
Biographical Data				
Birth: 1903	Place: Kensington, Maryland			
Death: 10/22/1952	Place: Miami Beach, Florida			
Family: wife, Eda; son, Preston E., jr.; daughters, Mrs. William C. Murphy, Mrs. Paul Wood; father, Charles E.; brother, C. Raymond				
Education				
High School: Central High School, Washington, DC				
College:				
Graduate School:				
Career				
Permit Database (through 1958)				
As Builder	Earliest Permit: 1924	Latest Permit: 1953	Total Permits: 102	Total Buildings: 436
As Owner	Earliest Permit: 1924	Latest Permit: 1953	Total Permits: 91	Total Buildings: 406
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated. *As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.				
Practice	Position	Date		
Preston E. Wire Co.	President	1925-1927		
Wire Properties, Inc.	President	1944-1952		
Professional Associations				
Societies or Memberships: Director: Home Builders Association, Security Bank of Washington, Florida Home Insurance Company of Miami Beach, Congressional Country Club, Wesley Methodist Church				
Awards or Commissions:				
Buildings				
Building Types: Apartment Buildings, Rowhouses, Single Dwellings, Duplexes, Semi-detached				
Styles and Forms: Modern Movement, Colonial Revival, Classical Revival, eclectic				
DC Work Locations: Northeast Washington, Northwest Washington, Downtown, Brightwood, Columbia Heights				
Notable Buildings	Location	Date	Status	
Dwellings	1812-1926 Newton Street, NE	1926	☐ NRHP ☐ DC Historic Site	
Dwellings	6000-6019 4 th Street, NW	1926	☐ NRHP ☐ DC Historic Site	
Dwellings	1912-2034 Gales Street, NW	1939	☐ NRHP ☐ DC Historic Site	
Carver Terrace	1905-2106 Maryland Ave., NE	1946	☐ NRHP ☐ DC Historic Site	
Wire Building	1000 Vermont Avenue, NW	1950	☐ NRHP ☒ DC Historic Site	

Significance and Contributions

Preston E. Wire was born in Kensington, Maryland in 1903. He attended Central High School in Washington, DC and, upon graduation, began work in local real estate. Much of his immediate family was involved in the real estate and construction industry, including his father, Charles E. Wire (1877-1954), a builder and contractor in Washington from the 1910s to the 1960s (see biographical entry for Charles E. Wire). Preston Wire's brothers, Charles Raymond (1902-1963) and Marvin M. (1906-1987), formed the Wire Construction Co. in the 1930s; there is no evidence to suggest that Preston was involved in this company.

Preston Wire began work as a builder and designer in the 1920s and continued until his death in 1952. He was notably remembered as a "pioneer in housing development" for African Americans, building over 2000 units for African American residents from 1938 to 1946. He also served as the director of the Home Builders Association and the Security Bank of Washington.



200 Quackenbos Street, NW. Photo by EHT Traceries, July 2012.

From 1924-1925, Wire designed and constructed many single family dwellings and duplexes in Northwest Washington. His first permit, however, was for four stores at 243-249 15th Street, SE (no longer extant), which he owned, designed, and constructed. These were one-story brick structures. He then went on to build twenty-three small, one-and-a-half-story wood-frame dwellings on Quackenbos and 3rd Streets, NW, in the Manor Park neighborhood, east of Brightwood. He also constructed numerous two-story brick duplexes, such as those at 900-916 Irving Street, NE and 901-913 Jackson Street, NW.

By 1926, he had founded Preston E. Wire Co., which included a real estate sales department. He continued to focus much of his construction in the Manor Park neighborhood, building nearly 60 two-story brick duplexes (and some detached dwellings) on 4th and Peabody Streets, NW. In the 1930s, he worked with architect George T. Santmyers to construct numerous strings of rowhouses in Northwest Washington, like those at 2534-2544 9th Street, NW (1938) and 2000-2034 Ontario Road, NW (1939). Later, in 1946, Santmyers designed Carver Terrace for Wire.

Carver Terrace is a complex of nearly thirty three-story garden-style apartment buildings located in Northeast Washington. The buildings front onto Maryland Avenue, I Street, 21st Street, and 22nd Street, NE. The buildings are made up of rectangular concrete block forms faced with brick arranged in various configurations. They are Modern in style but convey influences of the Colonial Revival style like much of Santmyers' work. When constructed, they provided 1244 housing units for the African American community.



Carver Terrace, 2100-2102 Maryland Avenue, NE.
Photo by EHT Traceries, July 2012.

In 1944, Preston Wire organized Wire Properties, Inc. which planned the development of the Wire Building at 1000 Vermont Avenue, NW, completed in 1950. Wire retained Alvin L. Aubinoe and Harry Edwards to design and construct the office building, which represents the first of the mid-20th century office buildings to be developed in the area. Wire and Aubinoe were both prominent in the Home Builders Association of Washington. In addition to housing the Wire Properties offices, the Washington Real Estate Board also leased space in the building. The Wire Building serves as a strong, early example of Modern

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Movement commercial architecture in Washington, DC, and was a product of the transformation of K Street from residential to commercial use. Wire died suddenly in October 1952 at the age of 49 in Miami Beach Florida at his summer home, only two years after the completion of the Wire Building.

Wire is best remembered for his iconic Wire Office Building but most of his work was residential. His greatest influence was in the housing he constructed for the African American community in Washington, such as hundreds of duplexes and Carver Terrace. Through this work, he was able to distinguish himself from his father and brothers, who were all prominent in the building community in Washington.



*"Wire Building," Buildings Magazine,
November 1950, p. 23.*

Sources		
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Other Repositories:	DC Building Permits Database, Ancestry.com	
Obituary:	Publication: <i>Washington Post</i> <i>Washington Star</i>	Date: 10/24/1952 10/23/1953
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Other Sources: Paul H. Bolton, "A Finger Pointing to the Sky!," <i>Home Builder's Monthly</i> 7, no. 1 (January 1950). DC Landmark Application, Wire Building, 1000 Vermont Avenue, NW. "Manor Park Sales Reported by Morgan," <i>Washington Post</i> , February 15, 1925. ProQuest Historical Newspapers.		
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