GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE

HISTORIC PRESERVATION REVIEW BOARD
APPLICATION FOR HISTORIC LANDMARK OR HISTORIC DISTRICT DESIGNATION

New Designation **X**
Amendment of a previous designation _____
Please summarize any amendment(s) _____

Property name **Concord Apartments (formerly Park Vista and Pine Manor)**
*If any part of the **interior** is being nominated, it must be specifically identified and described in the narrative statements.*

Address **5807-5815 and 5817-5825 14th Street. N.W., Washington, D.C.**

Square and lot number(s) **Square 2794 Lots 18 and 19**

Affected Advisory Neighborhood Commission **ANC 4A**

Date of construction **1938-1939** Date of major alteration(s) **N/A**

Architect(s) **George T. Santymyers** Architectural style(s) **Moderne**

Original use **Apartment Buildings** Present use **Apartment Buildings**

Property owner **Hampstead Brightwood Partners, L.P.**

Legal address of property owner **1350 Columbia St., Suite 802, San Diego, CA 92101-3456**

NAME OF APPLICANT(S) **Hampstead Brightwood Partners, L.P.**

***If the applicant is an organization**, it must submit evidence that among its purposes is the promotion of historic preservation in the District of Columbia. A copy of its charter, articles of incorporation, or by-laws, setting forth such purpose, will satisfy this requirement.*

Address/Telephone of applicant(s) **1350 Columbia St., Suite 802, San Diego, CA 92101-3456;**

(619) 543-4200

Name and title of authorized representative Greg Gossard, Principal

Signature of representative _____ Date 3/15/2016

Name and telephone of author of application **Jennifer Hembree, MacRostie Historic Advisors, LLC; (202) 483-2020 xt. 7011**

#16-13 Date received 6/3/2016
H.P.O. staff TM

NPS Form 10-900
1024-0018

OMB No.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Concord Apartments

Other names/site number: Park Vista and Pine Manor

Name of related multiple property listing:

"Apartment Buildings in Washington, D.C., 1880-1945"

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

2. Location

Street & number: 5807-5825 14th Street, N.W.

City or town: Washington State: DC County: _____

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

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

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

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

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

_____

Signature of certifying official/Title: **Date**

_____

State or Federal agency/bureau or Tribal Government

Concord Apartments, 5807-5825 14th St., NW — District of Columbia
Name of Property — County and State

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

Signature of commenting official: **Date**

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

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper — Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	x
Public – Local	
Public – State	
Public – Federal	

Category of Property

(Check only **one** box.)

Building(s)	x
District	

Concord Apartments, 5807-5825 14th St., NW | District of Columbia
Name of Property | County and State

Site

Structure ☐

Object ☐

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC/Multiple Dwelling=Apartment Building

Current Functions
(Enter categories from instructions.)
DOMESTIC/Multiple Dwelling=Apartment Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)
Modern Movement/Art Moderne

Materials: (enter categories from instructions.)
Principal exterior materials of the property:
Walls: Brick
Other/Decorative Elements and Sills: Brick, Stone and Glass Block

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

Summary Paragraph

The Concord Apartments are located at 5807 – 5815 and 5817 – 5825 14th Street NW in Square 2794, lots 18 and 19. Historically, the buildings were called the Pine Manor (5807 – 5815 14th Street) and the Park Vista (5817 – 5825 14th Street). The two-building complex was renamed Concord Apartments when a prior owner, Concord Apartments Associates, LLC acquired the deed for the buildings in 2001.[1] For ease of reference, the buildings will be referred to as "Concord Apartments" or "the complex" here forward.

[1] Recorder of Deeds, document number 2001077282, filing date 20 August 2001.

Designed by prolific Washington, D.C. architect George T. Santmyers and constructed in 1938-39, the complex is comprised of two, three story plus basement brick, glass block, and cinder block buildings occupying the east side of 14th Street, extending from Nicholson Street to the south and Missouri Avenue to the north. The buildings are located in the Brightwood neighborhood of northwest Washington, D.C. As defined by the Multiple Property Documentation Form, *Apartment Buildings in Washington, D.C. 1880-1945*, Concord Apartments consists of a pair of conventional low-rise apartment buildings. The buildings are designed with Moderne stylistic elements, including geometric brick patterns, stone ornamentation, and glass blocks illustrating the development of Santmyers's architectural vocabulary away from strictly classical revival forms. The location and siting of the buildings also reflect the growth of transportation networks and residential construction patterns in the inter-war period, as the population of the city expanded north from central Washington, D.C.

The U-shaped buildings consist of a center section and two flanking wings to the north and the south, set at ninety degree angles. The buildings are 146 feet wide by 111 feet deep constructed on a sloping grade on the east side of 14th Street, parallel to the street. They are elevated above and set back from 14th Street by a sloping landscaped embankment and a low, metal fence, marking the entrance to the complex. Each building is oriented around a landscaped circulation courtyard with five curving concrete pathways – three paths leading to primary entrances, (one in each wing and one in the center section), and two paths leading to secondary entrances tucked in the north and south corners of each wing. The Park Vista building is located south of the Pine Manor building, on a downward sloping hill. Each building has three primary entrances and two secondary entrances that correspond to distinct interior sections featuring two or three apartment units. A small foyer and set of stairs with access to the units is located off of each primary or secondary entrance. Exterior alterations are limited to installation of canopies above the entrances and replacement of windows and entry doors in recent times. The buildings are in good condition.

Narrative Description

Site

Concord Apartments is strategically located at the nexus of multiple transportation routes. The Concord Apartment complex is located on the east side of 14th Street and situated between Nicholson Street to the south and Missouri Avenue (previously Concord Avenue) to the north. This location provides direct access to the north-south 14th Street transportation route and the east-west route of Missouri Avenue, as well as proximity to Georgia Avenue. As stated above, each building is oriented around a landscaped circulation courtyard with five curving concrete pathways – three paths leading to primary entrances, (one in each wing and one in the center section), and two paths leading to secondary entrances tucked in the north and south corners of each wing. The south building is south of the north building on a downward sloping hill. A metal fence spans between the two buildings. A tot lot marks the northeastern perimeter of the north building. On the north side of the north building is an embankment that slopes down to Missouri Avenue, NW. A graveled area is located west of the south building with vehicular

entry for dumpster access from the adjacent public alley. The immediate neighborhood is, for the most part, residential. A combination of rowhouses and multi-family apartment buildings constructed from the late 19th century through the first half of the 20th century are located adjacent to and across from the complex on all sides, including east of the alley at the rear of the property.

Exterior

The center section of each of the two brick-faced buildings is nine bays wide on the 14th Street elevation with a three bay wide and one bay deep center projection demarcating the main entrance. The flanking wings have five bays each. The main entrances are projected out three bays across and one bay deep, marked by curved canopies situated over several concrete steps with a curved metal handrail. The wings are further set back two bays wide and two bays deep from the center projection. The 14th Street elevation of each wing has a projection two bays wide and two bays deep. The exterior walls are constructed of brick laid in six-course common bond with five rows of brick string courses running horizontally between the windows on the 14th Street (west) elevation. Each building has an EPDM roof behind a shallow parapet.

Each projecting entrance bay features a relatively simple, one-story concrete surround and a single-leaf metal and glass door. Centrally above each entrance is an architrave with Art Deco geometric patterns; non-historic green canopies obscure this detail at each of the buildings' main entrances, but the detail is exposed on the two secondary entrances. Directly above the one story surround is an inset section of glass blocks, extending vertically to the third story. The glass blocks measure six across at the main entrances and four across at the secondary. Each projection is capped with a simple stone square ornamentation contained by two, vertical stone bands. The stone ornamentation is repeated on the 14th Street elevation of the north and south wings' projections. The streamlined form and glass and metal materials used on the entrance bays reflect Santmyers's transition to a more Moderne architectural vocabulary. The three primary entrances are also flanked by a bay of inset windows. A row of weave bond, three bricks by three bricks of contrasting colors, runs below the first floor windows and is sandwiched between two rowlock brick string courses. This pattern repeats on the elevations facing the courtyard on the buildings' 14th Street elevations, and wraps around the corner to the rear elevations, extending to the first bay of single windows. The verticality of the central projections contrasts with the horizontal brick courses running between each floor of windows, a common theme in many of Santmyers's apartment buildings built after 1930, illustrating his evolving use of modern forms. A frame of five rows of soldier-course bricks vertically flanks the second and third story inset windows, capped by a sixth brick belt course row, separating the third floor from a short brick parapet. The fenestration pattern features a more classical composition by alternating two bays of single and one bay of paired one-over-one double-hung windows on the rear (north) elevations, and single one-over-one double-hung windows at the projections on the 14th Street elevations. All windows are non-historic replacements. The 14th Street and interior courtyard elevations feature brick header sills and brick stretcher lintels. The rear elevations feature brick header sills, but overall far less ornamentation than the 14th Street elevation. The rear elevations of the wings have eleven bays roughly divided in half by a shallow one bay by six bays setback, marked by a projecting chimney stack.

Interior

Each building has three primary entrances and two secondary entrances that correspond to distinct interior sections featuring two or three apartment units. A small foyer and set of stairs with access to the units is located off of each primary or secondary entrance. The interior sections are interconnected at basement level in 5807-5815 14th Street. In 5817-5825 14th Street, the interior sections are interconnected at basement level, with the exception of 5825 14th Street. According to the D.C. permit to build application, the construction of both buildings was to be $195,000 for approximately eighty units.[2] Building permits also indicate Pine Manor held 39 units and Park Vista held 40.[3] Today, there are 81 units between the two buildings. The buildings contain studios, one bedroom, and two bedroom units. All units are equipped with a single bathroom, kitchen, and living space. All floors are solely accessible by stair. Each unit today features a variety of floor finishes including linoleum and/or tile in kitchens and baths; wood parquet floors is typically located in living spaces. Interior window trim and sills are of vinyl, but wood baseboards and door trim remain, although in many cases this trim is replacement trim; wood paneled doors are also featured in units.

The interior layout appears to remain essentially original to the building, with the unit count changing only from 80 to 81 units. Additionally, the interior continues to reflect accents of Spanish Colonial Revival-influence, popular through the 1930s. The common areas of entry vestibules and landings have painted finished walls and ceilings featuring a stucco-like application; the stairwells' thin, wrought-iron railings remain, although handrails appear to have been replaced. Round-arched niches at landings hold the fire-extinguishers. Within units, the architectural features of round arches delineate openings between living spaces and hallways, for instance; alcoves are extant in some bedrooms, and recessed hexagonal arches that frame bathtubs remain.

Alterations and Integrity

Concord Apartments retains a high degree of integrity. Exterior alterations are limited to installation of canopies above the entrances and replacement of windows and entry doors in recent times. Prior non-historic canopies above the secondary entrances have since been removed (their attachment locations are visible).

Interior alterations are largely at the cosmetic level. Entry vestibules have received, in most cases, modern tile flooring; the stair treads have also been replaced in many instances. Most units have received updated kitchens, likely in the 1990s, including new flooring finishes and cabinetry; bathroom vanities, toilets and some bathroom flooring and shower tiling has also been replaced.

[2] Recorder of Deeds, document number 2001077282, filing date 20 August 2001.
[3] District of Columbia Building Permit #218489, 21 November 1938.

The complex however retains sufficient integrity of materials, design, workmanship, setting, feeling, location, and association to communicate its significance within the context of the Conventional Low-Rise Apartment buildings and of apartment building architecture in Washington, D.C. The largely intact exteriors and interiors of the Concord Apartments indicate few alterations over the years. Character-defining features at the exterior, such as concrete entrance surrounds, expanses of glass blocks, and brick details remain, illustrating Santmyers' early work with forms reflecting the Modern movement. The location of the property retains its significant association with 14th Street and its transportation corridors, as well as with the commercial corridor of Georgia Avenue and the surrounding Brightwood neighborhood.

8. Statement of Significance

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

- [x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

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

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery

☐ E. A reconstructed building, object, or structure

☐ F. A commemorative property

☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
Criterion A – Community Planning and Development
Criterion C – Architecture

Period of Significance
1938-1939

Significant Dates
1938-1939 (construction)

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
George T. Santmyers, Architect
Brown Brothers Corporation, Owner and Builder

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

Concord Apartments, located south of Missouri Avenue in the Brightwood neighborhood of northwest D.C., is locally significant under Criterion A in the area of Community Planning and Development for its contribution to the development of residential construction north on 14th Street, NW.

The building's location along the bustling corridor of 14th Street, at the nexus of several transportation routes, is representative of the efficient housing solutions sought for a rapidly expanding population in the District. Between World Wars One and Two, the federal government's expansion brought many employees to the area. Without adequate numbers of single-family houses, architects (George Santmyers among the most prolific) sought to construct apartment buildings as suitable alternatives, effectively re-shaping the once rural landscape of Washington, D.C. north of Florida Avenue. Apartment buildings were initially associated with overcrowded tenements and considered unnecessary in Washington due to the large amount of undeveloped land available for detached houses.[4] Primarily out of necessity, however, apartment buildings were soon accepted as comfortable solutions for middle-income individuals and families. The modest size of buildings, yet spacious layout of units, and locations adjacent to major transportation networks made apartments, such as the Concord Apartments, an attractive and convenient alternative to single-family housing.

The Concord Apartments is also locally significant under Criterion C in the area of Architecture within the context of apartment buildings designed by master architect George T. Santmyers, and is specifically representative of Santmyers' transition from revival architecture to buildings constructed with the form and scale characteristic of the modern movement.

Santmyers' career lasted for more than forty years during which he completed over 400 apartment buildings in Washington, D.C., up until his death in 1960. In the 1930s through 1950s, Santmyers had a great number of commissions and used each to develop a distinct body of work showcasing new materials and stylistic elements used in Moderne architecture. Concord Apartments is therefore not only representative of an important transformation development patterns of the city, but also in the career of Santmyers. The building illustrates Santmyers' use of glass blocks, geometric ornamentation, and verticality in an evolution away from revival architecture.

[4] *Apartment Buildings in Washington, D.C. 1880-1945,* National Register Nomination, 1994, section E, pp. 6-7.

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

Concord Apartments is classified as a Conventional Low-Rise Apartment Building subtype as defined by the Multiple Property Documentation Form, *Apartment buildings in Washington D.C. 1880-1945,* and meets several criteria specifically developed to evaluate apartment buildings pursuant to the D.C. Apartment Building Survey and adopted by the Historic Preservation Review Board in December 1989. These criteria correspond to National Register Criterion A (Association with events that have made a significant contribution to the broad patterns of our history) and include:

- A-3: Buildings that are part of clusters, corridors, or districts that illustrate the patterns of development of the city.
- A-4: Buildings that reflect economic forces, both external and internal, that altered the development of the city.

The Concord Apartments meets Criterion A-3 as a representative example of the interwar development of low-rise apartment buildings following developments of increased transportation networks along 14th Street and Georgia Avenue.[5] Both streetcar lines and automobiles used 14th Street and Georgia Avenue as two of the primary modes for traveling north and south, to and from, downtown Washington, D.C. The extension of streetcar lines north from Park Road up 14th Street encouraged associated residential development farther from downtown. The construction of Concord Apartments along 14th Street and without dedicated garages, demonstrates that most residences likely commuted to work by streetcar or bus and relied heavily on this nexus of several transportation routes.

The Concord Apartments meets Criteria A-4 as a representative example of a building that reflects the unprecedented growth of multi-family units in northwest Washington, D.C. Between 1935 through 1941, of the $102 million expended for residential housing, sixty percent went toward apartment buildings.[6] The buildings were constructed in response to the influx of federal workers moving to Washington to service the New Deal government. However, salaries for federal workers did not keep pace with the cost for single-family housing, which in Brightwood was approximately $6,750 - $8,250 for a semidetached house.[7] Comparatively, rent in the recently opened Park Vista and Pine Manor ranged from $47.50 to $77.50, which was on the lower end of the rental spectrum for apartments. (For example, the Gilliot Courts building, located at 16th and Sheridan Streets, rented in the more expensive range of $52.50 to $87.50; rent for two rooms in a large house in the Mount Pleasant Neighborhood to the south of Brightwood was approximately the same price as the Park Vista and Pine Manor, but offered far less space.[8])

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[5] *Fort View Apartments National Register Nomination*, 2009, section 8, p. 5.
[6] *Apartment Buildings in Washington, D.C. 1880-1945 National Register Nomination*, section E, p. 55.
[7] "Thriving Brightwood Section Can Recall Rich Historical Past," *The Evening Star*, 4 September 1950.
[8] "Classified Ad 2 - No Title," *The Washington Post*, 19 June 1939.

Additionally, the need for housing was made more acute as apartment buildings downtown were converted to offices, pushing residential needs north, necessitating the dramatic increase of cheaper and more concentrated housing. Prior to the early 20th century, the Brightwood region was largely rural farmland and served as grounds for summer cottages and entertainment on the outskirts of downtown Washington, D.C. until the early 20th century. 14th Street developed as an off-shoot of the toll road established on 7th Street (now Georgia Avenue) in 1818 and the surrounding area was gradually made more accessible by streetcar lines carrying residents along 14th Street and Georgia Avenue out of the city to racetracks and pleasure grounds north of downtown. Although initially void of much development along the road, the area received more infrastructure with the development of Fort Stevens during the Civil War. The end of the war brought a transition to a more populated area with the development of single-family houses, prompting the establishment of new city services such as electric streetcars. The 1893 Highway Act further changed the shape of a burgeoning urban enclave by re-drawing the grid pattern of the streets, transitioning a still somewhat rural region into a fully suburban community.[9] The Concord Apartments, constructed 1938-39, is representative of the type of apartment development that grew along transportation corridors, as the population grew, creating housing for workers in a location convenient to commercial amenities and providing a brief commute to and from downtown D.C. jobs.

Concord Apartments is also eligible under National Register Criterion C (Distinctive physical characteristics of design or construction) under the following specified criteria:

- C-5: Buildings that reflect changes in aesthetic philosophies.
- C-6: Buildings that illustrate expressions of architectural styles, either rare, notable, or influential to the aesthetic development of the apartment building or architecture in general.
- C-7: Buildings that are the work of skilled architects, landscape architects, urban planners, engineer, buildings, or developers.

The Concord Apartments meets Criteria C-5 and C-6 as it reflects the evolution of architectural styles used in Washington, D.C. and by George T. Santmyers in the interwar period. Santmyers is considered among the most prolific architect in the history of Washington, D.C., designing over 400 buildings, including banks, public garages, private residences and apartment buildings, during a career spanning forty years. Santmyers worked in a variety of styles, including small-scale Colonial Revival apartment buildings featuring symmetry and order in form. His work through the 1930s through 1950s came to fully explore the forms of Moderne and Art Deco architecture.[10] Santmyers gradually incorporated elements of Art Deco and Moderne into his commissions, while continuing to utilize more traditional forms and materials in his buildings. This transitional period in Santmyers' career was also reflected in the evolution of architectural styles across D.C. at large. Concord Apartments represents this evolution of architecture through its use of orderly fenestration and a traditional brick façade, while also mixing in simple, abstract stone ornamentation and glass block expanses. Santmyers' later commissions included more

[9] Katherine Grandine, *Brightwood: From Tollgate to Suburb*, ed. Kathryn Schneider Smith (Baltimore: The Johns Hopkins University Press, 2010), 132.
[10] *Apartment Buildings in Washington, D.C. 1880-1945 National Register Nomination*, section E, p. 33.

modern materials and asymmetrical forms. For the period, Concord Apartments exemplifies Santmyers' experiment with Art Deco and modern aesthetic elements integral to the overall evolution of apartment building architecture in Washington, D.C.

The Concord Apartments meets Criteria C-7 as a representative example of an important period in the career of architect George T. Santmyers. Santmyers, born in Front Royal, Virginia, moved to Washington, D.C. in 1897 and spent most of his adolescence in the capital. He undertook several apprenticeships in the offices of prominent local architects and by his early twenties, Santmyers opened his own architectural firm, which he oversaw until his death at 72 in 1960. His incredibly large number of commissions all contained notable designs and efficient plans. Most of his early residential and apartment buildings were constructed in Northwest Washington, but by the 1950s, his buildings could be found in Northeast and Southeast, too. The buildings were typically Colonial Revival, based on architectural elements associated with the Georgian and Federal periods. In the 1930s, however, Santmyers began to add elements of Art Deco and Moderne styles into his building designs, while still using classical forms and materials. The Concord Apartments, built 1938-39, exemplify this transition in Santmyers' career and in the evolution of architecture in the city from a classical to a more Moderne aesthetic.[11]

The complex is representative of the Conventional Low-Rise Apartment Building subtype, as defined by the Multiple Property Documentation Form, *Apartment buildings in Washington D.C. 1880-1945,* as it meets the following criteria:

- Is a purpose-built apartment building;
- Contains at least five self-sufficient units;
- Is at least two stories high and no more than four;
- Does not contain an elevator;
- Retains sufficient architectural integrity and historic characteristics to enable identification with the subtype, including façade appearance;
- Was constructed primarily between 1880 and 1945;
- Is located within the District of Columbia.

The Conventional Low-Rise Apartment Building subtype "holds the principal role as the basic and most prevalent example of the building type that defines the apartment building in its seminal period in the District of Columbia."[12] It is this very prevalent form of apartment buildings exemplified in Concord Apartments that helped to define the spread of the population north along 14th Street, a major transportation thoroughfare in the District. The Concord Apartments complex contains two three-story plus basement buildings containing a total of 81 self-sufficient units that are accessed solely by interior stairwells. Although the Concord is classified as a Conventional Low-Rise apartment building subtype, certain parts of the property are similar to the Garden Apartment Building subtype, including the natural light, air, and circulation provided to units by the buildings' U-shaped complex. Additionally, the siting of small green spaces for the two apartment buildings is more extensive than some conventional

[11] *Fort View Apartments National Register Nomination*, section 8, p. 7.
[12] *Apartment Buildings in Washington, D.C. 1880-1945*, National Register Nomination, section F, p. 6.

low-rise apartment buildings, albeit not as prominent as landscaping and siting found in carefully planned Garden Apartment complexes, where pathways between buildings are designed to deliberately relate the buildings to one another and to their surroundings.

In addition to satisfying the National Register and Multiple Property Documentation criteria, Concord Apartments are also nominated with a local level of significance under D.C. Inventory of Historic Sites criteria (b) History, (d) Architecture and Urbanism, and (f) Creative Masters under the context provided in the Multiple Property Documentation Form entitled *Apartment Buildings in Washington, D.C. 1880-1945* prepared by Traceries and adopted by the D.C. Historic Preservation Review Board and listed in the National Register of Historic Places in 1994. Interestingly, the Concord Apartments meet the same criteria specified for the Fort Stevens Place (Fort View) Apartments, designated as a D.C. Historic Landmark in 2009, as both complexes were constructed 1938-39, were designed by George Santmyers, and illustrate the growth of residential construction in a new architectural style near to major transportation lines.[13] Concord varies, however, in that it was constructed directly on 14th Street, immediately along the 14th Street transportation routes, and is also near to routes on Georgia Avenue. Thus, the building's lack of garages, as Fort Stevens has, emphasizes the commuter nature of the residents seeking to live at the Concord. Concord Apartments also represent the productive partnership enjoyed between architect George Santmyers and builders the Brown Brothers Corporation (Brown Bros.). Together, the two entities constructed approximately 370 buildings in Washington, D.C. from 1932-41.[14] Working predominantly in Northwest, but also building several apartment buildings and numerous rows of attached and detached single-family houses in Northeast and Southeast, including a row of semi-detached housing in the 500 and 600 blocks of Quackenbos Street near Concord Apartments, Brown Bros. became "well-known for its new ideas in planning as well as for the attractive design through equipment of its houses."[15] Similar ideals created in single-family houses constructed by Santmyers and Brown Bros., including privacy, appealing design, and access to modern amenities, were successfully translated into apartment living when Santmyers and Brown Bros. collaborated to create Concord Apartments, one of several apartment buildings they constructed together in Northwest.

The Neighborhood

The Concord Apartment complex is located on the east side of 14th Street between Nicholson Street to the south and Missouri Avenue to the north, in the Brightwood neighborhood of northwest Washington, D.C. Long a nexus of various transportation routes, both military and civilian, the lots in this once rural landscape were gradually defined by more specific neighborhoods with distinct identities and names as commercial and residential patterns were established along transportation routes north to the border with Maryland. Concord Apartments illustrates the extended residential patterns north along 14th Street and the rise of apartment houses in Brightwood to accommodate a growing population.

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[13] *The Fort View Apartments Designation by the Historic Preservation Review Board,* Historic Landmark Designation Case No. 09-09.
[14] "D.C. Building Permits Database," search term 'Brown Bros. Corp.'
[15] "Home Project Offers All City Advantages," *The Washington Post*, 6 November 1938, R7.

Established primarily between 1810 and 1940 in response to infrastructure developments and population growth in the capital city, the area referred to as Brightwood encompassed a large, rural area north of downtown Washington, populated by farmers and livestock. The area became more clearly defined and developed after Congress funded a project to construct three turnpikes extending from Washington City to the northern border with Maryland. The 7th Street Turnpike (presently Georgia Avenue, NW) opened in 1822 and remained a dirt road until a toll was established for travelers of the turnpike to fund the paving of the road with wooden planks. The road connected the Potomac River to Rockville, Maryland, allowing for people to travel north from the city to enjoy nature and recreation and for produce to travel south to markets in more populous communities.[16]

The construction of additional roads allowed for the further development of the Brightwood neighborhood in a still rather rural area. In the 1860s, several roads were constructed with the primary purpose of connecting northern fortifications, notably Fort Stevens, in order to better protect Washington, D.C. during the Civil War. Military Road was completed in 1862 with the intention of protecting the city from the north, becoming the third road to transverse the Brightwood neighborhood.[17] At this same time, the area received the name "Brightwood," for the nearest post office, located on Milkhouse Ford Road and the 7th Street Turnpike. The construction of a post office illustrates the infrastructure needed to service a growing area. The completion of Piney Branch Road in 1871, a result of clever citizens attempting to circumvent the 7th Street Turnpike toll, and the electrification of streetcars in 1893, sealed the fate of Brightwood as an accessible, yet removed, residential suburb of downtown Washington, D.C.[18]

Despite the relatively small population residing north of Florida Avenue and before the Maryland state line, an elaborate network of additional transportation lines were established over the next thirty years at the behest of a relatively vocal minority. The construction of an electrified streetcar to Brightwood was the result of lobbying done by the Brightwood Citizens Association. Established two years earlier in 1891, Brightwood Citizens Association's founding members had the primary goal of securing more reliable transportation to people living "far out in the country" who were otherwise dependent on unreliable and often exhausted horses to travel uphill to the remote Brightwood region.[19] The establishment of an electric streetcar to Brightwood and the 1893 Highway Act both had profound impacts on the rapid development of Brightwood's infrastructure. The Highway Act required that the L'Enfant Plan of grid streets with radial avenues be applied to all neighborhoods across D.C. Rather than a tangle of roads built on an as-needed basis, the Highway Act made the growing Brightwood neighborhood an attractive place with orderly streets, sidewalks, and accessible modes of transportation.[20] Over the next twenty years, the Citizens Association, led by Louis Shoemaker, also secured funding for the "widening, grading, macadamizing, and finally asphalting" of Georgia Avenue, 14th Street and 16th Street, the establishment of a sewer, and the expansion of the Brightwood

[16] Cultural Tourism D.C., *Battleground Community: Brightwood Heritage Trail, (Washington, D.C.:* Cultural Tourism D.C., 2008), 17.
[17] Grandine, 128.
[18] Cultural Tourism D.C., 21.
[19] "Brightwood Proud of Thirty-Year Fight for Civic Improvement," *The Washington Herald*, 1 January 1922, 4.
[20] Grandine, 132.

Elementary School. The Citizens Association essentially reconfigured the previously rural landscape of Brightwood and established the foundation and associated infrastructure for a great deal of residential development.

Brightwood 20th-century Development and the Concord Apartments

With increased accessibility and modern urban amenities, Brightwood attracted rapid residential construction, as former farmlands were shuttered and lots were sold for development. By 1910, the area had three times as many houses as it had thirty years earlier. Builder and developer Harry Wardman was very influential in Brightwood, building prolifically in the area after World War I. Wardman responded to Herbert Hoover's request to provide adequate, single-family housing to middle-class military families by building 700 brick semidetached row houses.[21] Other developers, including Brown Bros., for example, viewed Brightwood as a solution for the housing shortage due to the area's attractive amenities, including proximity to Georgia Avenue, 14th Street, and 16th Street stores, shops, and bus and streetcar lines, well into the 1940s.[22] Although Brown Bros. did not build as extensively in Brightwood as Wardman, their work in the neighborhood helped to further establish Brightwood as a desirable location. As the population of Washington grew, however, it became clear that the need for denser housing simply necessitated the construction of more apartment buildings, such as Concord Apartments, in lieu of row, semi-detached, or single family houses. In addition to the Concord Apartments, other multi-family buildings erected included the Concord Gardens Apartments (no relation to the Concord Apartments) at 5906 13th Street, NW constructed in 1936 by George Santmyers (extant); the Townley Park Apartments at 5912 14th Street, NW constructed in 1940 and located directly across from Concord Apartments (extant); and the Rolling Terrace Apartments at 1360 Peabody Street, NW, constructed in 1940 by George Santmyers (extant).[23] As a result, moderately sized apartment buildings were added to the Brightwood landscape between 1935 and 1945 and were typically located adjacent to the major thoroughfares of 14th Street and Georgia Avenue (the commercial center for stores, gas stations and garages). The third major thoroughfare of 16th Street remained a corridor primarily for high-style, single-family dwellings.

Central to the appeal of apartment complexes such as Concord Apartments in Brightwood was the accessibility to transportation lines, particularly bus routes and streetcar lines, and the siting of the apartments adjacent to Rock Creek Park. Residents of Concord Apartments, in addition to several other surrounding complexes, lacked dedicated building garages and were thus less likely to own a car and more likely to be users of public transportation. The rapid increase of Brightwood's population, however, strained the transportation infrastructure, causing over-crowded and unsanitary transportation lines, according to one newspaper article, perhaps contributed to by frequent school-age riders. The Brightwood Citizens Association addressed these points on behalf of residents by encouraging express bus routes along 13th Street for commuters explicitly traveling downtown.[24] Historic advertisements for Concord Apartments

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[21] Grandine, 135.
[22] "8 New Homes Nearly Ready in Brightwood," *The Washington Post*, 3 November 1935, R1.
[23] D.C. Building Permit #188019, February 1, 1936; D.C. Building Permit #234578, July 15, 1940; D.C. Building Permit # 236532, Sept. 13, 1940.
[24] "Brightwood Citizens Urge Express Bus," *The Washington Post*, 12 April 1941, 15.

indicates an effort, in fact, to target these same young, professional, urban workers who would be enticed to the area by new, express service lines, by explicitly mentioning the property's policy, "No small children or pets."[25] A wedding announcement further establishes the type of young, educated, professional the Concord Apartments was trying to attract. Walter Thomas Lock and Helen Martha Quigg were married in 1939 and took residency at the Pine Manor shortly after the building was constructed. The couple was well educated, as both had college degrees –Mrs. Lock holding a law degree, and both likely worked in downtown Washington, D.C.[26] Concord Apartments also advertised that the buildings featured "five separate entrances," that they had "large beautiful landscaped grounds," and encouraged "cross ventilation."[27] Thus, renters who may have initially been skeptical of residing in multi-family units were provided elements of the single-family house, including privacy, professionalism, proximity to nature, and convenience to transportation routes. The amenities found at the Concord Apartments mirrored well the growing residential needs and patterns developing in the stretch of Brightwood between 16th Street and Georgia Avenue between 1910 and 1945, servicing young professionals and other workers in a rapidly developing tract of the city.

Today, the residential nature of Concord Apartments continues to reflect the development of George Santmyers' architectural vocabulary incorporating modern forms and materials and the development of the Brightwood neighborhood from a rural to a residential, commuter area prominently situated near and strongly associated with ties to crucial transportation lines.

[25] "Classified Ad 3 - The New Park Vista," *The Washington Post*, 19 June 1939.
[26] "Mr. Lock Weds Helen M. Quigg," *Washington Post*, 22 June 1939.
[27] "Classified Ad 3 - The New Park Vista," *The Washington Post*, 19 June 1939.

9. Major Bibliographical References

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

"8 New Homes Nearly Ready in Brightwood." *The Washington Post.* 3 November 1935, R1.

Battleground Community: Brightwood Heritage Trail. Washington D.C.: Cultural Tourism D.C. 2008.

"Brightwood Citizens Urge Express Bus." *The Washington Post,* 12 April 1941, 15.

"Brightwood Proud of Thirty-Year Fight for Civic Improvement," *The Washington Herald*, 1 January 1922, 4.

"Classified Ad 2 – No Title." *The Washington Post.* 19 June 1939.

"Classified Ad 3 – The New Park Vista," *The Washington Post.* 19 June 1939.

"D.C. Building Permits Database," search term 'Brown Bros. Corp.'

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District of Columbia Building Permit #218489. 21 November 1938.

District of Columbia Building Permit #234578. 15 July 1940.

District of Columbia Building Permit #236532. 13 September 1940.

Grandine, Katherine. *Brightwood: From Tollgate to Suburb.* In Kathryn Schneider Smith, ed. *Washington at Home: An Illustrated History of Neighborhoods in the Nation's Capital,* Second Edition. Baltimore: The Johns Hopkins University Press, 2010.

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"Home Project Offers All City Advantages." *The Washington Post.* 6 November 1938, R7.

"Mr. Lock Weds Helen M. Quigg," *The Washington Post,* 22 June 1939.

National Register of Historic Places Multiple Property Documentation Form – Apartment Buildings in Washington, D.C. 1880-1945. Prepared by EHT Traceries, listed 1994.

National Register of Historic Places Nomination Form - Fort View Apartments. Prepared by EHT Traceries, listed 2009.

Recorder of Deeds, Document Number 2001077282, filing date 20 August 2001.

"Thriving Brightwood Section Can Recall Rich Historical Past." *The Evening Star.* 4 September 1950.

Previous documentation on file (NPS):

_X_ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____ previously determined eligible by the National Register
____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____ recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

___ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property _1.50 acres_____

Use either the UTM system or latitude/longitude coordinates

Concord Apartments, 5807-5825 14th St., NW | District of Columbia
Name of Property | County and State

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 38.961003 Longitude: -77.033023
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:
2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting : Northing:

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

The Concord Apartments are located at 5807 – 5815 and 5817 – 5825 14th Street, NW, Washington, D.C. in Square 2794, Lots 18 and 19. The complex is bounded by 14th Street, N.W. to the west, Missouri Avenue to the north, Nicholson Street, N.W. to the south and the property's rear yard and an alley to the east.

Boundary Justification (Explain why the boundaries were selected.)

The selected boundaries encompass the entire parcel of Square 2794, Lots 18 and 19, the legal parcel in which Concord Apartments is located.

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11. Form Prepared By

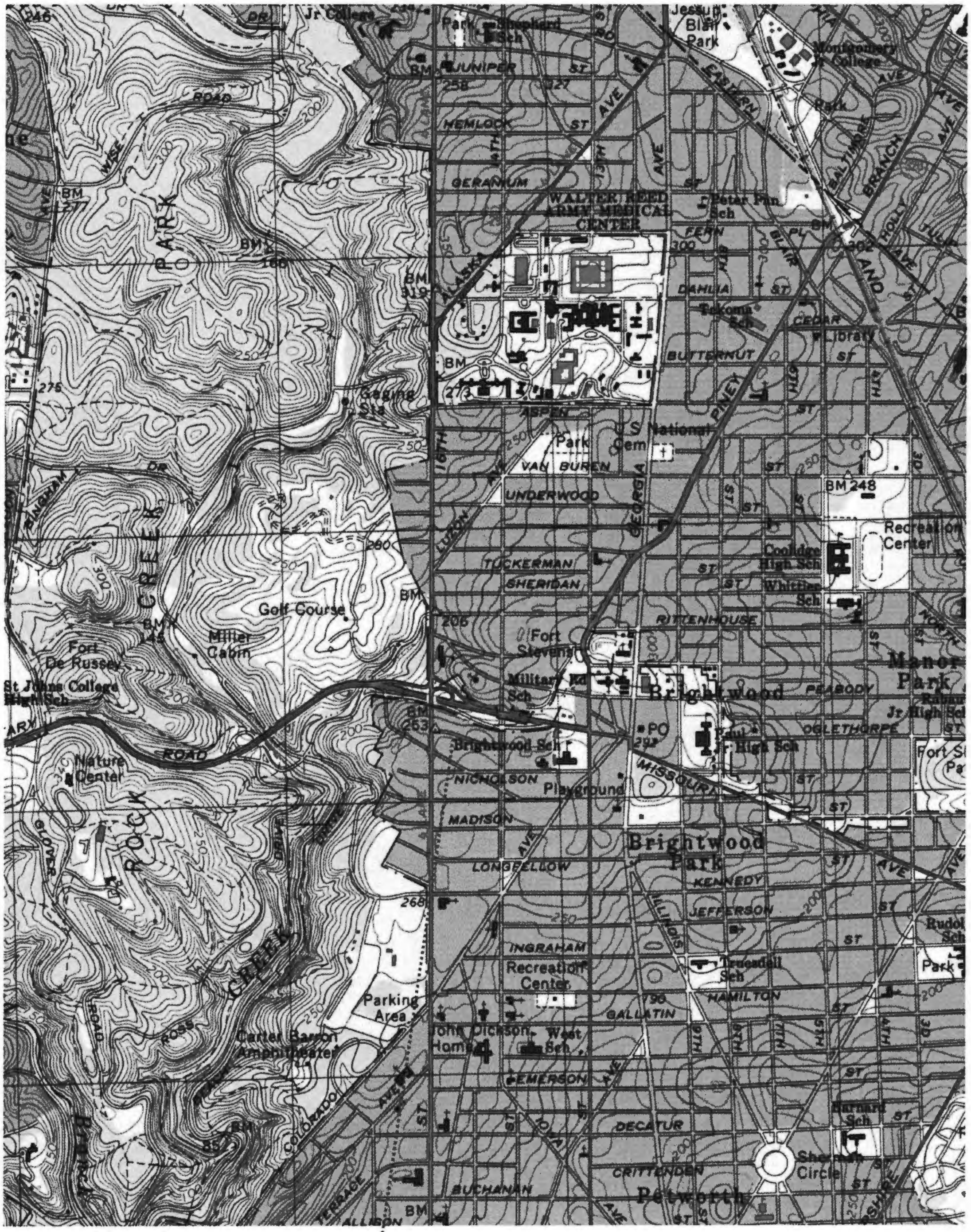
name/title: Rachel Firgens with Jennifer Hembree
organization: MacRostie Historic Advisors, LLC
street & number: 1400 16th St., N.W. Suite 420
city or town: Washington state: DC zip code: 20036
e-mail jhembree@mac-ha.com
telephone: (202) 483-2020 x7011
date: May 18, 2015

Additional Documentation

Submit the following items with the completed form:

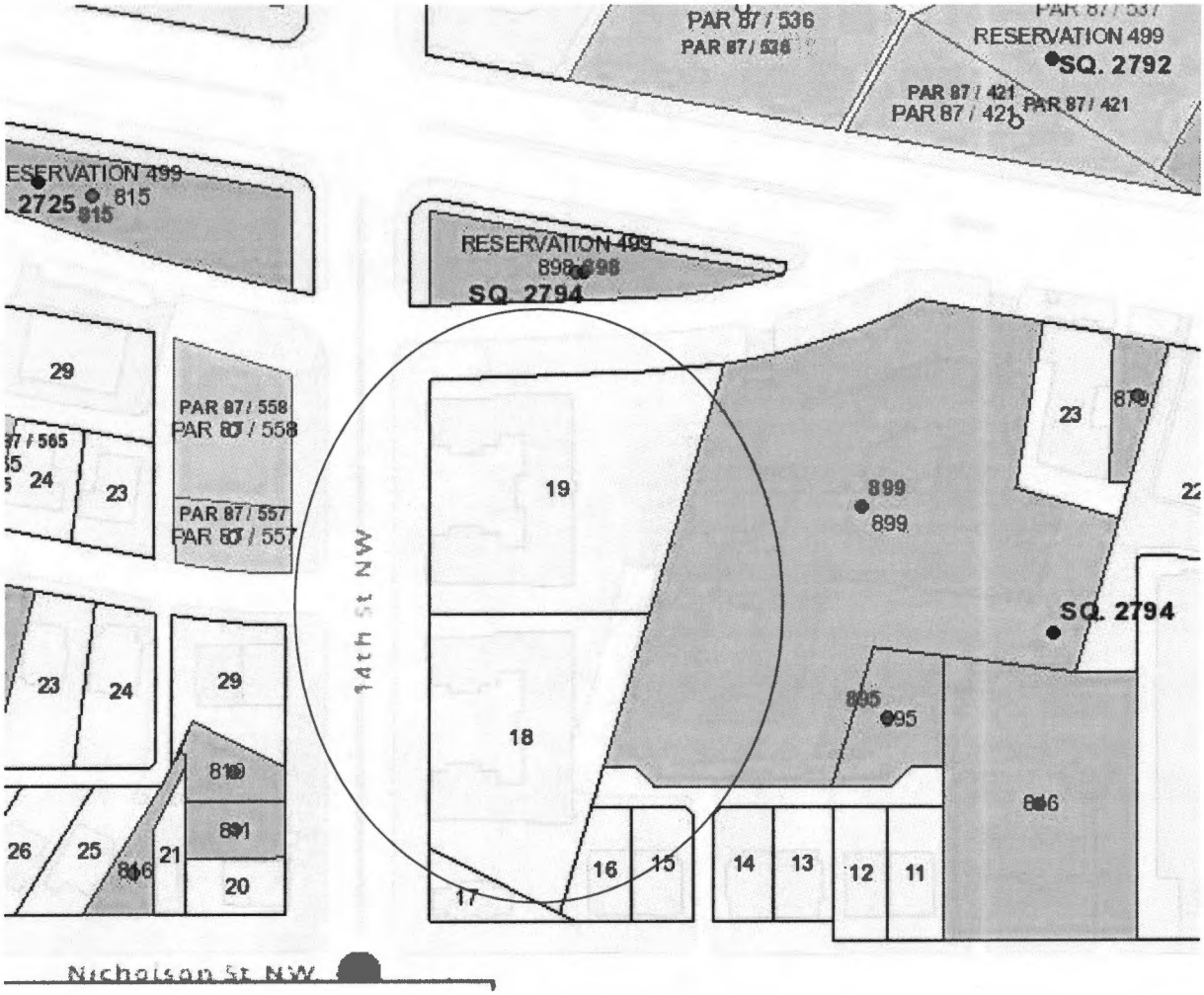
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any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

Maps: USGS Map or equivalent (7.5 or 15 minute series), indicating the property's location



USGS Quad Map
(Washington West), 1983
Concord Apartments
5807-5825 14th St., NW,
Washington, DC

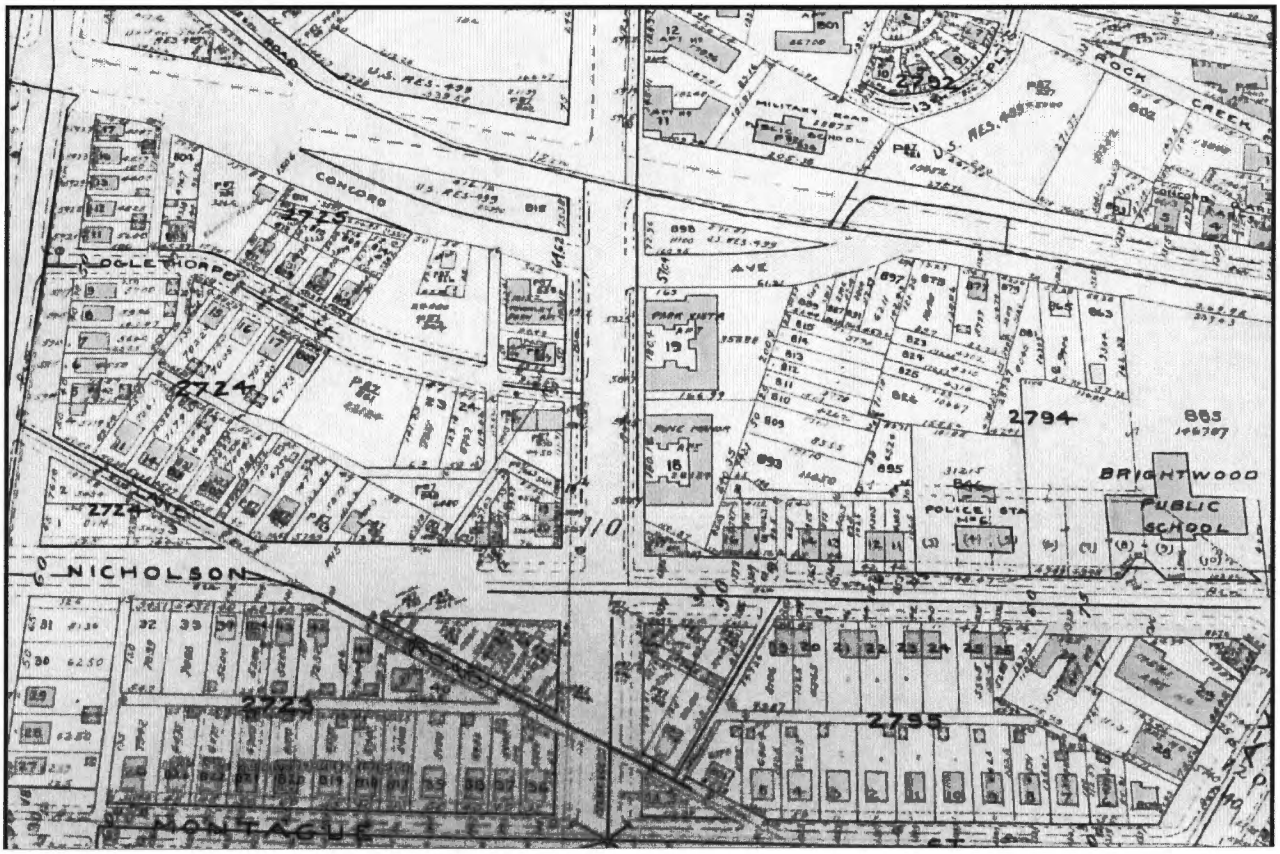
Maps: Boundary Map of Square 2794, Lots 18 and 19



Concord Apartments, 5807-5825 14th St., NW
Name of Property

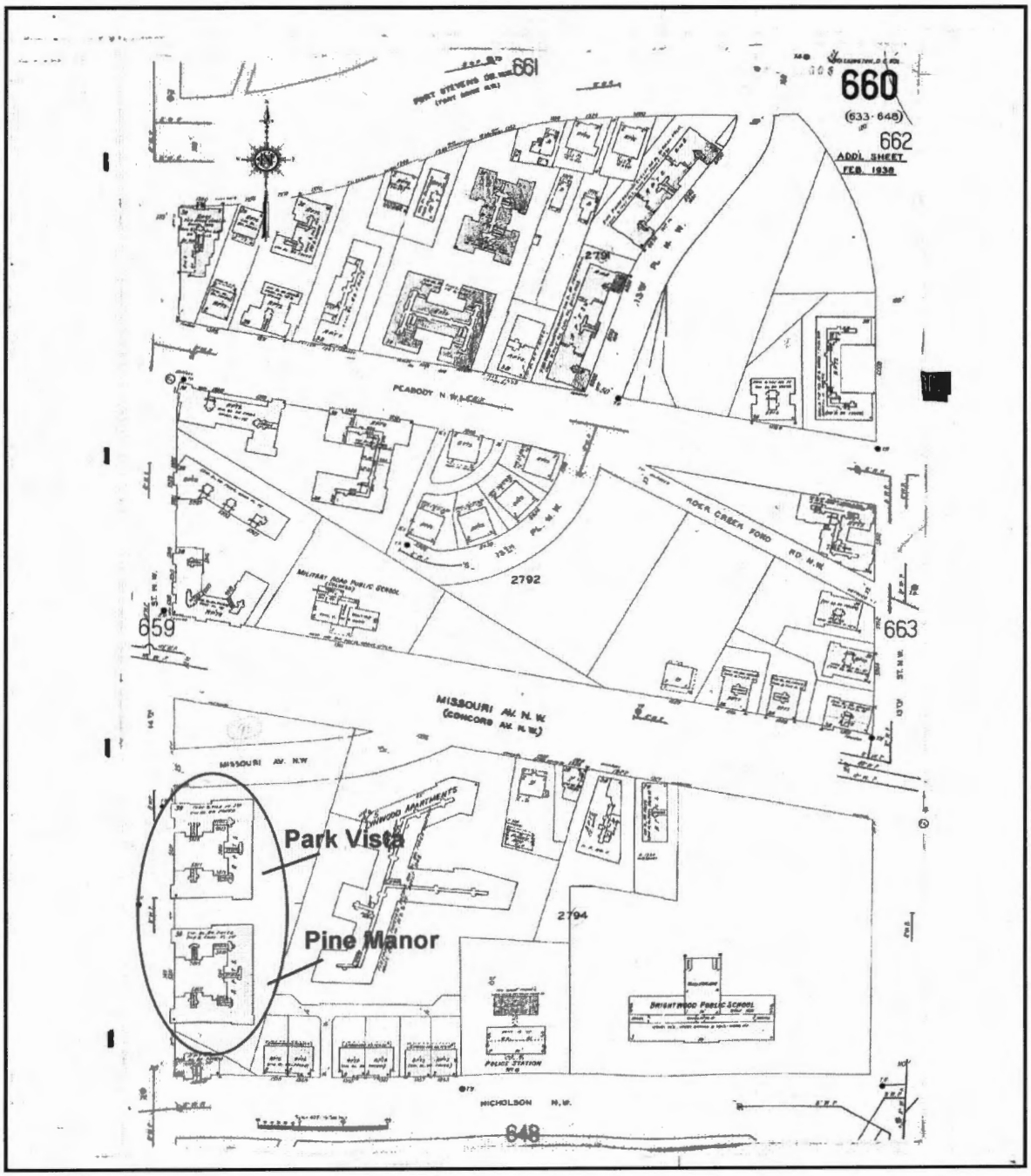
District of Columbia
County and State

Maps: Plat Map, indicating location of the Concord Apartments – historic names of Park Vista (north building) and Park Manor (south building) labeled, 1945



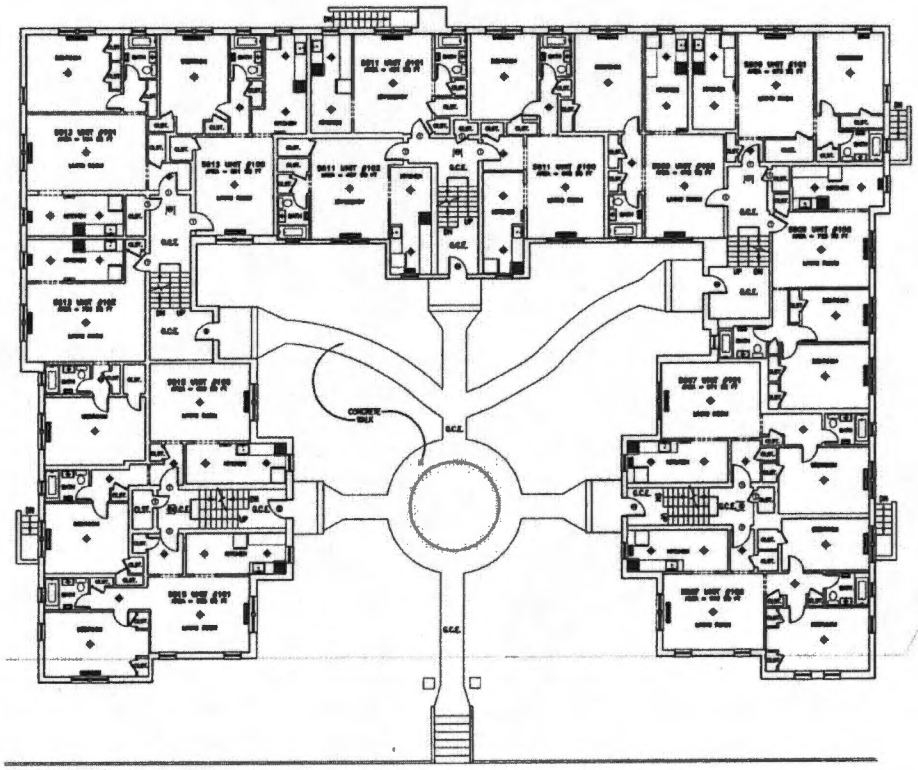
North arrow

Maps: Sanborn Fire Insurance Map, indicating location of the Concord Apartments, updated to 1960



Additional Items: Typical First and Upper Floor Plan

5815–5807



FIRST FLOOR

North arrow

Additional Items: Historic Newspaper Advertisement, 'Announcing the opening of the 'Pine Manor and Park Vista Apartments,' *Washington Post,* 8 April 1939.

Additional Items: Newspaper Advertisement, Park Vista Apartments, indicating 'No small children or pets,' *Washington Post*, 19 June 1939.

THE NEW
PARK VISTA
APARTMENTS
5821 Fourteenth St. N.W.
Adjoining Rock Creek Park
Something new in apartments. Five separate entrances. Enclosed large beautifully landscaped grounds.
● Cross Ventilation ● Large closets ● Westinghouse Electric refrigeration ● Venetian Blinds ● Oxford cabinets.
AVAILABLE JUNE 15th
1, 2, 3 rooms, dinette, kitchen and bath.
$47.50 to $77.50
Equipped with genuine "ELJER" plumbing fixtures.
No Small Children or Pets
See Resident Manager.
5811 14th St., Apt. 101 RA. 7226
Brown Bros. Corp.
Owners DI. 2?24 Builders

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Concord Apartments
City or Vicinity: Washington
County: N/A **State:** District of Columbia
Photographer: Rachel Firgens and Jennifer Hembree, MacRostie Historic Advisors, LLC
Date Photographed: December 2013
Façade and south elevation of south building, view northeast from west side of 14th Street.
1 of 17.

Name of Property: Concord Apartments
City or Vicinity: Washington
County: N/A **State:** District of Columbia
Photographer: Rachel Firgens and Jennifer Hembree, MacRostie Historic Advisors, LLC
Date Photographed: December 2013
Façade of south building, view northeast from west side of 14th Street.
2 of 17.

Name of Property: Concord Apartments
City or Vicinity: Washington
County: N/A **State:** District of Columbia
Photographer: Rachel Firgens and Jennifer Hembree, MacRostie Historic Advisors, LLC
Date Photographed: December 2013
From left to right: façade and south elevation of north building; embankment between the two buildings; north end of façade of north building; view east from west side of 14th Street. 3 of 17.

Name of Property: Concord Apartments
City or Vicinity: Washington
County: N/A **State:** District of Columbia
Photographer: Rachel Firgens and Jennifer Hembree, MacRostie Historic Advisors, LLC
Date Photographed: December 2013
Façade and south elevation of north building; view northeast from west side of 14th Street.
4 of 17.

Name of Property: Concord Apartments
City or Vicinity: Washington
County: N/A **State:** District of Columbia
Photographer: Rachel Firgens and Jennifer Hembree, MacRostie Historic Advisors, LLC
Date Photographed: December 2013
North elevation and façade of north building; façade of south building at far right; view southeast from corner of Missouri Avenue and 14th Street.
5 of 17.

Name of Property: Concord Apartments
City or Vicinity: Washington
County: N/A **State:** District of Columbia
Photographer: Rachel Firgens and Jennifer Hembree, MacRostie Historic Advisors, LLC
Date Photographed: December 2013
South building, detail of façade wings, showing brick ornamentation (typical of both buildings).
6 of 17.

Name of Property: Concord Apartments
City or Vicinity: Washington
County: N/A **State:** District of Columbia
Photographer: Rachel Firgens and Jennifer Hembree, MacRostie Historic Advisors, LLC
Date Photographed: December 2013
South building façade, view east from within courtyard (typical of both buildings).
7 of 17.

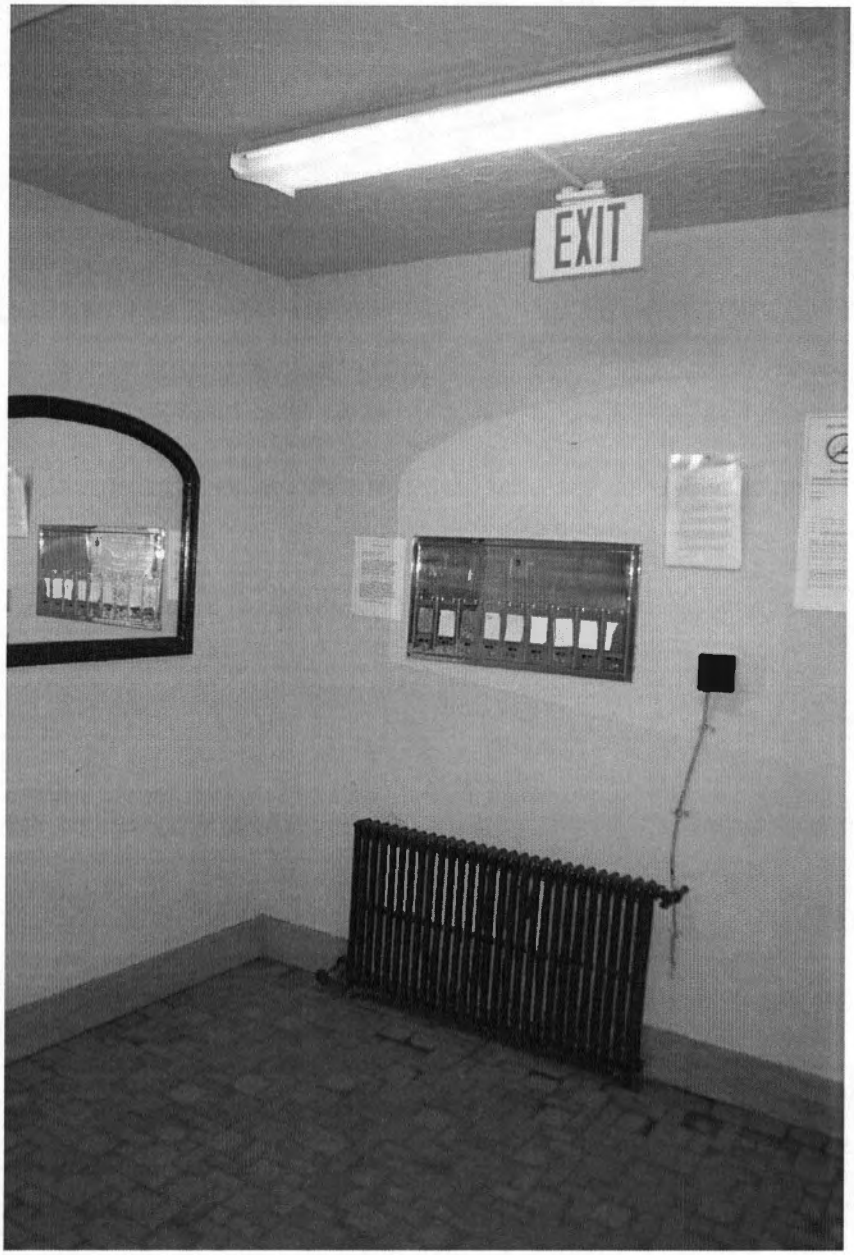
Name of Property: Concord Apartments
City or Vicinity: Washington
County: N/A **State:** District of Columbia
Photographer: Rachel Firgens and Jennifer Hembree, MacRostie Historic Advisors, LLC
Date Photographed: December 2013
South building façade, view east to west elevation from within courtyard, detail of a primary entrance (typical primary entrance of both buildings).
8 of 17.

Name of Property: Concord Apartments
City or Vicinity: Washington
County: N/A **State:** District of Columbia
Photographer: Rachel Firgens and Jennifer Hembree, MacRostie Historic Advisors, LLC
Date Photographed: December 2013
South building, view north to south elevation from within courtyard, detail of secondary entry, (typical of both buildings).
9 of 17.

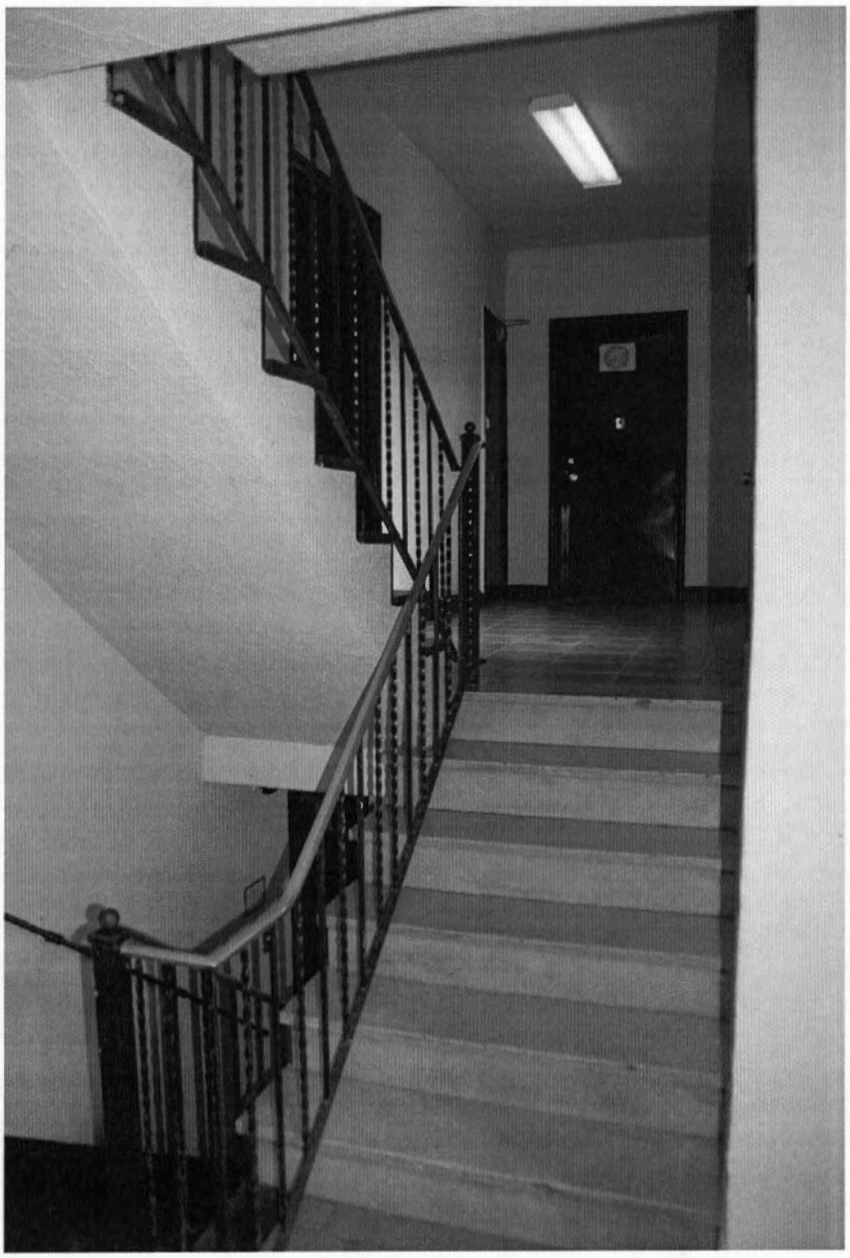
Name of Property: Concord Apartments
City or Vicinity: Washington
County: N/A **State:** District of Columbia
Photographer: Hampstead Companies
Date Photographed: March 2013
South building, view of circulation courtyard, looking southwest from roof (typical of both buildings).
10 of 17.

Name of Property: Concord Apartments
City or Vicinity: Washington
County: N/A **State:** District of Columbia
Photographer: Rachel Firgens and Jennifer Hembree, MacRostie Historic Advisors, LLC
Date Photographed: March 2013
West (rear) elevations of buildings (south building at far left; north building at right), view southwest from rear yard and tot lot.
11 of 17.

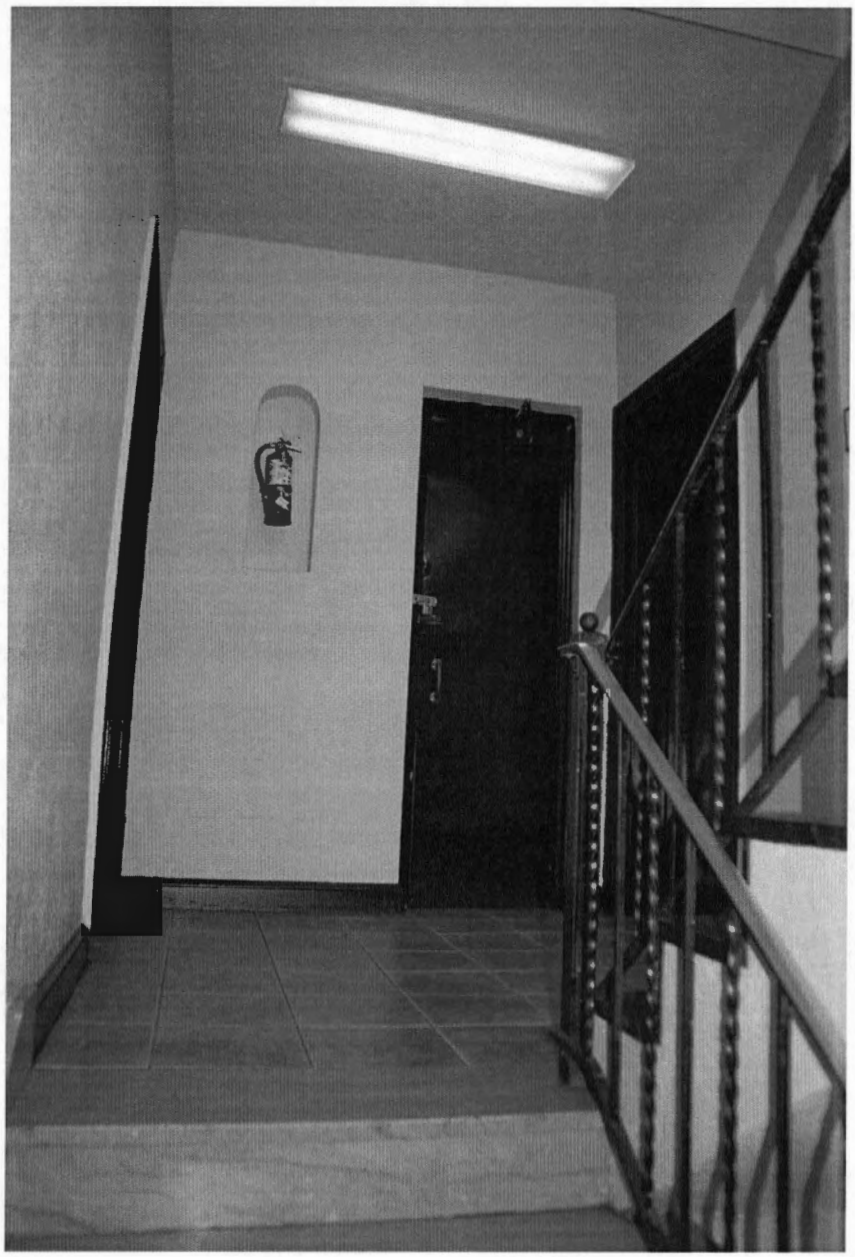
Name of Property: Concord Apartments
City or Vicinity: Washington
County: N/A **State:** District of Columbia
Photographer: Rachel Firgens and Jennifer Hembree, MacRostie Historic Advisors, LLC
Date Photographed: March 2013
Entry foyer with mailboxes; painted walls and ceiling with stucco-like application is evident. This particular foyer retains original tile flooring and marble base (typical of some foyers).
12 of 17.



Name of Property: Concord Apartments
City or Vicinity: Washington
County: N/A **State:** District of Columbia
Photographer: Rachel Firgens and Jennifer Hembree, MacRostie Historic Advisors, LLC
Date Photographed: March 2013
View of stairs and upper floor landing. This stair, unlike most, retains original marble treads. Upper floor landing has received replacement tile (typical).
13 of 17.

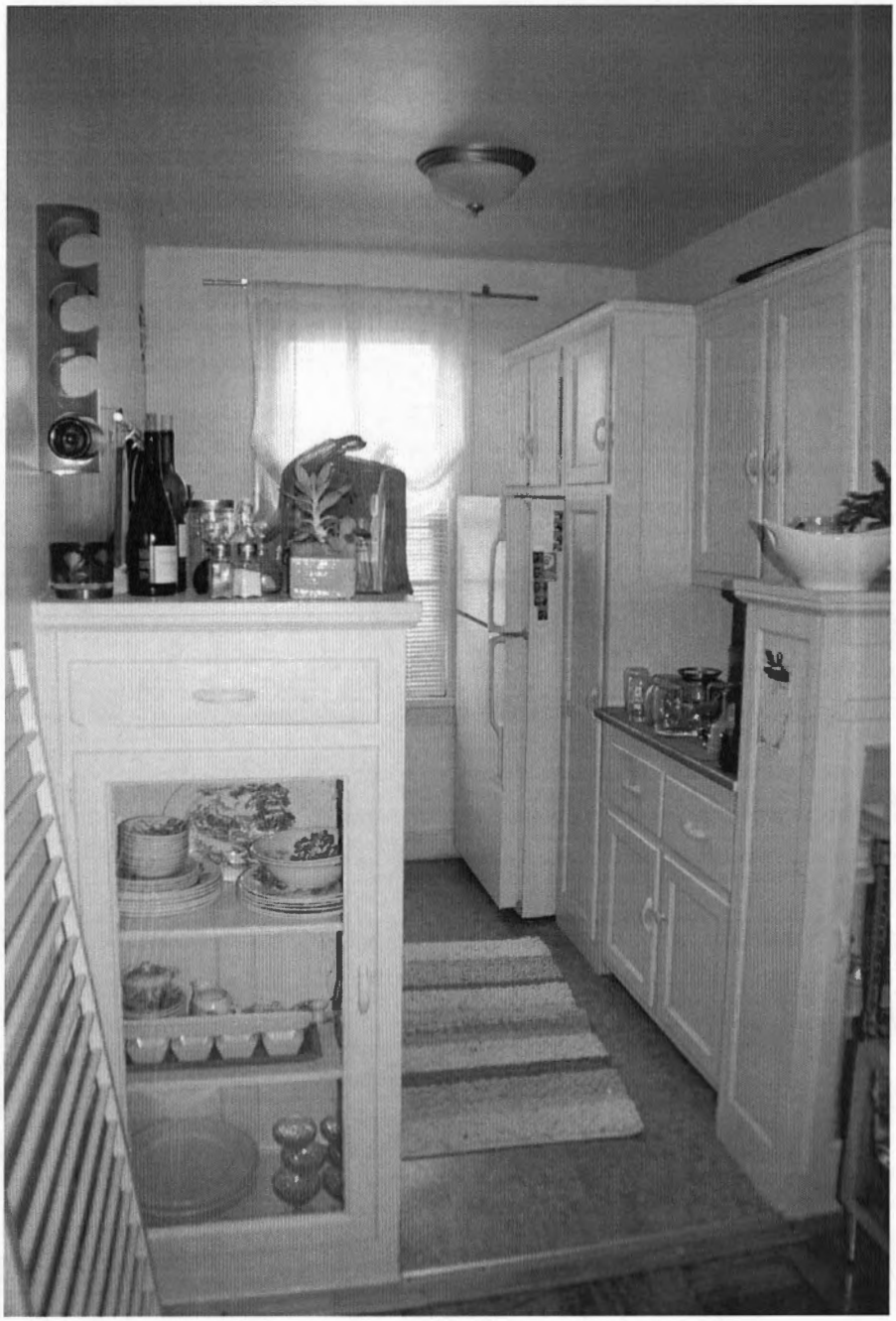
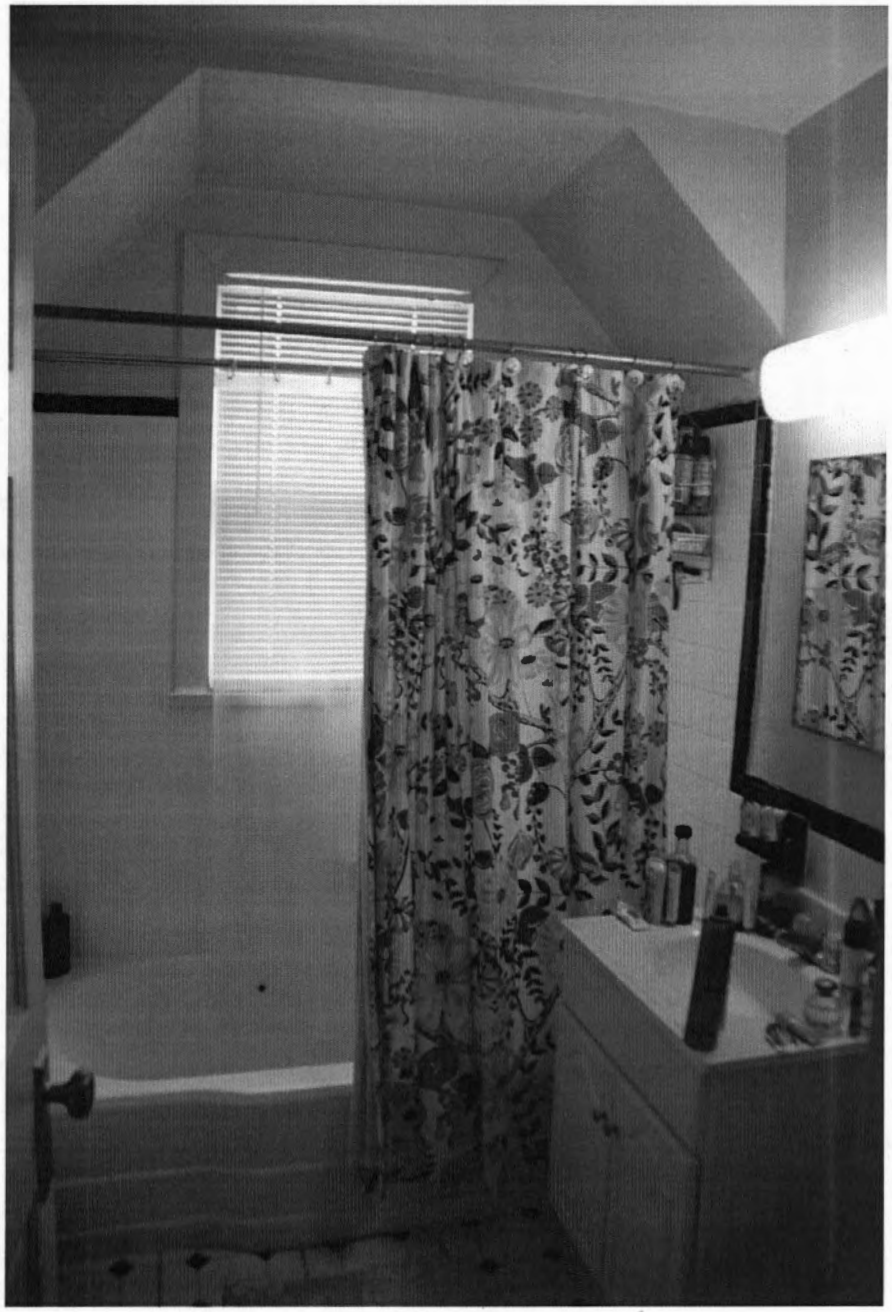


Name of Property: Concord Apartments
City or Vicinity: Washington
County: N/A **State:** District of Columbia
Photographer: Rachel Firgens and Jennifer Hembree, MacRostie Historic Advisors, LLC
Date Photographed: March 2013
Upper floor landing with round-arched niche for fire-extinguisher (typical of most landings).
14 of 17.



Name of Property: Concord Apartments
City or Vicinity: Washington
County: N/A **State:** District of Columbia
Photographer: Rachel Firgens and Jennifer Hembree, MacRostie Historic Advisors, LLC
Date Photographed: March 2013
Living area within unit. Round arches delineating the spaces and parquet flooring (typical).
15 of 17.

Name of Property: Concord Apartments
City or Vicinity: Washington
County: N/A **State:** District of Columbia
Photographer: Rachel Firgens and Jennifer Hembree, MacRostie Historic Advisors, LLC
Date Photographed: March 2013
Unit kitchen. This kitchen is one of a limited number that retain historic cabinetry.
16 of 17.



Name of Property: Concord Apartments
City or Vicinity: Washington
County: N/A **State:** District of Columbia
Photographer: Rachel Firgens and Jennifer Hembree, MacRostie Historic Advisors, LLC
Date Photographed: March 2013
Unit bath showing the hexagonal arch framing the bathtub (typical).
17 of 17.