

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: The Fulford

Other names/site number: Glenn Arms Apartments

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: 2518 Seventeenth 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Not For Publication: Vicinity: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

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
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<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Multiple Dwelling

Current Functions

(Enter categories from instructions.)

Multiple Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th & 20th Century Revivals

Italian Renaissance

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick and Concrete

Narrative Description

Summary Paragraph

Situated on the west side of Seventeenth Street, N.W., in the Adams Morgan neighborhood of Washington, D.C., the building at 2518 Seventeenth Street, N.W., is a detached, four-story, five-bay, rectangular-plan, brick and concrete apartment building. Currently, the building is one of two buildings called the Glenn Arms Apartments. The other apartment building is situated just to the north at 2524 Seventeenth Street, N.W. 2518 was constructed between 1910 and 1911 in the Italian Renaissance style. The building measures fifty feet wide by one-hundred-twenty-eight feet deep and stands forty-seven feet in height. Its façade, fronting Seventeenth Street, is faced in brick coursed in Flemish bond and its side and rear elevations are faced in five-course common bond brick. Constructed on a concrete foundation with a raised basement, the building is capped by a flat, slag roof. In addition, a false-hipped roof with wide overhanging eaves accents the building's facade and extends over the first four bays of both of its side elevations. The apartment building is constructed on Lot 48, located in Square 2565, and its front elevation faces east. The level rectangular lot is bound on the east by Seventeenth Street, N.W., and is enclosed on its east, west, and south sides by a wrought-iron fence. A narrow parking lot extends along the northern edge of Lot 48, the full depth of the lot, separating the property from 2524 Seventeenth Street, N.W. The apartment building sits above street grade and the property features a stone and concrete retaining wall that runs the full width of the lot along the Seventeenth Street sidewalk. This wall is pierced by a set of ascending concrete steps at its northern end. These steps lead to a concrete walkway, oriented north to south, which in turn leads to a second set of ascending concrete steps and the building's front entrance.

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Narrative Description

The building's facade is five bays wide. Its raised, concrete block basement terminates in a bold concrete belt course that separates the basement level from the first story. The building's main entrance is placed within the center bay of the first story. It consists of a contemporary, single-leaf glass and steel door that features a rectangular two-light sidelight to the south. A contemporary domed awning shelters the main entry. The bays to either side of the front entrance are both pierced by one-over-one, double-hung, vinyl replacement windows with concrete, slip sills and flat-arched, continuous, soldier-brick lintels. The two outer bays of the first story are both pierced by paired, one-over-one, double-hung, vinyl replacement windows topped by arched fanlights, which have been painted over. The windows have concrete, slip sills and are set beneath two-course, soldier-brick, arched lintels. A concrete belt course runs across the first story at its midpoint, and is discontinued by the main entrance and the four first-story windows. Above the first-story windows, a heavy molded concrete belt course, interrupted by a centered, shallow, two-bay, bracketed balconet, separates the facade's first and second stories.

At the second story, the facade's outer bays are pierced by one-over-one, double-hung, vinyl replacement windows that are topped by rectangular, rough-faced, concrete spandrel panels. The center bays have been expanded to the south by one window on the second, third, and fourth stories, explaining the off-center central bays. Each bay contains a single one-over-one, double-hung, vinyl replacement window. The window added to the south is slightly thinner than the two centered windows.

The outer bays of the building's third story are each pierced by two, one-over-one, double-hung, vinyl replacement windows that rest on thin concrete, slip sills, topped by blind arched transoms under soldier-course, brick, arched lintels. The windows are topped by arched, rough-faced, concrete panels which are outlined by a single-course brick arch. The center two bays of the third story hold one-over-one, double-hung, vinyl replacement windows, topped by a blind arched transom, with soldier-course brick sills and arched lintels. Departing from the arched window forms that define the front elevation's third story, the southern, central bay, added at a later date, features a thinner, one-over-one, double-hung, vinyl-sash, replacement window with a rectangular blind transom and a thin concrete, slip sill.

The facade's fourth story exhibits the same pattern of fenestration as seen on the second story, all with typical one-over, double-hung, vinyl replacement windows. Here, however, the windows rest on heavy, molded, concrete, lug sills, with the two northernmost of the central three windows sharing one continuous sill. None of the windows on the fourth story have blind transoms or panels.

The apartment building's north (side) elevation is divided into twenty bays. The placement of the fenestration on this elevation is irregular, and is at times staggered between stories. At the basement level, the north elevation is pierced by twelve one-over-one, double-hung, vinyl

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replacement windows with concrete sills. In addition to these windows, the basement level is also pierced by one rectangular metal screened air vent, and one rectangular metal louver window. The first-story of the north elevation is pierced by thirteen one-over-one, double-hung, vinyl replacement windows with brick sills and segmental-arched, double-course, soldier brick lintels. The second through fourth stories each contain fourteen of these windows. On all four stories, these windows vary in terms of their width and height. An additional window was once located on each story of the north elevation's nineteenth bay (counting from the east), but these have since been bricked-up. Also altered are the windows located in the sixth, ninth, and sixteenth bays of each story, which appear to have once contained aprons above their upper sashes that have since been removed and filled-in with brick. In addition to the windows, the first through fourth stories each contain five rectangular metal-screened air vents. These vents, located at the first, fourth, eleventh, thirteenth, and nineteenth bays, appear to have replaced one-over-one windows.

The south (side) elevation is almost identical to the north elevation in terms of its fenestration. Like the north elevation, it is pierced at intervals by a series of metal-screened vents on all stories. In addition, all the windows on the upper floors of the first bay, and those on the second through fourth stories of the eighteenth bay, have been infilled with brick.

The building's west (rear) elevation is divided into eight bays. At the basement level, the west elevation is pierced by four one-over-one, double-hung, vinyl replacement windows. Also, located at the basement level is a set of descending concrete stairs that lead to a single-leaf metal door. Each of the four upper stories are pierced by eight double-hung, vinyl-sash, one-over-one windows with brick sills and segmental-arched, double-course, soldier-brick lintels. The rear elevation also features a steel fire escape.

The building embodies the distinctive characteristics of the Italian Renaissance style in the overall composition and proportions of the façade, with its concrete-faced basement, or "pedestal," and its raised Palladian first story, which is separated from the upper stories by a heavy concrete belt course. Other Italian Renaissance elements within the façade include its arched window forms, and the broad overhanging eaves of the building's false hipped roof.

The interior of the building maintains the overall historic configuration. The four-story, thirty-two-unit apartment building consists of studio, one-bedroom, and two-bedroom units. The interior is accessed through a small tiled entry vestibule that features a Greek key border. The building plan on each level is comprised of a single, double-loaded corridor that is accessed by a large, spiral stairwell located on the northern portion of the building. The stair accesses each floor and the main entry. The unit's feature bedrooms, a bathroom, open living/dining area and a kitchen. The kitchen area is open to the main living space. Very little historic fabric remains in the residential units and can be found in the form of window and door frames at the entry doors of the units.

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8. Statement of Significance

Applicable National Register Criteria

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

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack 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

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Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Architecture

Period of Significance

1910-1911

Significant Dates

1910-1911 (construction)

1929-1948 (alterations)

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Carroll Beale

Fox & Lewis

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Statement of Significance Summary Paragraph

The southern apartment building that is now part of the two-building Glenn Arms Apartments is located at 2518 Seventeenth Street, N.W., and contributes to both the aesthetic and cultural heritage of the District of Columbia. The building is locally significant under **National Register Criterion A** in the area of **Community Planning and Development**, as its construction reflects the broad patterns of historical development that shaped the Adams Morgan neighborhood of Washington, D.C., during the first decades of the twentieth century. The building is also locally significant under **National Register Criterion C** in the area of **Architecture**, as it embodies the distinctive characteristics of the Italian Renaissance style, as interpreted by civil engineer Carroll Beale.

In addition, the building serves as an example of the Conventional Low-Rise Apartment Building as delineated in the Multiple Property Documentation (MPD) Form, *Apartment Buildings in Washington, D.C.: 1880-1945*. It meets criteria specifically developed to evaluate apartment buildings pursuant to the D.C. Apartment Building Survey and adopted by the D.C. Historic Preservation Review Board in 1989, and the National Register of Historic Places (NRHP) in 1994. The building is significant under the following Multiple Property Document Criteria:

A-2: Buildings that illustrate the initial development of the apartment movement as it relates to the need for housing, including the introduction of the building type and the specific forms seen in this early period throughout the city.

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.

A-6: Buildings that reflect changes in the development of social attitudes toward multi-unit living as expressed through their interior architectural organization.

C-6: Buildings that illustrate expressions of architectural styles, either rare, notable or influential to the aesthetic development of the apartment building or to architecture in general.

C-10: Buildings that are the work of skilled architects, landscape architects, urban planners, engineers, builders, or developers.

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Narrative Statement of Significance

The Glenn Arms, at 2518 Seventeenth Street, N.W., was constructed between 1910 and 1911, a period characterized by heightened population growth and the expansion of residential housing in the District of Columbia. Located in the Meridian Hill subdivision, that was created just after the Civil War, the building represents the first phase of apartment construction in the Adams Morgan neighborhood. During the early twentieth century, row houses and apartment buildings were built in the neighborhood to accommodate the housing needs of the District's expanding middle-class. The building is also characteristic of the dense transit-oriented development that characterized the growth of Adams Morgan, and more broadly the District of Columbia, during this period. An example of the purpose-built apartment building, Glenn Arms represents the growing acceptance of apartment living by the middle class, who were attracted by the affordable rents and adjacency to the streetcar line on Columbia Road.

In addition, the building embodies the distinctive characteristics of the Italian Renaissance style, employed extensively in Adams Morgan during the early twentieth century. The style, based on the architecture of the Italian Baroque, remained popular nationally through the 1920s, and was applied to the design of both commercial and residential structures. Furthermore, the building was designed by civil engineer Carroll Beale, whose work contributes to the architectural variety and eclecticism seen in the District's historic urban landscape.

Conventional Low-Rise Apartment Buildings, constructed between 1880 and 1945, played an important role in the development of the apartment building form and its acceptance in the District of Columbia during the late nineteenth and early twentieth century. Conventional Low-Rise Apartment Buildings contain at least five self-sufficient residential units, are between two and four stories in height, feature a single main public entrance, and lack elevators. These buildings are significant as the most prevalent apartment building type constructed during this period. Through their interior layout and amenities, the Conventional Low-Rise Apartment Building introduced new modes of living to the District's middle-class population.

In addition, Conventional Low-Rise Apartment Buildings must retain sufficient integrity to convey their historical and architectural significance as a formative and distinctive building type in the District of Columbia. Specifically, they must retain sufficient architectural integrity and historic characteristics to enable identification with the property type, including the façade appearance and preferably, though not necessarily, the basic configuration of the original floor plan outlining the public halls, apartment units, and interior trim. The Glenn Arms, at 2518 Seventeenth Street, N.W., retains its integrity of location, design, setting, materials, feeling, and association, corresponding to its 1911 date of construction. The building maintains its original location on Lot 48, Square 2565, and it forms part of a historic streetscape containing early to mid-twentieth-century apartment buildings and row houses. Despite the replacement of the building's original front door and windows, and the removal of its exterior side porches, the Glenn Arms still retains the majority of its character defining, Italian Renaissance architectural elements. And despite interior changes, the building maintains interior layout features, such as

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its hallways, stairs, and public areas, which are diagnostic of the purpose-built Conventional Low-Rise Apartment Building.

Construction

The apartment building at 2518 Seventeenth Street, N.W., was constructed between 1910 and 1911 by owner Frederick W. McReynolds. It was designed by civil engineer Carroll Beale, and was constructed by builders Fox & Lewis.¹ Frederick W. McReynolds acquired the property in 1910. McReynolds, a local attorney, purchased Lot 20 in Block 14 of Meridian Hill from The Rees Company in January of that year.² In May, he purchased Lot 19 from George W. Brown.³ McReynolds then combined the two lots to form new Lot 48, on which the apartment building was constructed.⁴

Once the property had been acquired, McReynolds applied for a building permit on June 3, 1910. The brick and concrete apartment building, measuring fifty feet wide by one-hundred-and-twenty-eight feet deep, and standing forty-seven feet in height, was constructed on a concrete foundation, and covered by a flat slag roof. Lacking elevators, the steam-heated building's upper floors were accessed via internal stairways. McReynolds stated the apartment building's estimated cost at \$50,000.⁵ Construction began during the summer of 1910, and the building was completed in the spring of 1911.⁶

Subsequent History

The apartment building was originally named the Fulford, and beginning in April 1911, rental agents A. F. Fox Company were offering three, four, and five-room apartments for rent. An early advertisement by A. F. Fox describes the apartments as "new and modern," complete with gas and electric lights. The advertisement also highlights the building's concrete porches, and the convenience afforded by its proximity to "cars," schools, and churches.⁷ The "cars" referred to in the advertisement were those of the Washington Railway and Electric Company, which operated a streetcar line along Columbia Road.

Ownership of the property has changed numerous times over the years, beginning soon after the building's construction. In 1913, owners Frederick W. McReynolds and John L. Warren sold the Fulford to C. H. Wine for a consideration of approximately \$100,000.⁸ The building changed hands again in 1914 when John E. Annin sold the Fulford to Ernest Weigle, subject to a trust of \$57,500.⁹ In 1916, the property was purchased at a foreclosure sale by Mark F. Finley.¹⁰ Finley

¹ District of Columbia, Building Permit 6852, June 4, 1910.

² "Real Estate Transfers," *Evening Star*, January 17, 1910.

³ "Real Estate Transfers," *Evening Star*, May 28, 1910.

⁴ D.C. Office of the Surveyor, Subdivision Book 40, Liber 41, plat recorded June 7, 1910.

⁵ Application for Permit to Build 6852, June 3, 1910.

⁶ Daily Reports, Building Permit 6852, June 24, 1910 to June 8, 1911.

⁷ "Apartments to Let," *Evening Star*, April 18, 1911.

⁸ "Fulford Apartment Brings Good Price," *Washington Times*, March 15, 1913.

⁹ "Realty Tide Keeps Up," *Washington Post*, June 21, 1914.

¹⁰ "3 Apartments Are Sold," *Washington Post*, February 20, 1916.

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was a local dentist and Masonic leader. He died in 1932, and in 1945, trustees for his estate sold the building to Pearl S. Kimelblatt, who briefly held the property before selling it to Dulcie E. Hobday in 1946.¹¹ Hobday owned the building until 1959.¹² During the 1960s, the building was owned by Daniel Norwitz, George Basiliko, and John D. Neumann Properties, Inc.¹³ Neumann, in 1973 sold the building, along with the adjacent building at 2524 Seventeenth Street, N.W., to Glenn Arms Associates.¹⁴ After this date, advertisements and city directories began to collectively refer to the two buildings as the Glenn Arms Apartments.

Alterations

The building has undergone a number of interior and exterior alterations since its construction in 1910. The building originally featured concrete porches on its north and south elevations. In 1929, owner Mark F. Finley obtained a permit to “repair and support six tiers of concrete porches with concrete block piers.”¹⁵ In 1944, the District Department of Building Inspection issued a permit to owner John F. Finley to repair fire damage to the building.¹⁶ The fire, which damaged the building’s fourth floor, occurred on May 27, 1944. Thirty residents were forced to evacuate the building, and one resident and one firefighter were injured.¹⁷ Repairs authorized by the 1944 permit included the replacement of “front mansard rafters,” one “span of main roof rafters,” and one door and window. The permit also refers to the repair of “plaster damaged by fire.” Following this event, a fire escape was added to the rear elevation in August, 1944.¹⁸ Finley also applied that year for a permit to construct a concrete block partition wall with a metal door around the building’s basement furnace.¹⁹ In 1946, owner Vincent Hobday created three apartments from the two existing “front apartments” on each of the building’s four floors.²⁰ Hobday, in 1948, applied for a permit to install flooring in a dumb waiter shaft, remove nine non-load-bearing partition walls, and install a new closet in one of the building’s apartments.²¹ The building’s exterior concrete porches seem to have suffered from recurring condition issues, and in 1948, Hobday received a permit to repair and waterproof them.²² These concrete porches were eventually replaced with frame porches on both the north and south elevations, as

¹¹ “Mark F. Finley Dead,” *Washington Post*, September 30, 1932; D.C. Recorder of Deeds, Liber 8132, Folio 557, recorded July 19, 1945; Liber 8253, Folio 290, recorded April 19, 1946.

¹² D.C. Recorder of Deeds, Liber 11251, Folio 493, recorded June 5, 1959.

¹³ D.C. Recorder of Deeds, Liber 11689, Folio 70, recorded October 20, 1961; Liber 12035, Folio 412, recorded July 19, 1963.

¹⁴ D.C. Recorder of Deeds, Liber 13445, Folio 558, recorded February 6, 1973.

¹⁵ Building Permit 128382, October 23, 1929.

¹⁶ Building Permit 270955, July 7, 1944.

¹⁷ “30 Forced to Flee to Street by Apartment Fire,” *Evening Star*, May 27, 1944.

¹⁸ Building Permit 272575, August 24, 1944.

¹⁹ Building Permit 273084, September 11, 1944.

²⁰ Building Permit 289115, September 24, 1946. This could possibly be when the extra row of windows was added to the façade, but the alterations are not specifically mentioned in the permit.

²¹ Building Permit 303364, February 25, 1948.

²² Building Permit October 22, 1948.

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documented by an architectural survey conducted in 1986.²³ Subsequent repairs to the building have been limited in scope and have primarily involved routine plumbing and electrical work.

All of the building's double-hung sash windows, which were presumably of wooden construction historically, have been replaced with vinyl windows. Also, as discussed, a number of north-elevation windows have either been bricked-up, altered, or replaced with metal air vents. The units retain very little historic fabric, and some were re-configured in the second-half of the twentieth century.

The Meridian Hill Subdivision and Early Residential Development in Adams Morgan

The Adams Morgan neighborhood of Washington emerged from rural nineteenth-century origins to become a vibrant residential neighborhood during the early twentieth century. Originally situated in Washington County, the area was composed of a collection of large country estates during the nineteenth century.²⁴ The property that today comprises Square 2565 once formed part of the Meridian Hill estate, which was owned by Issac E. Messmore at the time of the Civil War.²⁵

After the Civil War, speculative developers acquired and subdivided rural tracts of land located on the periphery of Washington City, creating new residential neighborhoods.²⁶ In 1867, R. M. Hall and John R. Elvans purchased the Meridian Hill estate, and subdivided it into a new residential subdivision called Meridian Hill. Celebrated at the time as one of the capital's most desirable new suburban developments, Meridian Hill consisted of twenty-two blocks and a grid of new streets that were superimposed onto the hilly terrain located to the west of the Columbian College campus. The area was valued for its high elevation, cooler summer temperatures, and scenic views.²⁷

Despite initial local optimism regarding the Meridian Hill subdivision, the new neighborhood was slow to develop. As late as 1894, the subdivision only contained a sparse collection of mostly frame dwellings that were concentrated on its eastern side. Square 2565, Block 14 of Meridian Hill, only contained four frame structures, which were located on Lots 12 and 16. This paucity of building activity was also reflected in the nearby Lanier Heights subdivision, created in 1883, and within the former campus of Columbian College, which was subdivided for residential development in three phases between 1867 and 1884.²⁸ In addition, the two principle

²³ EHT Tracerics, Inc., "2518 Seventeenth Street, NW," survey form, February 6, 1986, Vertical Files, EHT Tracerics, Inc., Washington, DC.

²⁴ Emily H. Eig, "Kalorama: Two Centuries of Beautiful Views," in *Washington at Home: An Illustrated History of Neighborhoods in the Nation's Capital*, 2nd ed., ed. Kathryn Schneider Smith (Baltimore: Johns Hopkins University Press, 2010), 276-79.

²⁵ "City Items," *Evening Star*, November 11, 1867.

²⁶ Eig, 279.

²⁷ Matthew B. Gilmore and Michael R. Harrison, "A Catalog of Suburban Subdivisions of the District of Columbia," *Washington History* 14, no. 2 (Fall/Winter 2002/2003): 47.

²⁸ Gilmore and Harrison, 46; Brian Kraft, "Columbia Heights: Passageway for Urban Change," in *Washington at Home: An Illustrated History of Neighborhoods in the Nation's Capital*, 2nd ed., ed. Kathryn Schneider Smith (Baltimore: Johns Hopkins University Press, 2010), 241-42.

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commercial corridors in Adams Morgan, Columbia Road, N.W., and Eighteenth Street, N.W., remained largely undeveloped in 1894.

The pace of development gradually increased in Adams Morgan during the early twentieth century. By 1903, a number of brick row houses and commercial buildings had been constructed along Eighteenth Street, N.W. In the Meridian Hill subdivision, developers constructed brick row houses between 1901 and 1906 in Squares 2565, 2566, and 2576. These row houses range in height from two to three stories and reflect the Queen Anne and Colonial Revival styles. They were designed by well-known local architects that included Nicholas T. Haller, B. F. Meyers, and William J. Palmer. Washington developer Harry Wardman, and his chief architect, Nicholas R. Grimm, were also active in Meridian Hill at this time.²⁹

In addition to row house development, the early twentieth century also marked the arrival of the apartment building in Adams Morgan. By 1907, real estate atlases show new multi-story apartment buildings along Columbia Road, N.W., Calvert Street, N.W., and Adams Mill Road, N.W., as well as on several of the neighborhood's secondary streets. In the Meridian Hill subdivision, apartment buildings were first constructed in 1909 along Seventeenth Street, N.W., in Square 2566.³⁰

Apartment building development occurred in Square 2565 between 1910 and 1925. The Italian Renaissance-style Fulford, begun in 1910, was one of the earliest apartment buildings erected in Meridian Hill, and the first constructed in Square 2565. In 1914, the architectural firm of Hunter and Bell designed a four-story Colonial Revival-style apartment building at 1736 Columbia Road, N.W., for owner William L. Browning.³¹ This was followed in 1916 when George N. Bell, of the firm Hunter and Bell, designed and constructed a brick two-story apartment building at 2524 Seventeenth Street, N.W. The northern of the two Glenn Arms buildings, it reflects the influence of the Italian Renaissance and Craftsman styles.³² Apartment construction in Square 2565 continued in 1916, when Harry Wardman developed a brick, three-story apartment building, designed by A. M. Schneider, at 2526 Seventeenth Street, N.W.³³ In 1922, developers Monroe and R. Bates Warren constructed a two-story apartment building at 2525 Ontario Road, N.W. The building was designed by architects George N. Bell and A. S. Rich, and its heavily-bracketed overhanging eaves reflect the Italian Renaissance style, which features prominently in the square's architecture.³⁴ Finally, in 1925, Harry M. Bralove constructed a four-story apartment building, designed in the Colonial Revival style by George T. Santmyers, at 2544 Seventeenth Street, N.W.³⁵ The six apartment buildings constructed in Square 2565 between 1910 and 1925 represent the stylistic variety that characterized residential architecture during the

²⁹ Building Permit 1146, February 21, 1901; Building Permit 176, July 26, 1904; Building Permit 1159, October 19, 1905; Building Permit 177, July 26, 1904; Building Permit 303, July 27, 1906; Building Permit 1715, May 9, 1904; Building Permit 2347, May 5, 1905.

³⁰ Building Permit 5102, June 29, 1909.

³¹ Building Permit 4664, May 7, 1914.

³² Building Permit 3545, February 23, 1916.

³³ Building Permit 2926, January 5, 1916.

³⁴ Building Permit 5992, March 8, 1922.

³⁵ Building Permit 6205, January 7, 1925.

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early twentieth century, as well as the evolution of the apartment building type in Washington, D.C.

The Apartment Building in Washington, D.C.

While the first apartment buildings were constructed in Meridian Hill during the early twentieth century, apartment building development began in Washington during the late nineteenth century, much later than in other eastern seaboard cities such as Boston and New York. This was in part due to a local reluctance to embrace the concept of multi-family residences. The first true, purpose-built apartment buildings were constructed in Washington beginning in the 1880s as luxury buildings for the city's elite. Beginning in the 1890s, and continuing into the early twentieth century, developers constructed more modest buildings for the city's middle class, who had gradually begun to embrace the idea of apartment living.³⁶

The new apartment buildings being built for Washington's middle class, typified by the Fulford, were usually three to four stories in height, precluding the need for an elevator. Self-sufficient in comparison with the hotel-like character of the earlier luxury buildings, their individual apartments were arranged along interior hallways, and usually included a parlor, bedrooms, dining room, and kitchen. Architecturally, the exterior design of the new buildings recalled enlarged versions of the urban house forms of the period. In addition, these apartment buildings usually contained a first-floor lobby with public areas that sometimes-contained small businesses, such as barbers and cafes.³⁷

During the first two decades of the twentieth century, apartment buildings increasingly comprised a greater percentage of residential construction in Washington. Between 1900 and 1909, 363 new apartment buildings were constructed in the District of Columbia, and 316 were built between 1910 and 1919. Most the apartment buildings constructed during this twenty-year period were built in the northwest quadrant of the District, and their construction precipitated the formation of apartment building corridors along the routes of streetcar lines such as Columbia Road, N.W.³⁸

Much larger purpose-built apartment buildings began to appear in Adams Morgan just prior to World War I, and their construction continued into the 1920s. These buildings, influenced after 1920 by the District's zoning law, were taller and incorporated multiple projecting wings into their designs.³⁹ In Adams Morgan, examples include the Chatham Court Apartments (1915) located at 1707 Columbia Road, N.W., and the Argonne (1928) at 1628 Columbia Road, N.W.

³⁶ Emily Hotaling Eig and Laura Harris Hughes, *Apartment Buildings in Washington, D.C., 1880-1945*, National Register of Historic Places Multiple Property Documentation Form (Washington, DC: Tracerics, 1993), E6-21.

³⁷ *Ibid.*, E-21-22.

³⁸ *Ibid.*, E-39-40.

³⁹ Mark Andrich, "Uptown Living: The Connecticut Avenue Apartment Corridor," unpublished research paper, George Washington University, revised version, June 1987, 14.

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Apartment Living and Changing Lifestyles Among the Urban Middle-Class

By the time that the Fulford was completed in 1911, there was a burgeoning acceptance of apartment living within American society. Prior to this, housing reformers of the nineteenth century viewed apartment living as a deviation from the domestic ideal of the nuclear family structure and the detached single-family home, and associated the apartment lifestyle with the transience of boarding houses, or with crowded urban tenements and the immigrant families they housed. This pejorative association with tenements persisted into the early twentieth century, and in Washington, contributed to the negative view of apartment living. A greater emphasis on self-sufficient units, emulating the lifestyle found in the single-family home, helped build gradual acceptance of apartment living. In 1905, the *Evening Star* observed that:

There seems to be every indication that apartment buildings are to increase in number here, just as has been the case in other cities, and it is likely that during the coming season a good many three and four-story buildings will be erected, with suites on each side of a hall on each floor. It is hard to explain why this change has taken place in the mode of living in large cities, but there is no reason, it seems, why, if this fashion prevails elsewhere, it should not also be in the mode here, for this city is and has been the scene of a very active growth in population for several years past, and in the effort to provide homes for the enlarged number, not only have many houses been put up, but large and small apartment houses.⁴⁰

Increasingly, as interest in apartment living surged among Washington's middle class, units featured a greater allocation of floor-space for entertaining. Other amenities included gas ranges, sinks, electric lights, telephones, and public spaces such as billiard and laundry rooms. The Fulford was typical in this regard, and its five-room apartments featured reception halls, private baths, and gas and electric service. In addition, the ornamental facades and lobbies of these buildings conveyed the sense of grandeur previously associated with the luxury buildings, now packaged with affordability and modern conveniences for the middle class.⁴¹

A review of census data, recorded between 1920 and 1940, reveals that the Fulford provided housing for a range of white middle and working-class residents. Occupations reflected the growth of the federal presence in Washington after World War I, and included a host of government clerks, stenographers, lawyers, and engineers. Private sector occupations included salesmen, drivers, printers, teachers, construction workers, policemen, and newspaper carriers. In addition, the number of households recorded in the building increased from eight in 1920 to

⁴⁰ "Real Estate Gossip," *Evening Star*, February 25, 1905.

⁴¹ *Apartment Buildings in Washington, D.C.*, E6-7, E17-21; Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge, MA: MIT Press, 1981), 140-46; "Apartments to Let," *Evening Star*, October 7, 1915.

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twenty-three in 1940. The number of households with school-age children also increased during this period.⁴²

Civil Engineer, Carroll Beale

Carroll Beale was a civil engineer who practiced in Washington, D.C. during the first half of the twentieth century. Beale was born in the District of Columbia in 1882. He was a descendant of Charles Carroll, a signer of the Declaration of Independence, and was a graduate of Georgetown University and Columbian College (now George Washington University).⁴³ During the early 1900s, Beale worked as a chainman in the District of Columbia Water Department.⁴⁴ Beale left the Water Department in 1904 to work as a computing engineer in the Engineer Department.⁴⁵ While working in this capacity, Beale, along with engineer David P. Moore, filed a patent in 1908 for the invention of a hydraulically-operated pumping mechanism.⁴⁶

Between 1910 and 1934, Beale worked as a civil engineer in Washington. He practiced as an individual consultant for most this period, although, at times, he formed brief partnerships with a number of local engineers. According to Washington city directories, these included partnerships with civil engineers Orton L. Meigs (1911), Walter A. McFarland (1913), and Walter R. Harper (1914).⁴⁷ Between 1921 and 1922, directories list Beale as the president of The Beale Company, Realtors, Engineers, and Builders. David P. Moore, Beale's former colleague at the D.C. Engineer Department, served as the company's vice president.⁴⁸ Well-known Washington architect Snowden Ashford seems to have also been briefly associated with The Beale Company, according to a 1921 *Washington Post* article announcing his resignation as Municipal Architect of the District of Columbia.⁴⁹

Beale and Ashford emerged as leading practitioners of an innovative method of concrete construction invented by Col. Robert H. Aiken in 1912.⁵⁰ This new building method, in which exterior walls were poured into place on specially constructed platforms and hoisted into position, allowed for the rapid construction of a wide variety of building types.⁵¹ In 1921, Beale authored an article on the application of concrete construction to residential building. The

⁴² U.S. Bureau of the Census, Fourteenth Census of the United States (1920), Washington, District of Columbia, Enumeration District 280, Sheet 10-A, Record Group 29, National Archives, Washington, D.C.; Fifteenth Census (1930), Enumeration District 279, Sheets 4A-B; Sixteenth Census (1940), Enumeration District 432, Sheets 13B-14B.

⁴³ "Carroll Beale Funeral Rites This Afternoon," *Washington Post*, June 20, 1942.

⁴⁴ "Ordered by the Commissioners," *Evening Star*, April 9, 1904.

⁴⁵ "Ordered by the Commissioners," *Evening Star*, October 5, 1904; District of Columbia, *Annual Report of the Commissioners of the District of Columbia*, vol. 2 (Washington: Government Printing Office, 1909), 141.

⁴⁶ "Patent 932240," issued August 24, 1909, in *Official Gazette of the United States Patent Office*, Vol. 955 (Washington: Government Printing Office, 1909), 945.

⁴⁷ R. L. Polk & Co., *Boyd's District of Columbia Directory* (Washington: R. L. Polk, 1911), 265; *Boyd's District of Columbia Directory* (1913), 270; *Boyd's District of Columbia Directory* (1914), 603.

⁴⁸ *Boyd's District of Columbia Directory* (1921), 302; *Boyd's District of Columbia Directory* (1922), 299.

⁴⁹ "Ashford Resigns as D.C. Architect," *Washington Post*, March 29, 1921.

⁵⁰ "Patents," *Cement Age* 14, no. 5 (May 1912): 270.

⁵¹ "Here's the House that 'Jacks' Built!" *Popular Science Monthly* 100, no. 3 (March 1922): 39.

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article, entitled, "Design and Construction of Dwelling House Walls," was published in the trade journal *Concrete Products*.⁵²

Beale served as vice president of the Great Falls Bridge Company, composed of business leaders from the District of Columbia, Maryland, and Virginia. In 1929, the company sought a permit to construct a \$1,000,000 toll bridge across the Potomac River at Great Falls.⁵³ The bridge was never built, however, due to Congressional opposition to the proposal in 1930.⁵⁴

One of Beale's more publicized projects in Washington was the construction of an eight-story medical office building at 1726 I Street, N.W. in 1931. The building was designed by Beale, in association with mechanical engineer Orton L. Meigs and architect A. P. Starr. Now demolished, the office building reflected the Colonial Revival style, and it was constructed at an approximate cost of \$1,500,000. It was the first office building in the District to be equipped with air conditioning, and it was also the first to feature an interior automobile parking area.⁵⁵ Beale referred to the downtown parking issue as, "a most urgent and universal municipal problem and one that will create jobs for many thousands of the unemployed." Acting on these convictions, Beale in 1934 presented a plan to the Public Works Administration (PWA) for an underground parking system for 15,000 vehicles in downtown Washington, but the facility was never constructed.⁵⁶ In 1935, Beale began working as a supervising and project engineer with the PWA in Washington. He eventually rose to become assistant regional director of the PWA, and he held this position until his death in 1942.⁵⁷

Carroll Beale was an active designer of residential buildings in Adams Morgan during the early twentieth century. He is credited with the design of nine apartment buildings in the District of Columbia—all built in 1910. In addition to 2518 Seventeenth Street, N.W., Beale designed four-story brick apartment buildings at 1712 Seventeenth Street, N.W., (Dupont Circle Historic District), 2111 Eighteenth Street, N.W., (demolished), and 1331-33 Belmont Street, N.W., (demolished) for developer John L. Warren.⁵⁸ Beale also designed a seven-story brick and concrete apartment building for Warren at 1716 M Street, N.W., (demolished).⁵⁹ In addition, Beale designed four-story brick buildings at 1924 Seventeenth Street, N.W., (Striver's Section Historic District), and 2627-33 Adams Mill Road, N.W., for developer Bates Warren.⁶⁰ Like 2518 Seventeenth Street, N.W., the building at 1924 Seventeenth Street, N.W., and the two examples located on Adams Mill Road, N.W., all embody the Italian Renaissance style, with rusticated Palladian first-stories, quoining, and heavily-bracketed false hipped roofs. Beale also

⁵² Carroll Beale, "Design and Construction of Dwelling House Walls," *Concrete Products* 21, no. 4 (October 1921): 51-52.

⁵³ "Application Made to Build Bridge Near Great Falls," *Washington Post*, July 28, 1928.

⁵⁴ "House Passes Bill Providing Big Park Funding," *Washington Post*, January 31, 1930.

⁵⁵ "I Street Building is Medical Feature," *Washington Post*, November 8, 1931.

⁵⁶ "Submits Plan for Auto Parking," *Evening Star*, March 14, 1934.

⁵⁷ "Carroll Beale Dies," *Evening Star*, June 19, 1942; "D.C. Projects for Defense Aid Discussed," *Washington Post*, August 16, 1941.

⁵⁸ Building Permit 4318, February 3, 1910; Building Permit 5494, April 6, 1910; Building Permit 6494, May 18, 1910.

⁵⁹ Building Permit 5866, April 21, 1910.

⁶⁰ Building Permit 5652, April 12, 1910.

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designed single family residences in the Prairie and Craftsman styles, such as the four dwellings he designed for John L. Warren in 1911 in the 2800 and 2900 blocks of Twenty-Sixth Street, N.E.⁶¹

Conclusion

The Glenn Arms Apartments, historically known as the Fulford, is located at 2518 Seventeenth Street, N.W., in Washington, D.C.'s Adams Morgan neighborhood. The building was developed between 1910 and 1911 by owner Frederick W. McReynolds, and it was designed by civil engineer Carroll Beale. Although altered, this apartment building still maintains most of its exterior character-defining features, and much of its original interior layout. The Glenn Arms at 2518 Seventeenth Street, N.W., is significant in that it reflects the historical development of the Meridian Hill subdivision and the Adams Morgan neighborhood during the early twentieth century. The building also marks the emergence of the apartment building in the neighborhood during this period. The Glenn Arms serves as an example of the Conventional Low-Rise apartment building, one of the earliest apartment building types constructed in the District of Columbia, which provided housing for Washington's middle-class. Finally, this stylistically eclectic apartment building embodies the characteristics of the Italian Renaissance style, and the work of its designer, Carroll Beale, has contributed to the architectural landscape of the District of Columbia.

⁶¹ Building Permit 5446, May 27, 1911; Building Permit 5447, May 27, 1911.

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property 0.34 _____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|----------------------------|--------------------------|
| 1. Latitude: 396585.710898 | Longitude: 139544.837302 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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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

Lot numbered Forty-eight (48) in Square numbered Twenty-five Hundred Sixty-five (2565) in Frederick W. McReynolds' combination of lots in Block numbered Fourteen (14) "Meridian Hill," as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 40 at folio 41; said Block 14 taxed as Square 2565.

Boundary Justification

Legal description as contained in the land records of the District of Columbia at Liber 13445, folio 558, deed recorded February 6, 1973.

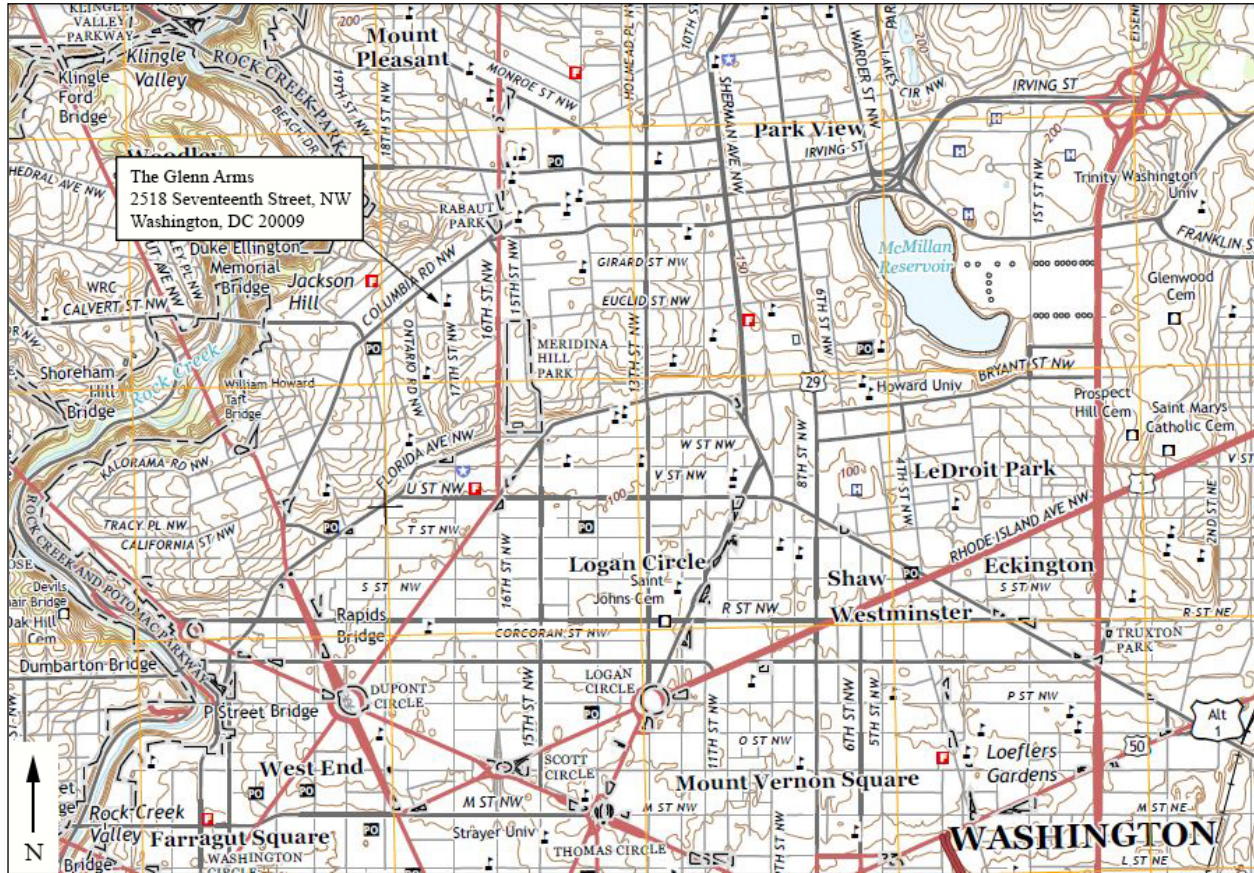
11. Form Prepared By

name/title: John Gentry, Architectural Historian
organization: EHT Tracerics, Inc.
street & number: 440 Massachusetts Avenue, N.W.
city or town: Washington state: DC zip code: 20001
e-mail: john.gentry@tracerics.com
telephone: 202-393-1199
date: _____

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Additional Documentation



USGS Washington West Quadrangle (7.5 minute), 2014 (U.S. Geological Survey)

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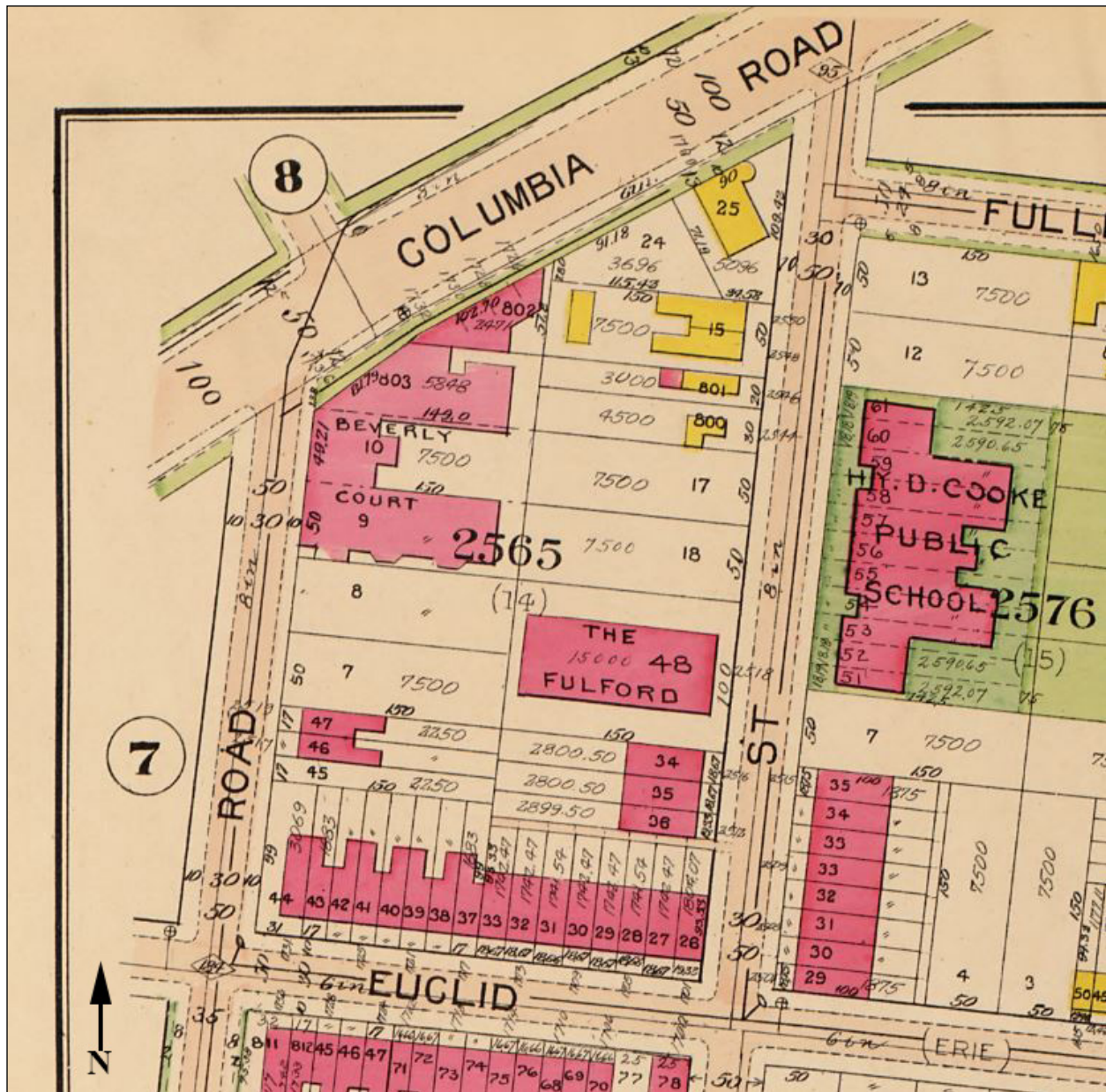
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Locational map with landmark boundaries outlined in red (D.C. Atlas)

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Detail from 1913 Baist real estate atlas, volume 3, sheet 9. Subject building is labeled “The Fulford.” (Library of Congress)

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Form 900 E. D.—9M—7-1-'09
No. Brick Required... 250 M. Permit No. 6852 R. 106

FILL OUT APPLICATION IN COPYING INK

APPLICATION FOR PERMIT TO BUILD
JUN 4 - 1910
Washington, D. C., June 3 1910

To the INSPECTOR OF BUILDINGS:
The undersigned owner hereby applies for a permit to build according to the following specifications:

1. What is the owner's name? Fred W. Mc Reynolds
2. What is the architect's name? Carroll Howell
3. What is the builder's name? ... Address ...
4. What is the house number? 2515 Street ...
5. Has a plat been obtained from the Surveyor's office and building been located thereon as required by Sec. 26. Yes
6. What is the number of lot? 48 block 14 subdivision ...
7. State how many buildings to be erected. One
8. Number of stories in height. 4 Material Brick & Concrete
9. If of frame, will the proposed structure be within 24 feet of any brick building?
10. Size of lot: Front 100' rear 100' depth 150'
11. Size of main building: Width of front 50' No. of feet deep 125'
12. Size of back building: No. of feet wide ... No. of feet long ... No. of feet high ...
13. What is the purpose of the building? Dwelling for how many families? 26
14. Will there be a store in the lower story? No. Nature of business to be conducted?
15. Will the building be erected on solid or filled land? Solid material of foundation Concrete
16. Thickness of external walls: To first floor level 15" 1st story 13" 2d story 13" 3d story 13" 4th story 9" 5th story ... 6th story ... 7th story ... 8th story ... 9th story ...
17. Thickness of party walls: To first floor level ... 1st story ... 2d story ... 3d story ... 4th story ... 5th story ... 6th story ... 7th story ... 8th story ... 9th story ...
18. What will be the material of the front? Brick If stone, what kind?
19. Will the roof be flat, pitch, or mansard? Flat material of roofing ... access to roof ...
20. Will there be any projections beyond the building line? No. Have they been approved?
21. Projection of main steps from building line. No. cellar step projection ... how projected.
22. Are there any bay windows? No height ... width ... projection ...
23. Are there any oriels? No height ... width ... projection ...
24. Are there any tower projections? No height ... width ... projection ...
25. Are there any show windows? No form ... width ... projection ...
26. Are there vaults? No depth ... length ... width ...
27. Will there be an area? No width ... projection ... how protected.
28. Are there any elevator shafts? No how protected.
29. How will the building be heated? Hot Water Will the building be wired for electric lighting or power? Yes
30. What is the height of first floor above sidewalk or parking? 5'-6" Yes
31. Has the curb grade been obtained from engineer of highways? Yes
32. What is the height of the present terrace or parking above curb? 6" built up
33. Is any change proposed in this height of terrace or parking? Yes
34. Is there a sidewalk, curbing, or improved roadway in front of proposed structure? Yes
35. Has availability of sewer been ascertained from Superintendent of Sewers? Yes
36. Have deposited \$ 50. as required by order of Commissioners to cover cost of any damage to public property.
37. Collector's receipt for above deposit, No. ... date.
38. What is the estimate cost of the improvement? \$ 5000

A certificate must be obtained from the Plumbing Inspector before this application will be considered by the Inspector of Buildings.

SIGNATURE OF OWNER Fred W. Mc Reynolds
APPLICANT ...

Application for D.C. building permit 6852, June 4, 1910 (Special Collections, D.C. Public Library)

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Photographs

Name of Property: The Fulford Apartments, 2518 Seventeenth Street, N.W.

City or Vicinity: Washington

County: N/A

State: DC

Photographer: John Gentry, EHT Tracerics, Inc.

Date Photographed: April 15, 2015

Exterior: Façade, east elevation, looking west

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Exterior: Façade and north elevation, looking southwest

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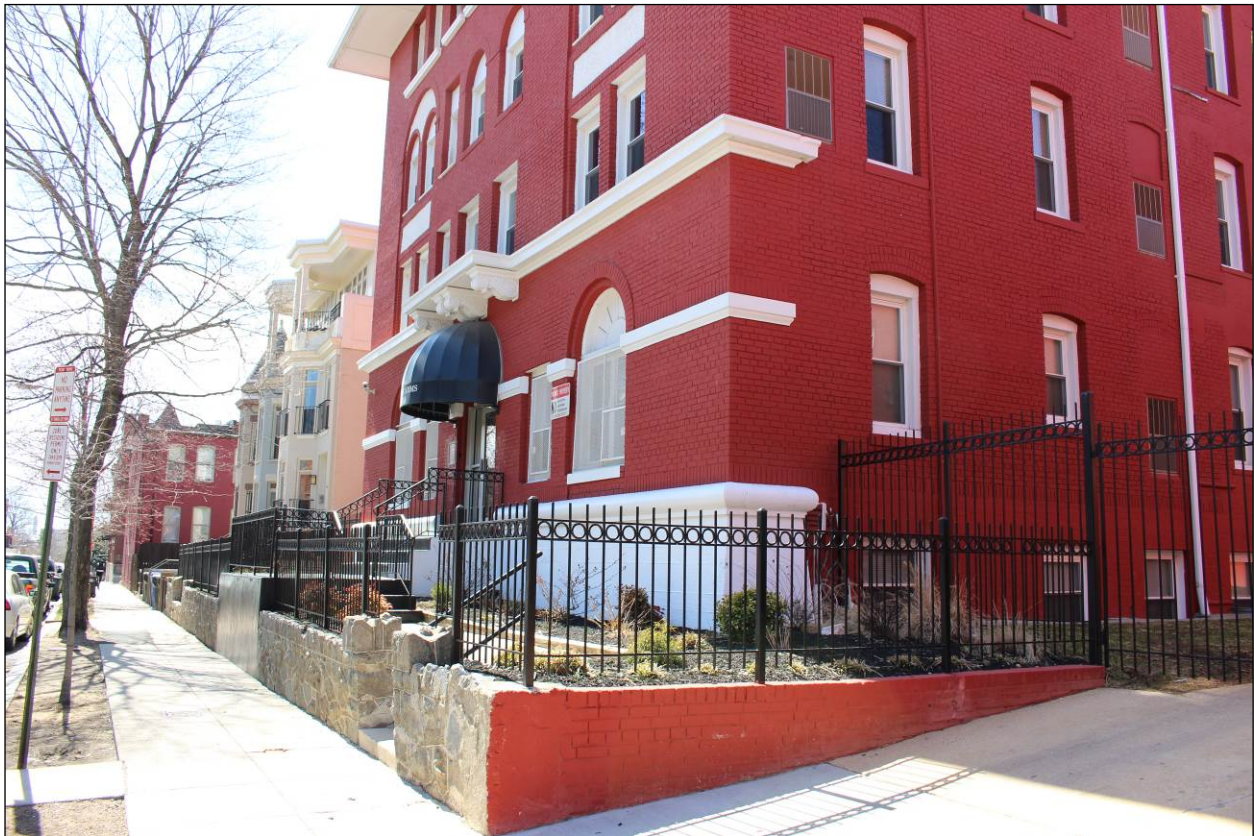


Exterior: Façade and south elevation, looking northwest

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Exterior: Northeast corner at ground level and façade, looking south

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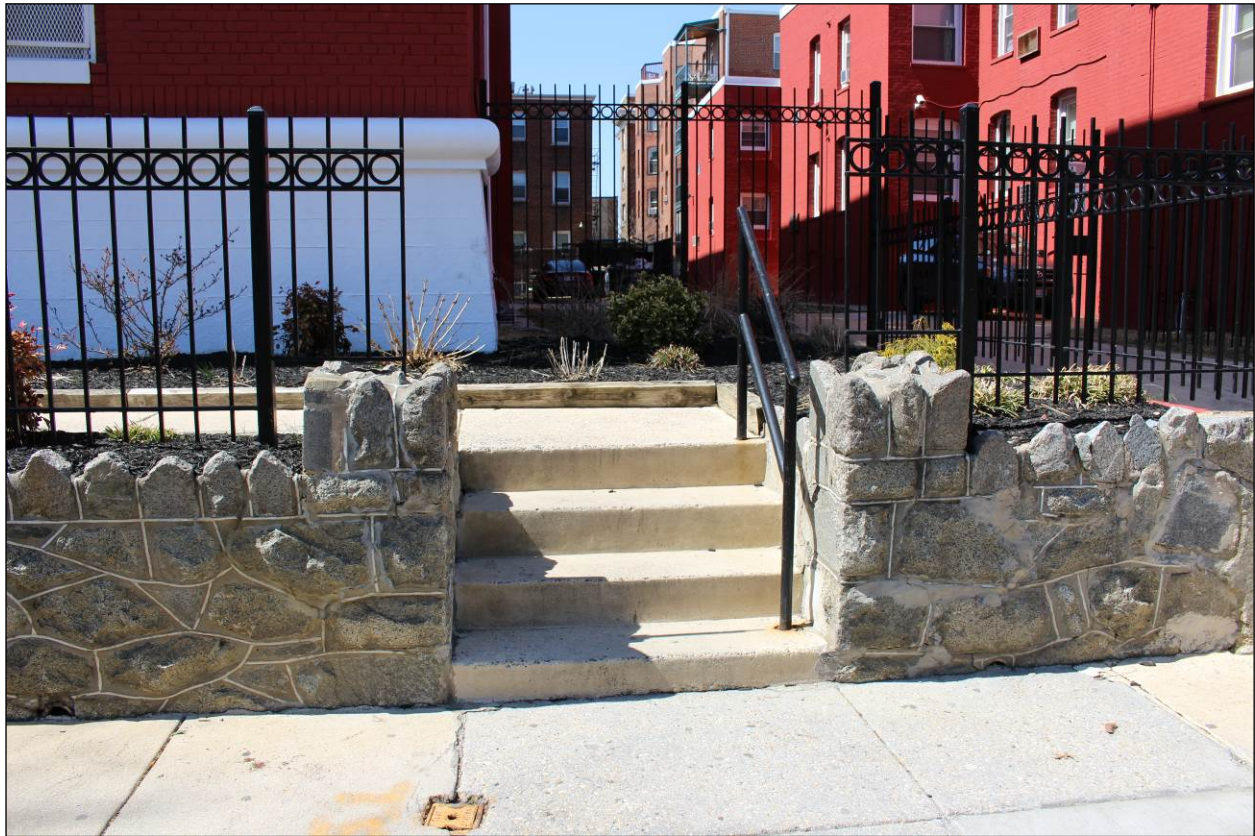


Exterior: Northeast corner and façade, roof detail, looking southwest

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Exterior: Stone retaining wall and steps to entry, looking west

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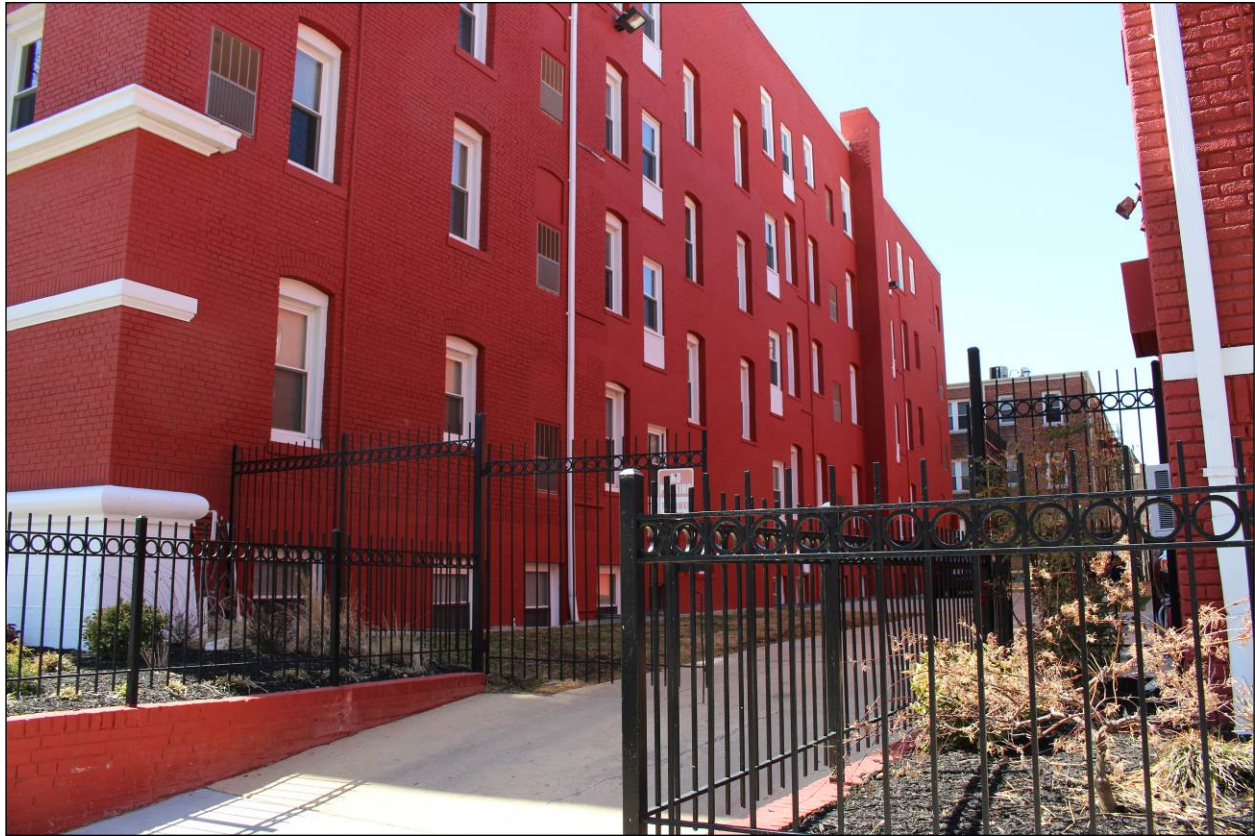


Exterior: Detail of front entry on façade, looking west

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Exterior: North elevation, looking southwest

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Exterior: Detail of first floor window on façade, looking west

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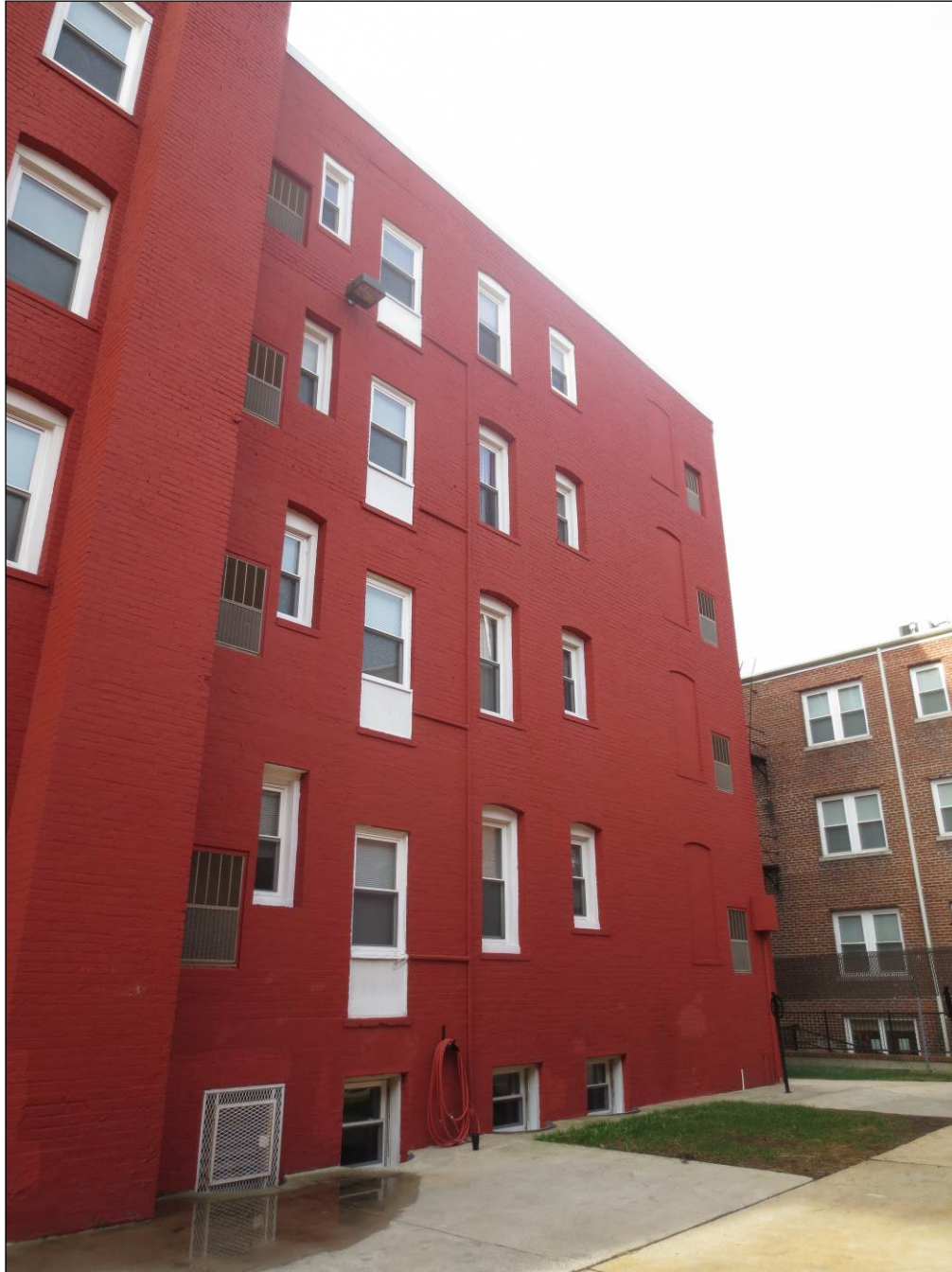


Exterior: Detail of foundation on façade, looking west

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Exterior: End bay of north elevation, looking southwest

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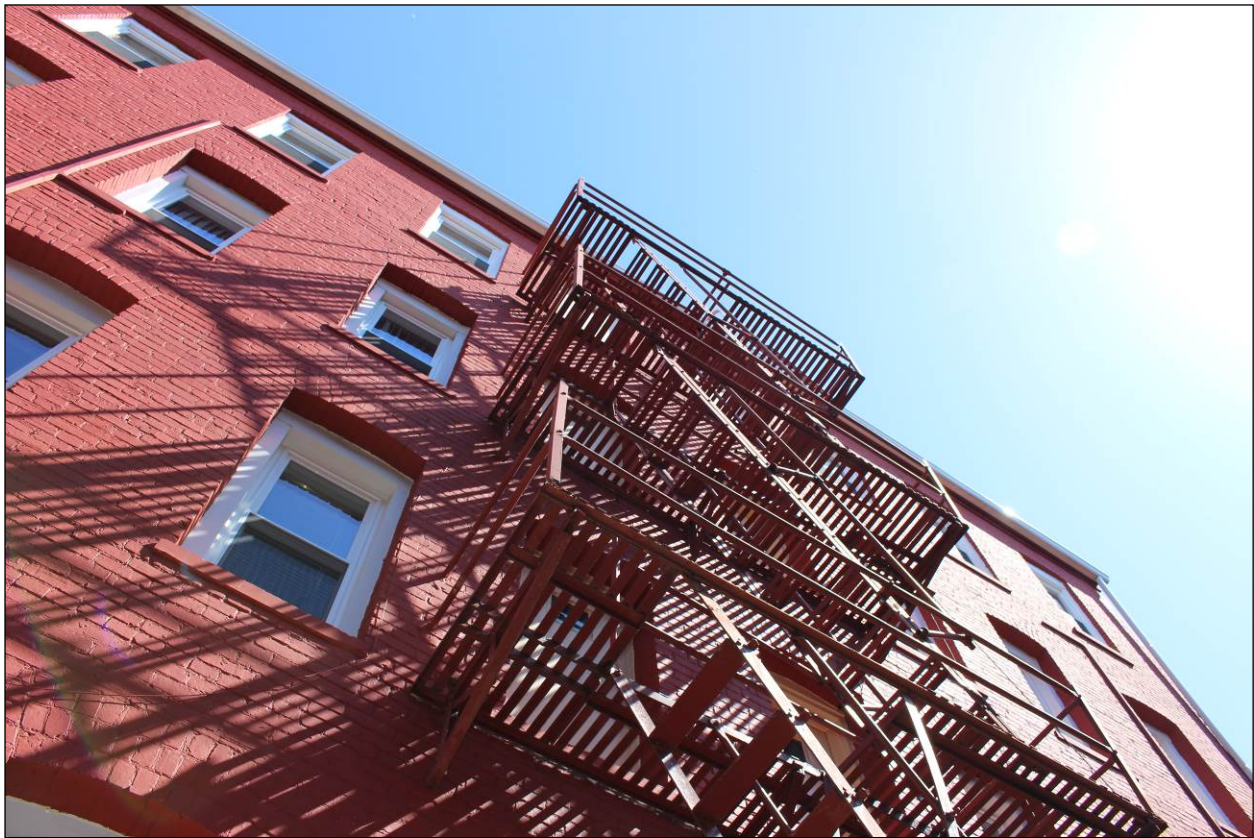


Exterior: Rear (west) elevation, looking southeast

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Exterior: Rear (west) elevation and detail of fire escape, looking southeast

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Exterior: South elevation, looking northeast

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Exterior: South elevation and side yard, looking east

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The Fulford Apartments
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Exterior: Windows on south elevation, looking north

16 of 21.

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Exterior: Window detail on south elevation

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Exterior: South elevation and side yard, looking west

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Interior: Detail of entry vestibule mosaic floor, looking west

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Interior: Detail of stair on first floor

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Interior: Detail of stairwell from fourth floor, looking down

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

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