

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



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

New Designation for: Historic Landmark Historic District

Amendment of a previous designation

Please summarize any amendment(s) _____

Property name The Colonnade

If any part of the interior is being nominated, it must be specifically identified and described in the narrative statements.

Address 2801 New Mexico Avenue NW, Washington, DC 20007

Square and lot number(s) 1805 / 002

Affected Advisory Neighborhood Commission 3B

Date of construction 1966 Date of major alteration(s) 1973

Architect(s) Donald Hudson Drayer Architectural style(s) Modernist

Original use Residential Present use Residential

Property owner THE COLONNADE CONDOMINIUM

Legal address of property owner 2801 New Mexico Avenue NW, Washington, DC 20007

NAME OF APPLICANT(S) The Colonnade Historic Preservation Task Force

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) Douglas Weimer, Esq. (Manager) / (202) 669-7124

2801 New Mexico Avenue NW # 811, Washington, DC 20007

Name and title of authorized representative Douglas Weimer, Esq. (Manager)

Signature of representative Douglas R. Weimer, Esq. Date Oct. 16, 2023

Manager, Colonnade Historic Pres. Task Force

Name and telephone of author of application EHT Traceries, Inc. / 202-393-1199

Date received _____
H.P.O. staff _____

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 Colonnade (including main lobby and elevator lobbies)

Other names/site number: n/a

Name of related multiple property listing:
 n/a

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

2. Location

Street & number: 2801 New Mexico Avenue NW

City or town: Washington State: DC County: n/a

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>_____ Signature of certifying official/Title:</p> | <p>_____ Date</p> |
| <p>_____ State or Federal agency/bureau or Tribal Government</p> | |

The Colonnade
Name of Property

Washington, DC
County and State

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

Signature of commenting official: _____ **Date** _____

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

4. National Park Service Certification

I hereby certify that this property is:
___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper _____ Date of Action _____

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only one box.)

- Building(s)
- District
-

The Colonnade
Name of Property

Washington, DC
County and State

Site

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC – multiple dwelling

COMMERCE – retail

LANDSCAPE – plaza

Current Functions

(Enter categories from instructions.)

DOMESTIC – multiple dwelling

The Colonnade
Name of Property

Washington, DC
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement -
New Formalism

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Concrete, Glass, Aluminum

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 Colonnade is a fourteen-story, irregular H-shaped mid-century apartment building designed in the New Formalist style and constructed between 1964 and 1966 on an approximately 6.5-acre lot at the corner of New Mexico Avenue NW and Tunlaw Road NW in the neighborhood known as Glover Park.¹ Set back from the road, upon entering the property one is met by the impressive appearance of the austere angular buff-colored apse standing tall on its concrete plinth amidst a landscaped embankment. The building, which is addressed 2801 New Mexico Ave NW, is bounded to the south by Tunlaw Road NW, the west by New Mexico Avenue NW and Glover-Archbold Park, the north by a series of apartment complexes including the Westchester and The Watson Place Cooperative, and to the east by Fulton Street NW. The dramatic U-shaped entry drive is accessed on Fulton Street NW and then exits onto Tunlaw Road NW. The drive is partially covered by a colonnaded covered driveway. The Colonnade is built into the hillside, which means there is a significant change in grade depending on the elevation. The severity of the grade change is somewhat remedied by a series of terrace overlooks that serve as porches for

¹ Peter T. Higgins, *A History of the Westchester Cooperative and its Neighbors* (Indianapolis: Dog Ear Publishing, 2018), 54.

The Colonnade
Name of Property

Washington, DC
County and State

residents of these floors. A large pool courtyard expands from the building's rear. On the interior, the 283-unit residential building includes a grand two-story entry lobby that is visible from the exterior through a two-story curtain wall. This main entry is flanked by one-story elevator lobbies as well as amenity spaces including a hair salon, marketplace, event space, and five levels of parking.

This application covers the property, including the building with its first-floor main lobby and flanking elevator lobbies, and surrounding landscape, which is integral to the mid-century New Formalist design.

Narrative Description

The Colonnade was built between 1964 and 1966 as a luxury high-rise apartment building in the northwest neighborhood of Glover Park in Washington, DC. Turning into the partially covered drive, one is immediately transported to the grandeur and luxury of an urbane high-rise, despite being nestled into a quiet, wooded suburb of Washington, DC. This is due to the imposing fourteen-story New Formalist design and lush, geometric courtyard that was designed by Washington architect Donald Hudson Drayer with landscape architect Theodore Osmundson, Jr. of the California firm of Osmundson and Staley.

The property with its large multi-story apartment building amid a multi-acre site is representative of the modernist luxury apartment buildings developed during a period of rapid residential development in DC. Drawings for the building and landscape are archived at the Library of Congress in the Prints and Photographs Division under the Donald H. Drayer Collection. The style of the building is New Formalist, which is a branch of Modernism popular in the mid-twentieth century and features the combination of classical forms with more Modernist design and as such, both terms are used in the application. The landscape design does not feature classical forms, so it is considered solely Modernist in this application.

The Colonnade
Name of Property

Washington, DC
County and State

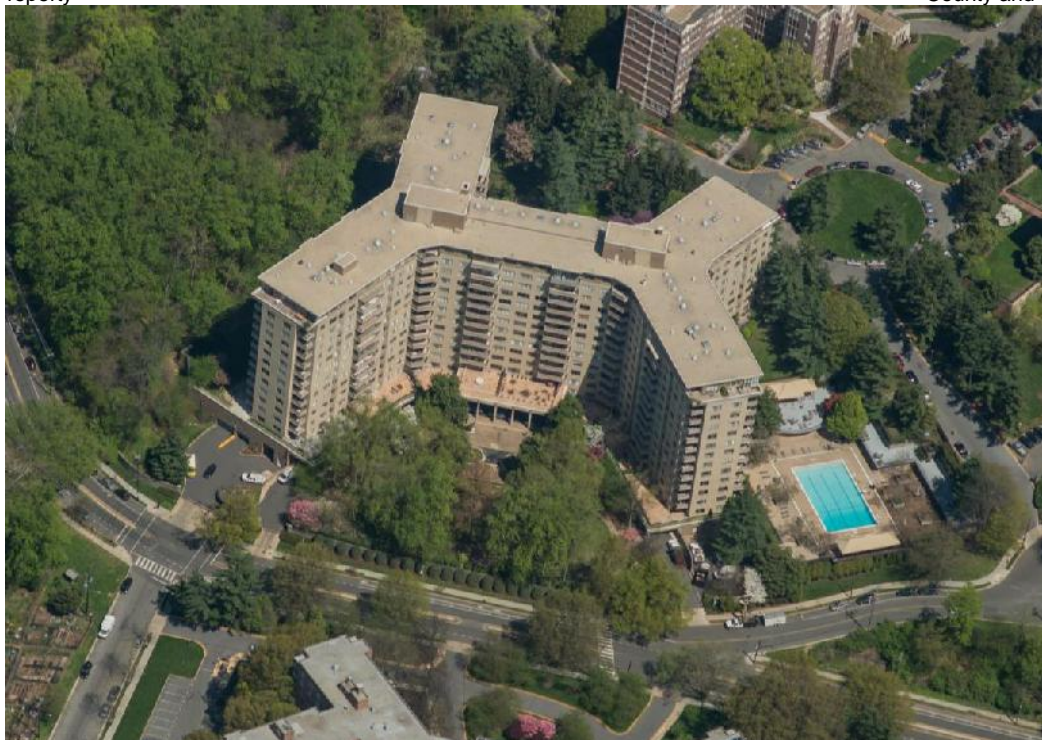


Figure 1. Oblique view of the Colonnade, looking north, 2015 (The Sanborn Company, DCOCTO).

The Site and Landscape

The circular sector-shaped lot on which The Colonnade is sited is crucial to the overall experience of the property. The lot (Lot 2 in Square 1805) is formed by two neighborhood roads to its south and west, and other residential buildings and their sites to its north and east.

Typical of high-rise luxury apartments from this period, the building is setback from the street and surrounded by a large, landscaped lot featuring walking paths, formal gardens, and a pool deck. Dense plantings, mature trees, and tall fencing surround the property and provide privacy to the tenants from the surrounding streets. The fourteen-story, splayed H-shaped building faces south onto Tunlaw Road and sits centrally on the lot at the peak of a circular drive. The drive surrounds a formal garden designed in a modernist style by Theodore Osmundson. The courtyard, situated south of the main entry lobby set between the front angled wings, is symmetrical featuring subtle undulating topography bisected by angular hardscaping. The courtyard, accessed by concrete steps directly across from the lobby or secondary pathways from the driveway, is partially paved with diamond-shaped concrete pavers with a heavy exposed aggregate finish. On either side of the steps are two substantial and classical limestone urns that were salvaged from the now demolished Hitt residence designed by John Russell Pope.² On the north side of the courtyard, a pool with a cogwheel-shaped fountain is framed by raised hexagonal planters that historically were a part of the fountain. Directly south of the fountain sits a geometric arbor pavilion structure, characteristic of mid-century Modernist design, consisting of circular steel columns supporting six interconnected hexagonal-shaped hipped concrete roofs

² "Remembering the Way We Were," *The Colonnade Columns*, n.d., 9.

The Colonnade

Name of Property

Washington, DC

County and State

that snake along a raised pathway. The rest of the courtyard is comprised of green space with open lawns dotted with trees and gravel walkways. Mature trees are concentrated on the south end of the courtyard creating a secluded environment separated from the surrounding city.



Figure 2. Fountain and courtyard looking north towards the building lobby. Photo by EHT Tracerics.

The driveway opens on to Fulton Street NW, at its intersection with Tunlaw Road NW. A small service courtyard and secondary garage entrance is accessible just to the east of the building's main entrance. The drive then continues towards the center of the building and is shaded by a concrete covered driveway lined by two-story rectangular columns faced in aggregate concrete forming a colonnade. Access to the building's underground parking garage lies just beyond the building's central two-story colonnaded entry court. The covered driveway terminates at the east and west ends of the building. The drive then exits on to Tunlaw Road NW just before it transitions on to New Mexico Avenue NW. A tall stone wall and scattered trees surround the property along its south and west sides establishing a private zone between the streets and the building. Mature hedges line the wall between the property and the public sidewalk.

To the building's southeast lies a large, bilevel paved swimming pool courtyard accessed from the building at the fourth level. The higher (fourth floor) level houses a semicircular paved area for entertaining, complete with a metal-frame pergola set against a stone retaining wall for a fourth story terrace. This level overlooks the pool area. The lower (third floor) paved level surrounds an inset pool and houses an L-shaped row of twenty-two cabana rooms, some serving as storage for towels and other pool equipment. The cabanas are accessed by a series of louvered double-doors. An identical second metal-frame pergola sits on the paved area to the south of the pool. The location of the pool offers a sense of exclusion as a luxurious private amenity for residents of The Colonnade. The pool area and cabanas were intentionally designed alongside the

The Colonnade
Name of Property

Washington, DC
County and State

residential building by architect Donald Hudson Drayer and retain their historic appearance, down to the metal pergola and stairway railings.

The rest of the site serves as a yard for the building's residents to utilize, often for walking dogs. It is hilly and sloped but well maintained and features assorted trees. A fence and stone retaining walls surround the property. On the north side of the property along the fence, neighboring property The Westchester maintains an easement for their own driveway access.

The Building

The building itself is comprised of fourteen stories set atop a broad concrete plinth with five levels of parking, some of which are below-grade, at its western end. The building footprint consists of an irregular H-shape (the projecting arms are splayed away from the central bar) and is constructed of concrete and steel framing clad in buff brick laid in a running bond with grey brick and aggregate concrete accents. It is presented in a straightforward Modernist style, suggestive of the New Formalist style, with flat wall planes of buff brick punctuated in a grid by horizontal banks of windows, cantilevered balconies, and triangular projecting bays, emphasizing the building's verticality. A wide entry colonnade created of unadorned aggregated concrete with sharp rectilinear corners is part of an extended concrete plinth that grounds the building.³

The one-story covered driveway wraps along the building's southern elevation. Lining the walls of the building within the covered driveway are twenty inset panels with concrete relief sculptures, centered between each column, presenting modern abstract forms (Figure 3). At the location of the main entrance and lobby at the center of the building, the covered driveway opens to a larger exterior double height space featuring a two-story colonnade highlighted by concrete columns clad in aggregate concrete, creating an impressive entry sequence for residents and visitors, due to its size and grandeur.⁴ The wide entry colonnade, the eponym for the property, forms part of the extensive plinth on which the building sits.⁵ At the main entrance on the south elevation of the building, a two-story glass curtain wall with anodized aluminum mullions and tinted glass spans the space between the concrete columns forming the colonnade, providing visual connection between the exterior and the lobby. A set of double-leaf glazed doors enter a small, glazed vestibule which features two single glass doors, one facing east and the other west, which access the lobby.

³ The drawings of The Colonnade building and landscape are archived at the Library of Congress Prints and Photographs Division under the Donald H. Drayer Collection, Unit 1625.

⁴ Colonnades are a traditional design feature often found in classical design. This one, however, is implemented into a Modern building, further suggesting the design's New Formalist theme.

⁵ Plinths are just one of the aspects of the building's design that illustrates the style of New Formalism. Plinths are frequently used in classical design as bases for columns or architectural ornamentation. Rarely are they used in Modern designs.

The Colonnade
Name of Property

Washington, DC
County and State



Figure 3: Example of one of the panels. Photo by EHT Tracerics.

The building is divided into a base, middle, and top through the use of material and setbacks. The ground floor, only partially above grade on the south side of the building, is clad in grey brick, as is the top floor, usually referred to as the penthouse. The penthouse is largely flush with the floors below but is setback at each of the end elevations, creating large open terraces. The building is topped with wide overhanging eaves extending from the flat roof. The flat roof is interrupted by two elevator overruns, clad in the same grey brick, and is covered with vents, solar panels, and equipment.

The middle thirteen residential floors are clad in buff brick, accented by precast panels with a heavy aggregate finish, matching the finish of the concrete columns at the ground floor. The primary south façade is symmetrical, while all others are asymmetrical due to the irregular footprint and arrangement of interior units. The building mass steps back at each corner of the end elevations, accommodating inset balconies with solid railings made up of an aluminum frame with precast concrete panels with a heavy aggregate finish. Similar balconies are situated on the other elevations; however, these balconies are cantilevered, and feature projecting concrete decks surrounded by the same solid railings. The fenestration pattern is regular and aligned, consisting of groups of two or three aluminum-sash sliding windows typical of the period.⁶ Windows feature stone sills with a rough hammered finish. Projecting angular bays situated on the wings accentuate the building and its verticality, featuring four narrow aluminum-

⁶ Symmetry, alignment, and order are crucial aspects of classical design which are often replicated in New Formalism.

The Colonnade
Name of Property

Washington, DC
County and State

sash windows above precast spandrel panels. Balconies are accessible by single-leaf glazed doors. Each unit has between two and seven bays, with the vast majority of floor plans boasting five bays. Corner units, which are studio-style “efficiencies,” have only two bays but they join to form a curtain wall.



Figure 4: An example of the canted bays with aggregate concrete panel details. Photo by EHT Traceries.

Large terraces project from the building at various floors depending on the grade; on the primary façade, the terrace is located on the roofing structure for the covered drive, while on the building’s east around the pool, the terraces project from the third, fourth, and fifth floors. These are aligned with balconies on the upper floors. The terraces also span the expanse of the roof over the underground garage along the west elevation.

The Colonnade
Name of Property

Washington, DC
County and State



Figure 5: The southern elevation serves as the primary façade. Photo by EHT Tracerics.

The Lobby

The lobby serves as the building's main entrance point and is an extension to the central double-height colonnade accessed by the covered driveway. The grand rectangular, double-height space is accessed by the glass vestibule with an expansive curtain wall designed to visually connect with the external colonnade to create a sense of opulence and grandeur by its exaggerated proportions. A series of six large marble-clad rectangular columns align with the aggregate concrete columns on the exterior, their connection visible through the large, glazed openings on the south facade. Finishes within the lobby include large format terrazzo floors inlaid with marble and separated by brass strips, marble-clad columns, plaster ceilings, and richly decorated wood-paneled "boiserie-style" walls. The boiserie is predominantly composed of exposed-grain wood panels, but raised portions of the paneling are gilded in aluminum leaf. Boiserie moldings feature an egg-and-dart pattern on the cymatium and is complete with dentils and acanthus leaf trim on the soffits. Three dramatic Murano glass chandeliers hang from the ceiling within the lobby. One-story elevator lobbies with matching finishes connect to the central lobby on the east and west walls. The lobby's footprint, terrazzo floors, center columns, and chandeliers are original to the building's construction and are designed by Donald H. Drayer. Although it is not clear when the richly decorated wood paneling was installed, it is believed to have been designed by the decorating firm Maison Jansen and was in place no later than 1973/1974, which is within the period of significance.⁷

⁷ The interior design of the lobby is reflective of a blending of French Neoclassical and Rococo style and is believed to have been influenced by Maison Jansen, a French interior design firm whose work would have been found in various embassies, private residences, and even the White House during this period. Major tenets of the firm's work

The Colonnade
Name of Property

Washington, DC
County and State

To the left of the building's entrance, inset into the lobby's western wall, is the building's reception desk, which is framed by boiserie. The recessed portion takes up roughly one-third of the lobby's west wall. To the north of the reception desk is the western elevator lobby. This entrance is framed by two pairs of decorative wood and plaster Corinthian columns. Beyond the western elevator bays is a small mail room with original brass mailboxes. This mailroom is separated from the corridors by a decorative perforated wood-carved screen wall which is original to the building's construction.

On the lobby's northern wall is a projected metal-framed partition wall that spans roughly three-quarters of the space. The wall is projected roughly two feet into the space and covered with wood boiserie paneling. The area behind this projecting wall serves as storage space and can be accessed by a narrow corridor with a door on each side of the projected wall.⁸ Antique mirrors are incorporated in the center panel on this wall.

The lobby's eastern wall mirrors the western wall, save for the reception desk area. An opening at the center of the wall leads to the eastern elevator lobby, but there is no mailroom on this side. Instead, an aluminum and glazed storefront system with single-leaf door provides access to commercial spaces.

The lobby itself is both grand and austere in its presentation. The two-story marble columns have no base or capitals, only slightly recessed marble panels on the short ends. The terrazzo floors feature marble inlay with brass divider strips. Carpets are inset, flush with the terrazzo, forming a central lounge area. In contrast to the austere marble columns and terrazzo floors, the wall paneling and furnishings reflect a more classical architectural aesthetic.⁹

included the use of antique furniture and traditional design as well as inclusion of collected items, such as hand-painted Chinese wallpapers and English vases, which give the sense of a worldly, albeit curated, experience.

⁸ It is unknown why this projected wall feature exists, and no original drawings provide additional information.

⁹ This is thought to be the design work of local interior designer, Victor Shargai, though no documents prove his involvement. It is also thought that the lobby was inspired by the local Raleigh Hotel's lounge, The Pall Mall Room, in combining geometric Modernist architectural features with traditional furniture and classical-inspired design. This juxtaposition can be found in the lobby of some of Landow-Brandt and Drayer's other buildings, such as The Colesville Towers and The Promenade.

The Colonnade
Name of Property

Washington, DC
County and State



Figure 6. Lobby, looking west. September 2023. Photo by EHT Traceries.

Commercial Spaces

Beyond the eastern elevator lobby is a series of doors which lead to a double-loaded corridor, off which are located several major building amenities, and a door to a narrow “card” room that features entry to the building’s party room. The commercial corridor is separated from the wood-paneled elevator lobby via a glass-paneled curtain wall with metal mullions. A fitness room, a hair salon, a now vacant commercial space that once served as a grocery store, and a party room can all be accessed through this extended corridor. The party room historically has held several restaurants, so it is outfitted with a commercial kitchen. This corridor features plain, beige-painted gypsum board walls with aggregate-tile baseboard trim which matches the large aggregate-tile floor and a tiled drop ceiling.

The fitness room features a glazed storefront-style wall that spans the entire length of the narrow room. Metal mullions separate the glass-paneled walls and surround the single-leaf glass door. A dark-stained wooden door surround frames the storefront. Narrow fluted wooden panels line the doorways and raised wooden panels with decorative roundels accentuate where the panels are joined.

The party room is defined by groupings of leaded rondel bottle bottom and stained-glass windows set within heavy wood frames. along the room’s eastern wall. The main entry to this space, centered among the windows, is via a single paneled door with six inset panes of matching stain-glass panels. The door features a classical surround with Doric pilasters. The space can also be accessed through a plain set of wood-paneled double doors on the room’s northern end which

The Colonnade
Name of Property

Washington, DC
County and State

leads to the card room. The kitchen is accessed through a series of paneled double doors on the room's southern end.

Further down the hall, small, fixed windows with unoriginal heavy, dark wood window surrounds denote the building's hair salon. A single glazed metal commercial door serves as each of the rooms' only entrance. The studio space is smaller than the other commercial spaces. Above the doors are several heavy wooden beams, though they appear largely decorative.

At the termination of the corridor is a pair of fully glazed double doors, with "The Market at The Colonnade" printed in cursive script. The room is currently gutted, but historically held a grocery and liquor store. Access to the building's loading dock is through this space. A narrow service and emergency hallway can be accessed to the west of the market entry doors.

Upper Floors

The thirteen residential floors above the lobby have a consistent footprint. Each floor features a double-loaded corridor that provides access to residential units on each side. Both sets of elevator bays on each floor open onto the carpeted hallways. Gypsum board walls are finished in wallpaper. Original wood doors, framed by classical surrounds with Doric pilasters, and marble thresholds mark entry into each unit. The building contains 283 units in total, which vary in size between studio "efficiencies" and three bedrooms. Each unit includes an entry foyer, dining room, living room space, kitchen, and at least one bathroom. Most units, other than the efficiencies, also have an additional powder room. The fourth floor offers pool and terrace access. The penthouse floor has fewer, larger units but are thought to operate on a similar floor plan. The lower garage levels can be accessed via the western elevators.

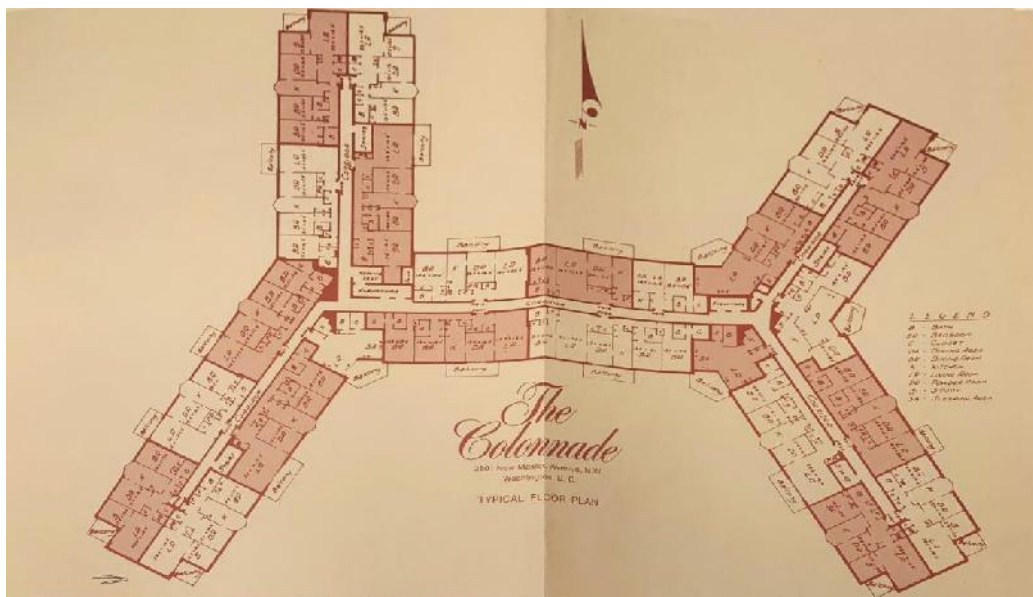


Figure 7: Typical floor plan. (DC History Center. Edmund J. Flynn Company Records, Box 2, Folder "The Colonnade.")

Integrity

The Colonnade
Name of Property

Washington, DC
County and State

The Colonnade, including its grand lobby, retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey its historical and architectural significance. The luxury high-rise apartment building maintains its original **location** and orientation on the approximately 6.5-acre site. The building maintains its original exterior **design** by notable local architect Donald H. Drayer, expressed through its New Formalist form and distinctive elements including the covered driveway, colonnade at the entry, and grand two-story lobby. The property's **setting** is largely unchanged, including its Modernist landscape features designed by master landscape designer Theodore Osmundson, proximity to Archibold-Glover Park, and surrounding apartment complexes including the Westchester, Watson Place Apartments, and 4000 Tunlaw, all of which predate The Colonnade. Integrity of **materials** and **workmanship** are expressed through the retention of original buff and grey brick cladding, exposed aggregate concrete accents, aluminum-sash sliding windows, decorative artwork within the covered drive, stone terraces, courtyard hardscape, and landscape organization. On the interior, the lobby maintains its original footprint, grand two-story height, and original materials and finishes including large-format terrazzo flooring, marble-clad columns, and Murano glass chandeliers. The lobby also maintains features that were installed no later than 1973/1974, within the period of significance, including Corinthian columns framing elevator lobbies, boiserie wood paneling, and inset antique mirrors. Collectively, these aspects of integrity allow the property to convey the **feeling** and **association** of an architecturally distinctive mid-century New Formalist luxury apartment high-rise.

The Colonnade
Name of Property

Washington, DC
County and State

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

The Colonnade
Name of Property

Washington, DC
County and State

Areas of Significance

(Enter categories from instructions.)

Architecture

Social History

Landscape Architecture

Period of Significance

1966-1974

Significant Dates

1966 (Built)

1973 (Dickens Room)

1974 (Condo Conversion)

1974 (Lobby Redecoration)

Significant Person

(Complete only if Criterion B is marked above.)

n/a

Cultural Affiliation

n/a

Architect/Builder

Donald Hudson Drayer, architect

Landow and Brandt, developers

Osmundson and Staley (Theodore Osmundson, designer), landscape architects

The Colonnade
Name of Property

Washington, DC
County and State

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

The elegant and imposing 14-story apartment building known as The Colonnade is significant as a prime example of the luxury apartment building type that was prolific in the mid-twentieth century, especially in the District of Columbia following the post-World War II economic boom. The irregular splayed H-shape building is an excellent example of a New Formalist-style apartment building designed by architect Donald Hudson Drayer for frequent clients Landow and Brandt, who were active developers in Washington during the period. The building (with its main and elevator lobbies) retains its primary architectural and landscape features, standing as one of the most intact and architecturally distinguished mid-century apartment buildings in the District. The lobby is an essential component of the overall building design and entrance experience, integrated with the exterior colonnaded portico and visible through a double-height glass curtain wall. Its intact Modernist landscape, the work of Theodore Osmundson, is an excellent example of the period and represents a rare design from the lauded landscape architect. As such, the Colonnade meets National Register of Historic Places **Criterion C** (and associated DC Inventory of Historic Sites Criterion D [Architecture]). The building also meets **Criterion A** (DC Criterion B [History]) as the apartment building was part of the mid-twentieth century urbanization of northwest Washington, DC. The development of The Colonnade was part of a trend during this period in the development of large-scale, luxury residential units such as The Watergate, Prospect House, Cathedral West, and others that sought to provide housing within the city that was anticipated to provide elite urbane residences removed from the effects of changing social “mores” brought about the Civil Rights Movement. Additionally, The Colonnade was one of the early condominium conversions in the District, enabled by Public Law 88-218, known as the “Horizontal Property Act of the District of Columbia.” This conversion coincided with a redecoration of the design of the building’s lobby in 1974. As it stands today, the richly decorated lobby is a rare surviving example of the once highly fashionable French Boisserie style within Washington, DC and as such is qualified under DC **Criterion E (Artistry)**. Finally, the Modernist landscape design is a rare private example of the skilled work of the master California landscape architect Theodore Osmundson, and as such qualifies the site under **Criterion F (Work of a Master)**.

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

The Colonnade, an elegant and imposing fourteen-story, buff-brick, gridded interpretation of the Modernist substyle known as New Formalism sits on 6.5 acres of prime landscape overlooking Glover-Archbold Park. Based on aerial images of the neighborhood from 1947 until 1964, the lot had been an undeveloped greenspace prior to its development. The surrounding areas were improved by a grouping of single-family dwellings on small plots of land and the five-building Romanesque Revival style Westchester apartments built in 1930. The Westchester Development

The Colonnade

Name of Property

Washington, DC

County and State

Corporation once owned the entirety of the hillside that both apartment buildings now stand upon.¹⁰

Beginning in the 1950s, The Westchester sold some of their land and construction began on properties in the relatively unpopulated part of town near Glover-Archbold Park, one of the District's major greenspaces. The first of these buildings was a medium-scale apartment building just northeast of The Colonnade, called the Watson Place Cooperative, built in 1958. Two years later, another medium-scale apartment building, 4000 Tunlaw, was constructed using a nearly identical footprint across the street. Cathedral West, a few hundred feet north of The Westchester, was built in 1966. While within the District's boundaries, and not technically far enough from the city center to be considered a suburb, this space was decidedly less urban, more secluded – and more expensive – than lots closer to downtown.

Post-World War II Development and the Luxury High-Rise Apartment Building

The location of the building was purposeful. While downtown DC was growing more developed, the area around Glover-Archbold Park was still relatively undisturbed. Nearby lots consisted of mostly single-family dwellings, save for the few low-density apartment buildings that were erected mostly in the late 1950s and 1960s. The area was hilly and forested, which seemed a far cry from the intensely paved and busy downtown. However, the quiet area and access to nearby public recreation seemed a prime place for development and one that could attract a certain, high-paying clientele that wished to be close to the city but still secluded from the business and social politics of downtown life. When the building was under construction in 1965, *The Evening Star* quoted developers Landow and Brandt's claims that they were "building the most expensive building in the entire area."¹¹ The plan was to build a large-scale apartment building within the District, not unlike their recent venture with architect Donald Drayer at The Prospect House in nearby suburb Arlington Virginia. At the time, the selected area was not zoned for such large buildings. Despite this, and the fact the building would not officially be open for occupancy until 1966, the building was 70% leased at the time of the newspaper article announcing the project.¹²

The luxury market in DC at this time was thriving. The "luxury market," as it was so called, was a thinly veiled attempt at ensuring the elitism of its clients. Wealth was required to invest in these sorts of properties, which excluded a sizeable portion of the District's residents. Racial biases at the time had resulted in a significant wealth gap, meaning many "luxury" properties were exclusive to a certain socio-economic class. This was purposeful during a period of widespread racial segregation. Those who had the money to rent luxury apartments on the edges of the District did so, finding that they had the accessibility of city life within just a short drive of the town's urban core, but also had the quietness, privacy, and "safety" offered by living outside of the town's busy center. Therefore, the city's edges and nearby suburbs were at the forefront of development in this period.¹³

¹⁰ J. Howard Hixon, *et ux* to Westchester Development Corp., Liber 6621, Folio 466, Washington, District of Columbia, recorded December 19, 1931.

¹¹ *The Evening Star*, February 19, 1965, D1.

¹² *The Evening Star*, February 19, 1965, D1.

¹³ It is important to note that The Colonnade never intentionally excluded applicants based on religion or race, though it was not uncommon in the period to do so.

The Colonnade
Name of Property

Washington, DC
County and State

As part of the 1958 zoning code, the lot on which The Colonnade is located was zoned for “low to moderate-density development, such as detached dwellings, rowhouses, and low-rise apartments.”¹⁴ In 1964, before construction could begin, the developers appeared before the District of Columbia’s Board of Zoning Adjustment (BZA) to gain approval of the non-conforming design. After its initial review at the BZA failed, Lawrence N. Brandt, half of the development team Landow and Brandt, returned to the Board at a public hearing on September 30, 1964, for reconsideration of the request. The following week, the project was approved to begin construction on the “apartment house with roof structures” as long as the roofing features were “in harmony” with the architectural character of the main building.¹⁵ This concern was likely due to the fact the apartment building was estimated to be one of the tallest in the District at the time.¹⁶



Figure 7: Rough sketch of The Colonnade from *The Evening Star* (1966). Note the interpretation of classical forms in the Modern style, known as New Formalism.

Planning and Construction of The Colonnade

The Colonnade, from its inception, was designed to offer a new standard in residential luxury. A 1964 newspaper article decrees that “almost every high-rise apartment built [in DC] within the last four years has been called luxury... [but] The Colonnade, considering the former

¹⁴ Report, DC Office of Zoning, autogenerated on September 21, 2023.

¹⁵ Board of Zoning Adjustment, D.C. Appeal #7915 (October 7, 1964), Lawrence N. Brandt, et al. appellant.

¹⁶ “Luxury Units Shown Here,” *The Washington Post*, October 3, 1964, E2; however, there were several buildings taller than the proposed plan for The Colonnade downtown.

The Colonnade

Name of Property

Washington, DC

County and State

classification, will be creating a superluxury class.”¹⁷ Every unit in the building was designed to have opulent amenities such as nine-foot ceilings, foyers, dining rooms, and spacious bathtubs in every unit, soundproofing via sound-deadening gypsum board between masonry walls, gas-powered heating and air conditioning (which allowed different rooms in the same unit to be heated and cooled simultaneously), gas stoves, on-site underground parking, a pool and maintained outdoor areas, shops within the building, and valet service. It was intended to be a very, if not the-- most expensive apartment building in Washington, DC with the clear aim of attracting an extremely well-to-do clientele.¹⁸ Architectural historian James Goode, in his seminal work on DC’s distinguished multi-family residences, *Best Addresses*, describes The Colonnade as the prolific developers’ “most luxurious,” resembling, as once had been the practice of the finest apartment buildings, an “elegant resort hotel.”¹⁹

During the building’s initial construction, leasing of the units had already begun in earnest. Developers Landow and Brandt had placed a temporary building on-site with the same floor plans as those being offered in the building. The combined leasing office and model apartment structure contained three show rooms, two notably designed by famous interior design firm W. and J. Sloane-Mayer Company, and an office.²⁰ Lead designer on the project, Victor Shargai, would later go on to decorate several of the rented apartments and, according to oral history, a later renovation of the lobby.²¹

¹⁷ John B. Willmann, "Apartment Designed for High Living," *The Washington Post*, October 24, 1964, C1; *The Evening Star*, December 13, 1964, 2

¹⁸ Although the federal Civil Rights Act of 1964 addressed fair housing it was limited to the prohibition of discrimination in federally owned projects. The Civil Right Act of 1968 extended the protection against discrimination to all housing. It is believed that The Colonnade, unlike some other “luxury” apartment buildings, never prohibited racial, ethnic, or religious group from tenancy.

¹⁹ James M. Goode, *Best Addresses: A Century of Washington's Distinguished Apartment Houses* (Smithsonian Books, 1988), 462-465.

²⁰ Frances Lide, "If You Can't Live in It, It's a Museum," *The Evening Star*, January 9, 1966, D6.

²¹ The Colonnade Historic Preservation Task Force, “Narrative Description,” 3.

The Colonnade
Name of Property

Washington, DC
County and State



Figure 9: Rendering of The Colonnade (1964). Note idealized setting.

The Colonnade's architecture is significant as it represents a shift in popular culture towards a streamlined, "Modern" design, which was at the height of popularity in the mid-twentieth century. Architect Donald Hudson Drayer was no stranger to the aesthetic, especially at a large scale. The Colonnade was designed for Drayer's returning clients, Landow and Brandt, who had commissioned other large-scale buildings in the area. Drayer's drawings for The Colonnade and other collaborations can be found at the Library of Congress.²² One of their contemporary successes was The Prospect House in Arlington, built near the Pentagon to house military and government employees. The Prospect House was also a Modern design but is considered representative of the period's subgenre of Expressionism, due to its materiality and curvilinear forms. Important to the architecture of The Colonnade is the integrated landscape architecture. Modern architecture was theoretically based on the integration of nature into the design; it was typical of the style to be complementary and unobstructive of its surroundings. This is demonstrated at The Colonnade through the use of terraces built around changes in grade,

²² Library of Congress Prints and Photographs Division, Donald H. Drayer Collection, Unit 1625.

The Colonnade

Name of Property

Washington, DC

County and State

elaborately designed landscaped courtyards, and the inclusion of a cantilevered exterior balcony or at grade terrace for every residence.

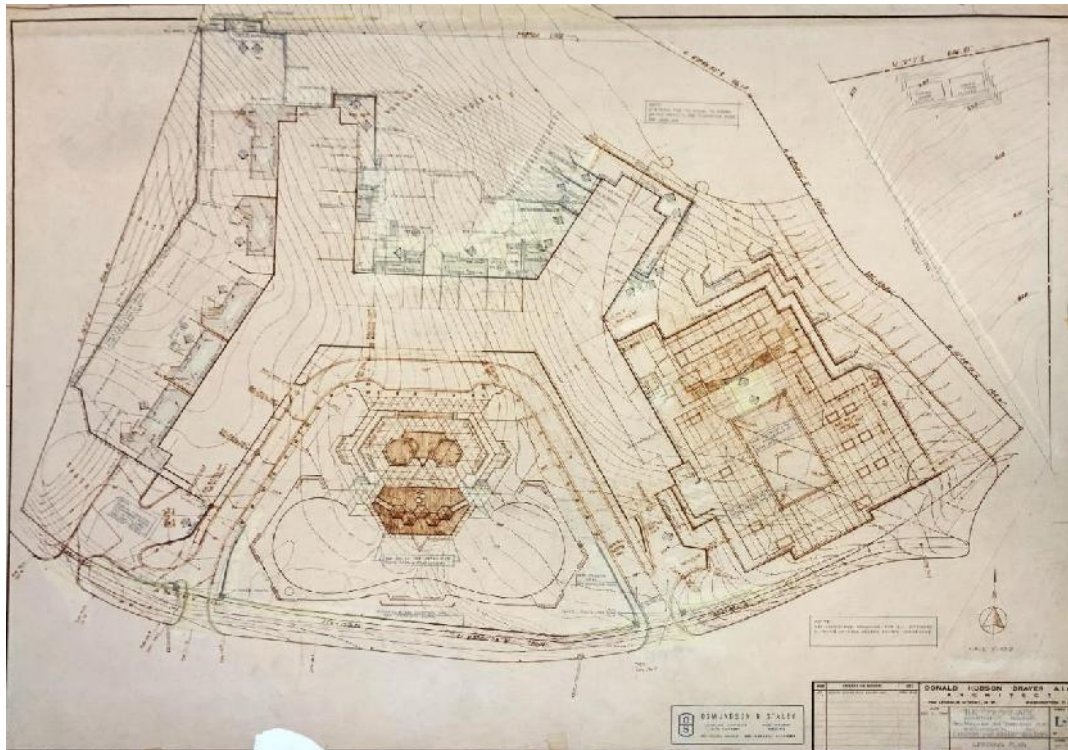


Figure 8. Grading and landscape plan prepared by Osmundson & Staley, 1964 (Library of Congress, Donald H. Drayer Collection, Unit 1625).

Landow and Brandt were active developers in this period. Most of their projects focused on luxury residential developments in the northwest quadrant and wealthy suburbs of Washington, DC for an elite clientele. Throughout the 1960s and early 1970s, Landow and Brandt were averaging at least one property development a year (Table 1). All of their other properties, many designed by Drayer, were built with luxury in mind, but The Colonnade was always intended to be the most luxurious and most expensive.

The Colonnade began allowing residents who had previously signed leases to begin moving in in January of 1966.²³ An advertisement ran the following year reported some of the new, luxury amenities that the building offered, such as elaborate landscaping, a swimming pool, and “a host of services... at your command.”²⁴ These services likely referred to the in-house restaurant and hair salon that were still being organized. By the summer of 1967, a fine restaurant had been opened off the lobby of the apartment building’s first floor. Los JoSan, as it was named, was a hit amongst the area’s food critics, who praised the restaurant’s food as well as the dining experience. Though considered “small,” the restaurant was described as being “tastefully decorated in the Spanish manner” by critic John M. Rosson.²⁵ The restaurant would be featured

²³ Dorothy Wexler, "Present at the Creation: Marie Ferriday Remembers," *The Colonnade Columns*, n.d.

²⁴ *The Evening Star*, January 20, 1967, 3.

²⁵ John M. Rosson, "Small, Tasteful and Interesting," *The Evening Star*, July 6, 1967, 31.

The Colonnade

Washington, DC

Name of Property

County and State

in numerous other articles until its closing in the early 1970s. It was later operated for a brief time as The Colonnade Restaurant and Lounge.²⁶ In 1970, Jean Louis, who was the hairdresser of First Ladies Jacqueline Kennedy, Claudia “Lady Bird” Johnson, and Pat Nixon, set up his studio in the building.²⁷

For six months in 1973, The Colonnade was host to one of DC’s earliest queer bars and restaurants in the city. Known as “The Charles Dickens Room,” the space operated as a supper club and bar for gay men in the city.²⁸ Not only was it one of the first openly queer spaces in the city, it was one of the only places in which queer literature was distributed.²⁹ However, it seems that The Colonnade’s building management was prejudiced against the intended audience and frequently harassed the restaurant’s management and customers.³⁰ It closed after a tenure of only six months, with owner George Dotson going on to found Mr. P’s, one of the first queer establishments on DuPont Circle.³¹

Since its earliest occupation and continuing today, The Colonnade has been the home of some of Washington’s most prominent residents---quickly establishing itself as a major center of society life in Washington, DC. The building has frequently been mentioned in the local newspaper for its continuing number of parties and active, noteworthy residents, such as first female Supreme Court Justice, Sandra Day O’Connor; Justice Arthur Goldberg; multiple senators and representatives, including John McClellan (D-AR), Harry Byrd (D-VA), Joseph Montoya (D-NM), Herman Talmadge (D-GA), and George Murphy (D-CA); several ambassadors including Charles Yost (UN), William B. Jones (Haiti), Edward Perkins (South Africa, Australia, Liberia) and James R. Lilley (China); former Secretary of State Alexander Haig; former Carter Administration Chief of Staff Hamilton Jordan; journalists John McLaughlin and Lesley Stahl; several members of the Rockefeller, Roosevelt, Kennedy, and Eisenhower families; several members of the Feld family, who owned and operated the Ringling Bros. and Barnum & Bailey Circus; and inventor of the polio vaccination Dr. Albert Sabin. Frequent guests of these residents include a wide range of people from celebrities like Harry Belafonte, Danny Kaye and Carol Channing, to politicians Bill and Hillary Clinton, who often visited resident Ane Levy Wexler at her Colonnade residence until her death in 2009.³² Residents today remain equally as noteworthy and include first female mayor of DC, Sharon Pratt; Howard University’s general counsel, Lisa Jones Gentry; journalists Rita Braver, Diane Rehm, and Irving “Irv” Chapman; former Lieutenant Governor of Maryland and daughter of Robert F. Kennedy, Kathleen Kennedy Townsend; lobbyist and former Mondale Chief of Staff, Michael Berman; former US Chief of Protocol, Selwa “Lucky” Roosevelt; and former Vicar of the National Cathedral, Rev. Stuart Kenworthy.

²⁶ *The Evening Star*, December 4, 1971, 32.

²⁷ "Now at The Colonnade: Jean Louis, The Colonnade Hairstylists," *The Evening Star*, March 8, 1970, 67; Liz Carpenter, "White House Dog Days," *The Evening Star*, February 4, 1970, 57; Ymelda Dixon, "Your Date With Ymelda: The Fickle Fates of Hairdressing," *The Evening Star*, December 30, 1971, 29.

²⁸ "The Charles Dickens Room," *The Gay Blade*, July 1973, 5.

²⁹ *The Gay Blade*, December 1973, 12.

³⁰ Larry Sheehan, "Dickens on Firm Footing," *The Gay Blade*, October 1973, 8.

³¹ James Kirchick, *Secret City: The Hidden History of Gay Washington* (New York: Henry Holt and Company, 2022).

³² Various interviews from resident newsletter, *The Colonnade Columns*; oral histories.

The Colonnade

Name of Property

Washington, DC

County and State

The attraction to this building could be due to the fact that Landow and Brandt intentionally specified the units be suitable for entertaining, noting that the designs “devoted special attention to the women’s angle.”³³ Each apartment had an operable kitchen and, wherever possible, a separate dining room and parlor. The floorplans within the units presented a more traditional layout with foyers, dining rooms, studies, and sometimes fireplace mantels, than other buildings by Drayer and the developers. Many residents enlisted the help of interior design firms to further enhance the already lavish surroundings.³⁴



Figure 9: The Colonnade's bilevel pool terrace. Photo from a circa 1974 brochure for the residence.

The Horizontal Property Act of DC (1963) and Condominium Conversions in the 1970s

In 1963, the District of Columbia passed the Horizontal Property Act of DC, allowing District residents to own property without owning acreage, essentially establishing the condominium market.³⁵ However, as one local newspaper put it in 1970, “condominiums” were “slow to emerge” in the District.³⁶ Condominium ownership was attractive to developers for many reasons: they could charge more for the selling the unit one time than renting it out over the long run; they did not need to maintain the building and grounds over time; there was no need to find new tenants when necessary; or contend with evictions when rent would be unpaid. Though condominiums were legal in the District while The Colonnade was under construction, this was a

³³ "Colonnade Coddles Women Residents," *The Evening Star*, April 22, 1966, 53.

³⁴ Eleni, "Congressional Wife Promotes Museum Jewelry Reproductions," *The Sunday Star*, March 23, 1969, 92.

³⁵ Horizontal Property Act of the District of Columbia. Pub. L. 88-218, Dec. 21, 1963, 77 Stat. 449.

³⁶ John B. Willmann, "Area's Cooperatives Top Condominiums," *The Washington Post*, May 9, 1970, D8.

The Colonnade

Name of Property

Washington, DC

County and State

very new idea that at first was only rarely implemented, and the building was constructed with the specific intention to be a rental property.

The mid-1970s, however, saw a shift in attitudes about Washington residential living. Developer Stuart Bernstein was quoted in the *Washington Star-News*, as having noted “the recent trend of people, particularly the young and those whose families have grown up, moving back into the District from the suburbs.”³⁷ This trend, although not resulting in overall population increases in the city, would soon result in growing popularity of condominiums. Dubbed the “Condo Craze” by area newspapers in the Spring of 1974, conversions of existing residential buildings into condominiums were spreading through Washington.³⁸ Developers and building owners were intrigued by the profits offered in selling units as property following several years of declining rental profits as well as depreciating tax incentives.³⁹ In the early 1970s, there still was no intention to convert The Colonnade into a condominium building.⁴⁰ However, by 1975, Nathan Landow, who had previously assumed sole ownership of the property, sold the property to Stuart Bernstein and partners John Mason and Myer Feldman.⁴¹ Quickly thereafter, the building was set to be converted into 285 condominium units.⁴²

From the developers’ perspective, it was a worthwhile project. Condominium conversions meant easy returns on investment, as no building had to be constructed – merely converted and recycled to reach a profit. Therefore, it was cheap to convert an existing building, and prices could be inflated for ownership rather than for renting. This was encouraged by banks, who would profit from higher interest rates from lending money for property ownership. Condominiums meant that a rental owner did not have to deal with regulations controlling rent increases. Instead, the properties could be listed for any price and sold relatively quickly. Condominiums were an easy choice for developers, and the number of conversions in the District of Columbia soon skyrocketed.⁴³

In December 1973, Congress enacted the DC Home Rule Act which granted the new City Council the power to enact certain laws and regulations in its role as the District’s government. The new government soon realized that it was necessary to create regulations for this new real estate tool. In 1976, DC passed the Condominium Act to try and regulate the proclivity of conversions but was unsuccessful compared to other cities who had issued full moratoriums on the practice.⁴⁴ The passed acts had conditions on what could and could not be converted and how, which was more subjective and exploitable than a prohibitive moratorium. The many

³⁷ “Developer Goes Ahead with Conversion Plan,” *Washington Star-News*, October 20, 1974, 12.

³⁸ Elinor L. Horwitz, “The Condo Craze,” *The Evening Star*, May 27, 1973, 173.

³⁹ Christian C. Day and Mark I. Fogel, “The Condominium Crisis,” *Urban Law Annual* 21, no. 3 (1981): 1-13.

⁴⁰ Horwitz, “The Condo Craze,” 174.

⁴¹ Nathan Landow and Lawrence N. Brandt to Nathan Landow, Barbara Landow, and Trustees for Pennsylvania Real Estate Trust, Liber 12823, Folio 088, Washington, District of Columbia, recorded November 21, 1967.

⁴² “Condo Officers Bemoan Volunteer Shortage,” *The Evening Star*, March 28, 1980, 41; Michael Kiernan, “Apartment Gets Condominium OK in Record Time,” *The Evening Star*, August 10, 1974, 15; *Best Addresses* lists only 283 residential units available.

⁴³ Christian C. Day and Mark I. Fogel, “The Condominium Crisis,” *Urban Law Annual* 21, no. 3 (1981): 1-8.

⁴⁴ Condominium Act of 1976. D.C. Law 1-89, Mar. 29, 1977, 23 D.C. Reg. 9532b; Constance W. Cranch, “The Regulation of Rental Apartment Conversions,” *Fordham Urban Law Journal* 8, no. 3 (1980): 517-555.

The Colonnade

Name of Property

Washington, DC

County and State

loopholes found in the act eventually led to a moratorium instituted by Mayor Walter E. Washington on condominium conversions in 1976 and was regularly renewed over the next three years.⁴⁵ In 1979, the DC Superior Council passed the Emergency Condominium and Cooperative Stabilization Act which imposed a full moratorium on conversions to condominiums and cooperatives for three months and went on to renew it twice.⁴⁶ A group of developers banded together to argue against the moratorium in the District's Superior Court but were unsuccessful. The moratorium stifled the conversions, but previously passed laws continued to protect the rights of condominium owners to advocate for themselves.⁴⁷ However, the issue remained controversial.

While luxury apartments were still held attractive for renters, a 1974 article claimed that the same was not necessarily true for condominium buildings. According to an estimate by real estate market analyst William Regardie, 64% of the new property for sale in in the District were condominium listings.⁴⁸ The article's author, John B. Willmann, suggests that condominium properties were "overbuilt and somewhat overconverted."⁴⁹ However, this was not the case when the decision to convert The Colonnade was ultimately made. Forty six percent of the tenants at The Colonnade chose to purchase the units they had been renting 131 units of the 285 properties available were immediately. This was lauded as a "conversion success story" by local newspaper standards.⁵⁰

This is likely due to the clientele. Willmann notes that "these folks do not have their assets in a manila envelope between the springs and mattress of their bed," but rather, "... their financial holdings are usually invested in real estate, stocks, bonds, treasury bills or notes, etc."⁵¹ It was accepted that the residents at The Colonnade were not first-time buyers, but rather experienced property owners who had previously invested in tangible assets. Willman also found that the quality of living at The Colonnade played into the success rates of the conversion. The property was designed to be a luxury experience, and the extensive floor space and high-quality materials probably made a significant difference in the decision to buy each property. This was not a building hastily constructed for short-term rental living, but an intentionally designed and curated space, with a grand and opulent lobby, signifying wealth, prestige, and power in a city where these characteristics were highly cherished.

There were, however, some existing tenants who remained uneasy about the change from renter to owner. In response to concerns over the conversion, building residents at The Colonnade organized an influential resident's organization, known as the Colonnade Residents Association (CRA), which still exists today. It was this organization that advocated for the rights and wishes of existing renters during the transition. The demands for Bernstein included a structural

⁴⁵ The Emergency Cooperative Conversion Act, D.C. Act 1-90, 1976, 22 D.C. Reg. 4379.

⁴⁶ C. A. No. 10624-79 (D.C. Super. Ct. Oct. 19, 1979).

⁴⁷ Cranch, "The Regulation," 517-555.

⁴⁸ Not including resale properties.

⁴⁹ John B. Willmann, "Ultra-Luxury 'Condos': A Limited Marketplace," *The Washington Post*, November 23, 1974, D1.

⁵⁰ "Conversion Success Story," *The Evening Star*, October 25, 1974, 34.

⁵¹ Willmann, "Ultra-luxury 'Condos,'" D27.

The Colonnade

Name of Property

Washington, DC

County and State

examination of the property by qualified engineers, the creation of a committee that would audit revenue streams of the development company to ensure some profits were being reinvested into the building and its welfare, and the right for every tenant agreement to be reviewed by the residents' association lawyer. Additionally, residents requested the redecoration of the building's lobbies into the style that is similar to what can be found there today.⁵²

The Colonnade's conversion had attracted a veritable "Who's Who" of Washington politics. The clientele ranged from congressional couples to diplomats to presidential staff. By the mid-to-late-1970s, the building was considered a "Democratic bastion." Whereas The Watergate was seen as a common residence of choice for members of the Republican Party, The Colonnade was perceived to be the residential equivalent for the Democratic Party.⁵³ During the Carter administration, a 1977 newspaper article documents that "most" of the White House staffers lived at The Colonnade.⁵⁴

The Colonnade is an example of the early years of condominium conversion, prior to the establishment of strict regulations. The conversion represents an example of the period's development boom and demonstrates a shift in beliefs about property rights and successful tenant organization in Washington, DC.

Lobby Redecoration

With the conversion of the building to condominiums, the building's lobby underwent a redecoration between 1973 and 1975, in accordance with the CRA's list of demands for the new building's ownership.⁵⁵ It is important to note that the primary architectural features of the lobbies in their current state are intact to the original design. The exact appearance of the lobbies prior to this redecoration nor the exact extent of the work undertaken has not yet been identified. It is believed that the carved wall paneling (faux boiserie) and introduction of faux Corinthian columns at the elevator lobbies were completed at that time. It is known that the CRA advocated for the right to redecorate the communal spaces as they wished at the developer's expense.⁵⁶ As such, it demonstrates an important part of the building's history. The critical aspects of the main lobby that were kept from the building's earliest origins, such as the expansive curtain wall and entry foyer, the two-storied main lobby with flanking one-story elevator lobbies, the two-story, unadorned rectangular marble-clad columns in the main lobby, the decorative terrazzo floors throughout, a decorative Modernist wooden statement wall that remains in place separating the elevator lobby from the original mailboxes, and modern chandeliers thought to be Venetian Murano in origin. Oral history suggests that this remodel was supposedly based on The Pall Mall Room of the nearby historic Raleigh Hotel (demolished 1964) and intended to demonstrate a sense of opulence. The style of the lobby is likely influenced by Maison Jansen, a French interior design firm which had a Washington office for many years and whose work is known to have been found in various embassies, private residences, and even the White House in the period. Major tenets of the firm's work included the use of antique furniture and traditional design as

⁵² Aaron Ruvinsky, "Conversion: A Case Study," *The Evening Star*, January 7, 1975, A2.

⁵³ Samuel Allis, "Colonnade Reigns As Democratic Residential Bastion," *The Washington Post*, October 22, 1979.

⁵⁴ Ymelda Dixon, "An idle Fourth? Not if you looked around," *The Evening Star*, July 5, 1977, 28.

⁵⁵ Ruvinsky, "Conversion," A2.

⁵⁶

The Colonnade

Name of Property

Washington, DC

County and State

well as inclusion of collected items, such as hand-painted Chinese wallpapers and English vases, that give the sense of a worldly, albeit curated, experience.⁵⁷ The design as it stands today is thought by some to be the work of preeminent local designer Victor Shargai.⁵⁸ Shargai had been linked with The Colonnade several times before. A 1966 article in *The Evening Star* mentioned that he was lead designer for the model apartments on behalf of his firm, W. and J. Sloane-Mayer Company. Later, he returned to work on a penthouse suite and a number of other private apartments in the building.⁵⁹ He left W. and J. Sloane-Mayer in 1973 and established his own firm. Therefore, it is likely that he would have been amongst those who were considered to redesign the lobby.

Landow and Brandt

Landow and Brandt was a short-lived real estate development group made up of property developers Nathan Landow and Lawrence Brandt. The young duo were prolific developers in the period, but The Colonnade is included amongst their most famous and luxurious projects. The firm also frequently collaborated with architect Donald H. Drayer, who designed The Colonnade as well as several other luxury high rise properties. Landow and Brandt was active between roughly 1959 and 1967 (Table 1). When the men decided to end their partnership, Landow bought out shares of several of the properties he developed, including The Colonnade.⁶⁰ Landow opened Landow & Co., another property development firm with his family, which still exists today. Lawrence Brandt also continued working in real estate development, albeit on a smaller residential scale, but passed away in 2016.⁶¹

Architect Donald H. Drayer

Donald Hudson Drayer was born on November 11, 1909, in Metropolis, Illinois to Frederick Hudson Drayer and Varble Lucy McCawley Drayer. He would receive a bachelor's degree in architecture from Washington University in 1931, before marrying wife Eleanor Harriett Wyatt in 1932, with whom he would have four children. He began his career working for the Public Buildings Administration, followed shortly thereafter by a stint working for the Navy during the later years of the Depression and World War II.⁶²

⁵⁷ It is known that some of the furnishings of the lobby were Jansen pieces; the boiserie is thought also to be Jansen, as it is similar to that which was installed by Jansen in a private home in Palm Beach. While it is known that Jansen designs and furnishings were found all over DC, no major works of the design house are known to remain in place, so the surviving pieces at The Colonnade should be considered somewhat rare.

⁵⁸ Victor Shargai was a local interior designer who seemingly found the trade through working in the theater, where he both acted and worked in production design. He was integral in bringing live theater to Washington, but his professional career was in design. He worked at W. and J. Sloane, a furniture sales and interior design company, and he designed the model apartments for The Colonnade, before opening his own firm in 1973 called Victor Shargai & Associates. He was credited with designing the interiors of several embassy homes, federal offices, numerous private residences, and the South Opera Lounge of the Kennedy Center of the Performing Arts.

⁵⁹ Frances Lidde, "If You Can't Live in It, It's a Museum," *The Evening Star*, January 9, 1966, D6; Doug Weimer, oral history, Washington, DC, September 11, 2023.

⁶⁰ Nathan Landow and Lawrence N. Brandt to Nathan Landow, Barbara Landow, and Trustees for Pennsylvania Real Estate Trust, Liber 12823, Folio 088, Washington, District of Columbia, recorded November 21, 1967.

⁶¹ Daniel J. Sernovitz, "Real estate developer Larry Brandt dies," *Washington Business Journal*, February 25, 2016, 1.

⁶² "Donald Drayer, Area Architect," *The Evening Star*, April 24, 1973, 54.

The Colonnade

Name of Property

Washington, DC

County and State

In 1947, Drayer decided to enter private practice, which is where his career hit a turning point. Drayer became known as a specialist in Modernist design and is responsible for several major Modernist style apartment and condominium complexes in Washington, coinciding with a period of urbanization in the area. This demonstrates a certain proclivity towards large scale residential designs in a very prominent public area, suggesting his design expertise and mastery of popular design. He was a frequent collaborator with local developers Nathan Landow and Lawrence Brandt, who operated the firm Landow and Brandt.⁶³ In 1950, he became a member of the American Institute of Architects.⁶⁴

Drayer also designed a number of smaller-scale designs for several prominent clients. He designed a residence for Albert Gore, Sr., sometime before 1953.⁶⁵ In 1957, he designed a chancery for the Turkish embassy. In 1965, Drayer created a series of drawings regarding alterations to the White House during Lyndon B. Johnson's administration but is unknown if his designs were ever implemented.

Drayer passed away at the age of 63 on April 22, 1973, in Washington, DC.

Landscape Architect Theodore Osmundson Jr.

Like the building, the landscape drawings are archived at the Library of Congress. Based on study of the site and the drawings, the landscape of the site appears to be almost entirely original to the drawings of landscape architecture firm Osmundson and Staley, of which Theodore Osmundson was a founding partner. The firm was prolific and both principals, for whom the firm was named, are considered important and influential Modern landscape architects. However, it is important to note that the official repository of principal Theodore Osmundson's papers at the University of California at Berkeley claims that the design for the landscape of The Colonnade was exclusively created by Osmundson alone.⁶⁶ Regardless, the firm's work was frequently documented in magazines and their designs can be found all over the United States, though the firm was based in California. Their projects ranged in size from small-density residential housing to large-scale commercial buildings, so the scale of The Colonnade's landscape design was not an atypical choice for the productive firm. Osmundson and Staley were part of the project from its earliest iteration and were even involved in landscaping around the temporary building that housed the model apartments.⁶⁷ Just how Osmundson and Drayer or the developers made contact is unknown but could have been during Osmundson's time serving at the American Society of Landscape Architects, which is and has historically been based in Washington, DC. Osmundson was Vice President of the organization from 1963 to 1965, followed by his presidency over the organization from 1967-1969.

⁶³ This company is still in operation under the name Landow & Company.

⁶⁴ Membership File (Donald Hudson Drayer), The American Institute of Architects Archives (Washington, DC).

⁶⁵ Drawings for such can be found in the Donald H. Drayer collection at the Library of Congress, Unit 1625; Drayer, Donald H., Architect. *House "home" for Senator and Mrs. Albert Gore, Macomb Street and Lowell/Laurel? Lane, N.W., Kent, Washington, D.C. Front perspective rendering.*, 1953. Photograph.

⁶⁶ *Project index – Osmundson*, Environmental Design Archives, University of California, Berkeley, Berkeley, California.

⁶⁷ "For Model Apartment Building: Tunlaw Road Apartment Project," Drawing No. SP-1, Donald H. Drayer Collection, Unit 1625, Library of Congress.

The Colonnade

Name of Property

Washington, DC

County and State

Theodore Osmundson, Jr. was considered a pioneer of Modernism in the DC area, where he presided for many years over the American Society of Landscape Architects and various chapters of the organization, having been the youngest ever elected as its president.⁶⁸ He was instrumental in the urban renewal of San Francisco and the beautification of California roadsides and served on government committees for both.⁶⁹ His firm was responsible for designing numerous college landscapes, such as California State University, Chico, and the University of California, Davis, as well as a development plan of a national recreation area in Shasta County, California, which is overseen by the National Park Service.⁷⁰ Osmundson would eventually serve as president for the International Federation of Landscape Architects, for which he was duly responsible for its suggested restructuring. He was internationally renowned for his work, going so far as to receive the ASLA Medal for his professional achievements in 1983.⁷¹

Osmundson was born and raised in Portsmouth, Virginia before studying at William and Mary College and what is now known as Old Dominion University. However, he eventually transferred to Iowa State University where he received his Bachelor of Science in Landscape Architecture in 1943. He carried a state license in California for landscape architecture and quickly gained the respect of his peers, earning several leadership roles in official professional organizations. His work was published many times in both organization-wide and academic publications in topics ranging from urban planning practices to designs of garden sculptures to documentary sketches of Soviet landscapes.⁷²

Signature features of Osmundson and Staley's work include changes in grades, emphasis on existing landscape features, and geometric shapes. A central theme that seems to run through Osmundson and Staley's work is the development of a plan around natural features, which is common in Modernist designs in general, so that the original character of the landscape could be retained. Osmundson was also an advocate for rooftop terraces and gardens, and even published a book on the subject. An article written by Osmundson in 1967 reveals that his work was sometimes met with criticism. A garden he designed at the Standard Oil Company Plaza in California was allegedly considered "too green" for an urban space. Osmundson publicly denounced this, saying that he "[took] issue with the point of view which equates urbanism with sterility" and that the use of colorful plants naturally "increased the visual excitement in a highly urbanized space."⁷³

Theodore Osmundson, Jr. was clearly a master of the craft and was highly influential in his chosen career field, having been partially responsible for the field's growth in the 1960s and 1970s. He is renowned for contributions not only within his field, but within the larger scope of

⁶⁸ "Osmundson receives alumni award," *Ames Daily Tribune*, July 27, 1988.

⁶⁹ "Landscape architects head, ISU alumnus, to speak here," *Ames Daily Tribune*, January 8, 1968, 12.

⁷⁰ "Osmundson receives..."; "Whiskeytown National Recreation Area (U.S. National Park Service)," U.S. National Park Service, last modified May 30, 2023, <https://www.nps.gov/whis/index.htm>. Osmundson's papers are archived at the Library of the University of California at Berkeley.

⁷¹ The Cultural Landscape Foundation, Pioneer profile, "Theodore 'Ted' Osmundson," 2009.

⁷² Ted Osmundson, American Society of Landscape Architects, *Fellows Biography*, online database.

⁷³ Theodore Osmundson, "New Green on Wall Street of the West," *Landscape Architecture*, July 1967, 275.

The Colonnade
Name of Property

Washington, DC
County and State

Modernism as well, being considered a pioneer of the style by The Cultural Landscape Foundation. His receipt of the ASLA Medal in 1983 connotes his respect by his field of peers for his contributions to the profession at large, securing his role as a master of the craft by the opinions of his colleagues.

Conclusion

The Colonnade and its lobby are a unique testament to DC's history as an excellent example of a midcentury New Formalist style, luxury building and surrounding landscape. The building was meticulously designed from its cabana rooms to doorway thresholds, combining the influences of fashionable Modern design with classical forms. The building's retention of architectural details highlight the building's excellence of architecture and artistry. Combined with the building's landscape created by master landscape architect Theodore Osmundson, it is clear why the building was once considered the peak of luxury. The building is also significant for its history. It was designed for an elite class of Washingtonians as a luxury building. It is, however, known not only for its association with many illustrious residents but also for its successful early conversion to condominiums. The developers, the architect, the landscape architect, and the residents have all played a critical role in protecting this property, and it is the residents today who hold responsibility for the care and maintenance of their building and historic features, which makes the site unique and significant to this day.

The Colonnade
Name of Property

Washington, DC
County and State

9. Major Bibliographical References

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

Abbott, James A. *Jansen*. New York: Acanthus Press, 2006.

Allis, Samuel. "Colonnade Reigns As Democratic Residential Bastion." *The Washington Post* (Washington, DC), October 22, 1979.

American Society of Landscape Architecture. *Fellows Biography* files. Online database.

Ames Daily Tribune (Ames, IA). "Landscape architects head, ISU alumnus, to speak here." January 8, 1968, 12.

Ames Daily Tribune (Ames, IA). "Osmundson receives alumni award." July 27, 1988.

Barnes, Bart. "Victor Shargai, Washington arts patron, dies at 83." *The Washington Post*, January 1, 2020.

Berger, Louis, and U.S. Inc., a WSP Company. *Historic Context Statement for Washington's LGBTQ Resources*. Washington, DC: District of Columbia Office of Planning, Historic Preservation Office, 2019.

Boustan, Leah P. "Black Migration, White Flight: The Effect of Black Migration on Northern Cities and Labor Markets." *The Journal of Economic History* 67, no. 2 (June 2007), 484-488.

Brockmeyer, Nancy. "Notes on Conversation with Nancy Brockmeyer in Fall 2013." By Mary Byrnes. Fall 2013.

Carpenter, Liz. "White House Dog Days." *The Evening Star* (Washington, DC), February 4, 1970, 57.

The Colonnade Columns. Resident newsletter, The Colonnade (Washington, DC).

Cranch, Constance W. "The Regulation of Rental Apartment Conversions." *Fordham Urban Law Journal* 8, no. 3 (1980), 507-562.

The Cultural Landscape Foundation. *Pioneer Biographies*. Online database.

Day, Christian C., and Mark I. Fogel. "The Condominium Crisis." *Urban Law Annual* 21, no. 3 (1981), 3-85.

The Colonnade
Name of Property

Washington, DC
County and State

Dixon, Ymelda. "An idle Fourth? Not if you looked around." *The Evening Star* (Washington, DC), July 5, 1977, 28.

Dixon, Ymelda. "Your Date With Ymelda: The Fickle Fates of Hairdressing." *The Evening Star* (Washington, DC), December 30, 1971, 29.

Eleni. "Congressional Wife Promotes Museum Jewelry Reproductions." *The Sunday Star* (Washington, DC), March 23, 1969, 92.

Eschner, Kat. "How a Groundbreaking Interior Designer Helped Jackie O. Change the White House." *Smithsonian Magazine*, July 17, 2017.

The Evening Star (Washington, DC). December 13, 1964, 2.

The Evening Star (Washington, DC). February 19, 1965, D1.

The Evening Star (Washington, DC). January 20, 1967, 3.

The Evening Star (Washington, DC). December 4, 1971, 32.

The Evening Star (Washington, DC). December 4, 1971, 32.

The Evening Star (Washington, DC). "Colonnade Coddles Women Residents." April 22, 1966, 53.

The Evening Star (Washington, DC). "Condo Officers Bemoan Volunteer Shortage." March 28, 1980, 41.

The Evening Star (Washington, DC). "Conversion Success Story." October 25, 1974, 34.

The Evening Star (Washington, DC). "Donald Drayer, Area Architect." April 24, 1973, 54.

The Evening Star (Washington, DC). "Now at The Colonnade: Jean Louis, The Colonnade Hairstylists." March 8, 1970, 67.

The Gay Blade (Washington, DC). December 1973, 12.

The Gay Blade (Washington, DC). "The Charles Dickens Room." July 1973, 5.

Goode, James M. *Best Addresses: A Century of Washington's Distinguished Apartment Houses*. Smithsonian Books, 1988.

The Colonnade

Name of Property

Washington, DC

County and State

Higgins, Peter T. *A History of the Westchester Cooperative and its Neighbors*. Indianapolis: Dog Ear Publishing, 2018.

Horwitz, Elinor L. "The Condo Craze." *The Evening Star* (Washington, DC), May 27, 1973, 173-174.

Kiernan, Michael. "Apartment Gets Condominium OK in Record Time." *The Evening Star* (Washington, DC), August 10, 1974, 15.

Kirchick, James. *Secret City: The Hidden History of Gay Washington*. New York: Henry Holt and Company, 2022.

Lidde, Frances. "If You Can't Live in It, It's a Museum." *The Evening Star* (Washington, DC), January 9, 1966, D6.

Osmundson, Theodore. "New Green on Wall Street of the West." *Landscape Architecture*, July 1967, 274-276.

Robinson & Associates, Inc. *DC Modern: A Context for Modernism in the District of Columbia, 1945-1976*. Washington, DC: District of Columbia Historic Preservation Office, 2009.

Rosson, John M. "Small, Tasteful and Interesting." *The Evening Star* (Washington, DC), July 6, 1967, 31.

Ruvinsky, Aaron. "Conversion: A Case Study." *The Evening Star* (Washington, DC), January 7, 1975, A2, D9.

Seitles, Marc. "The Perpetuation of Residential Racial Segregation in America: Historical Discrimination, Modern Forms of Exclusion, and Inclusionary Remedies." *Journal of Land Use & Environmental Law* 14, no. 1 (Fall 1998), 89-124.

Sernovitz, Daniel J. "Real estate developer Larry Brandt dies." *Washington Business Journal*, February 25, 2016.

Sheehan, Larry. "Dickens on Firm Footing." *The Gay Blade* (Washington, DC), October 1973, 8.

The United States Commission on Civil Rights. *Civil Rights U.S.A.: Housing in Washington, D.C.* Washington, DC: U.S. Government Printing Office, 1962.

The Washington Post. "Luxury Units Shown Here." October 3, 1964, E2.

Weimer, Douglas Reid. Oral history. Washington, DC September 11, 2023.

The Colonnade
Name of Property

Washington, DC
County and State

Wexler, Dorothy. "'Present at the Creation:' Marie Ferriday Remembers." *The Colonnade Columns*, n.d.

"Whiskeytown National Recreation Area (U.S. National Park Service)." U.S. National Park Service. Last modified May 30, 2023. <https://www.nps.gov/whis/index.htm>.

Willmann, John B. "Apartment Designed for High Living." *The Washington Post*, October 24, 1964, C1.

Willmann, John B. "Area's Cooperatives Top Condominiums." *The Washington Post*, May 9, 1970, D1, D8.

Willmann, John B. "Ultra-Luxury 'Condos': A Limited Marketplace." *The Washington Post*, November 23, 1974, D1.

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

Acreage of Property 6.5 acres

The Colonnade
Name of Property

Washington, DC
County and State

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 38.926754 | Longitude: -77.080083 |
| 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 landmark boundary coincides with Lot 2 in Square 1805. The lot is bound by Tunlaw Road NW to the south, Archibold-Glover Park and New Mexico Avenue NW to the west, Watson Place NW to the east, and the Westchester Apartments and 3900 Watson Ave NW to the north. The boundary encompasses the historic building and the surrounding landscape representing 6.58 acres.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the historic boundaries of the property.

The Colonnade
Name of Property

Washington, DC
County and State

11. Form Prepared By

name/title: Neale Grisham (Researcher) and Emily Eig (Principal)
organization: EHT Traceries
street & number: 440 Massachusetts Ave NW
city or town: Washington state: DC zip code: 20001
e-mail neale.grisham@traceries.com
telephone: (202) 393-1199
date: October 16, 2023

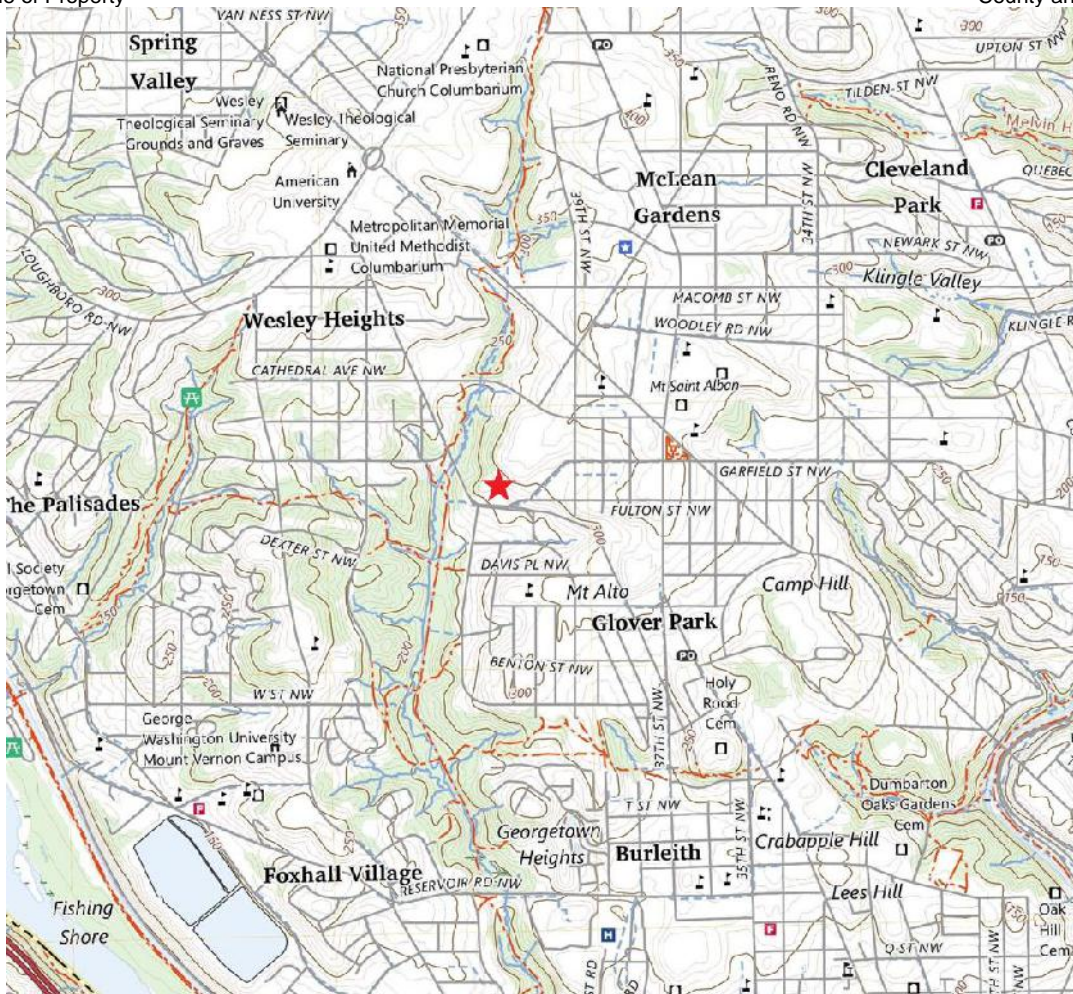
Additional Documentation

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.)

The Colonnade
Name of Property

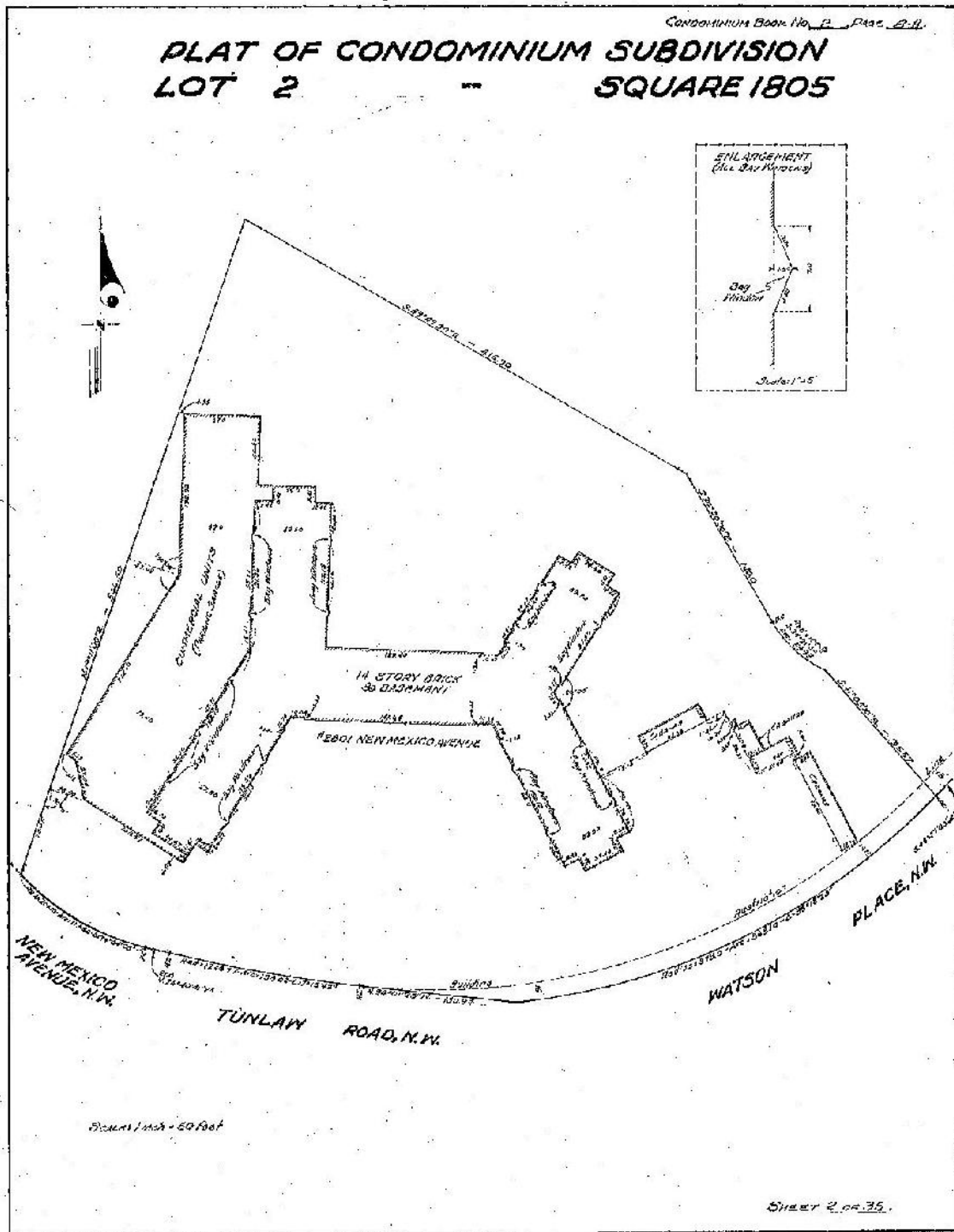
Washington, DC
County and State



Map 1. USGS Map (2023), 7.5-minute series, with star highlighting location of the property.

The Colonnade
Name of Property

Washington, DC
County and State



Map 2. Plat of Colonnade Condominium (DC SurDocs, Condominium Book 2, Page 8A)

The Colonnade
Name of Property

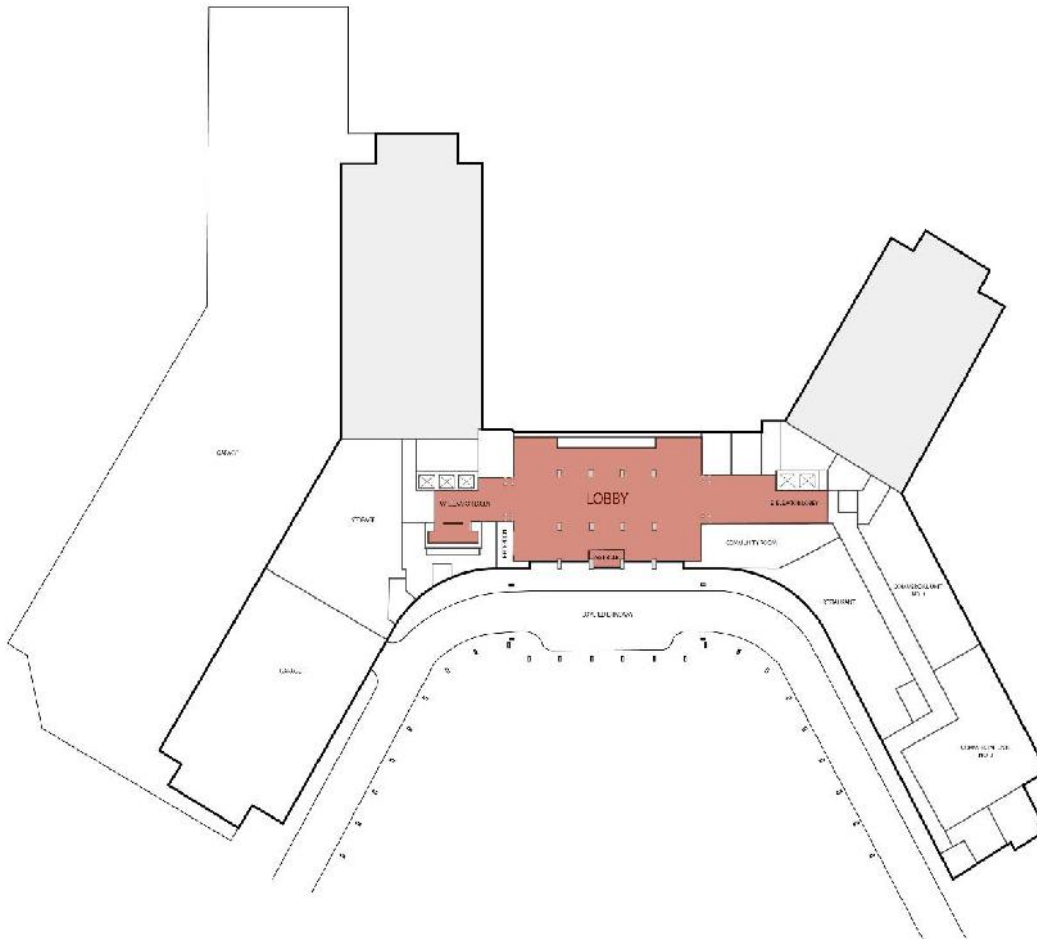
Washington, DC
County and State



Map 3. DC PropertyQuest Map (2021 aerial).

The Colonnade
Name of Property

Washington, DC
County and State



Map 4. Approximate first floor plan showing extent of lobby and elevator lobbies.

The Colonnade
Name of Property

Washington, DC
County and State



Historic Map 1. 1968 Baist Map, Volume 3, Plate 24.

The Colonnade
Name of Property

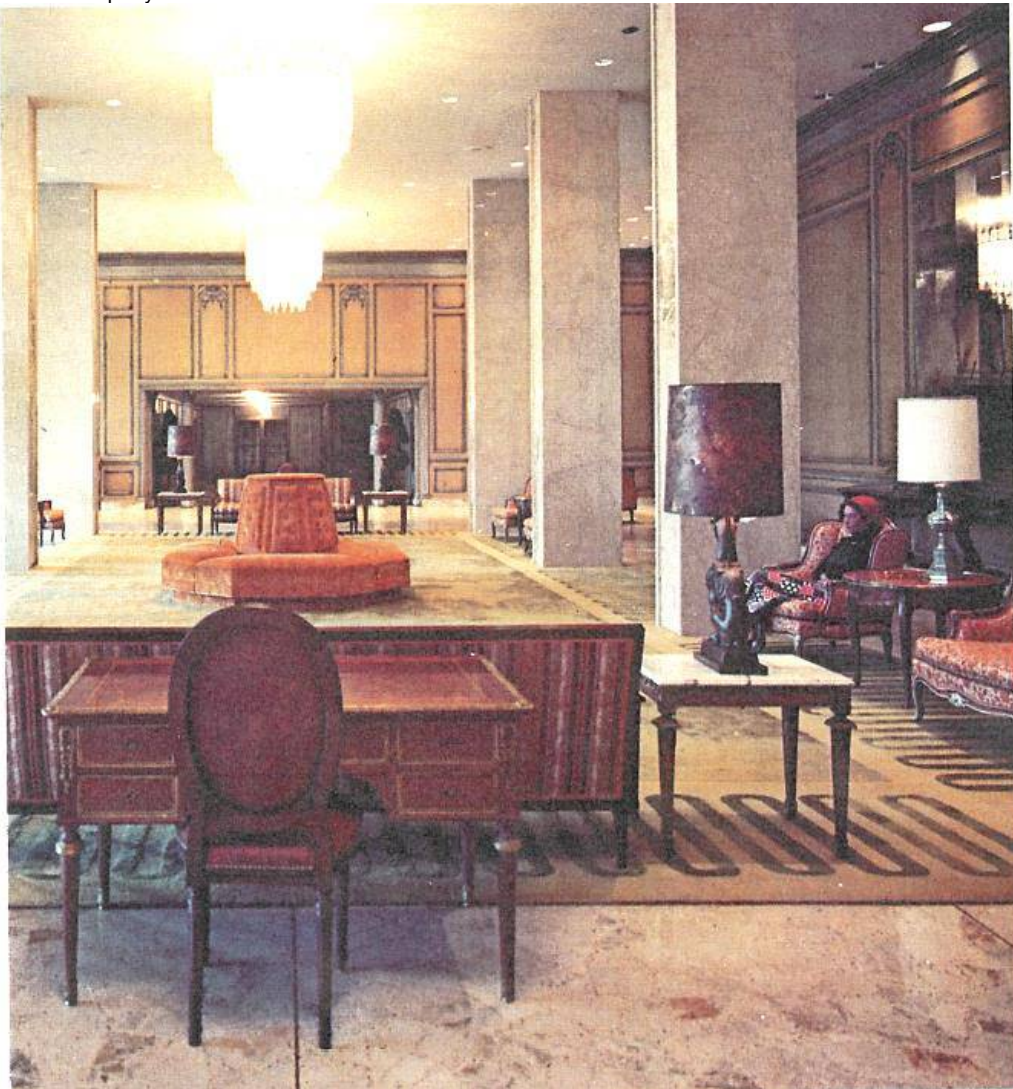
Washington, DC
County and State



Historic Images 1. Courtyard of the Colonnade as featured in a 1979 *Washington Post* article.

The Colonnade
Name of Property

Washington, DC
County and State



Historic Images 2. Image of the lobby's interior, dating to roughly 1974.

The Colonnade
Name of Property

Washington, DC
County and State



Historic Images 3. Image of the site's exterior, dating to roughly 1974.

The Colonnade
Name of Property

Washington, DC
County and State



Historic Images 4. Rendering of The Colonnade by T. Pepper (1964).

The Colonnade
Name of Property

Washington, DC
County and State



Historic Images 5. Photo of the front courtyard by Theodore Osmundson (circa 1974).

The Colonnade
Name of Property

Washington, DC
County and State

One of our
parks is Glover
Archbold,
the other is
our own.

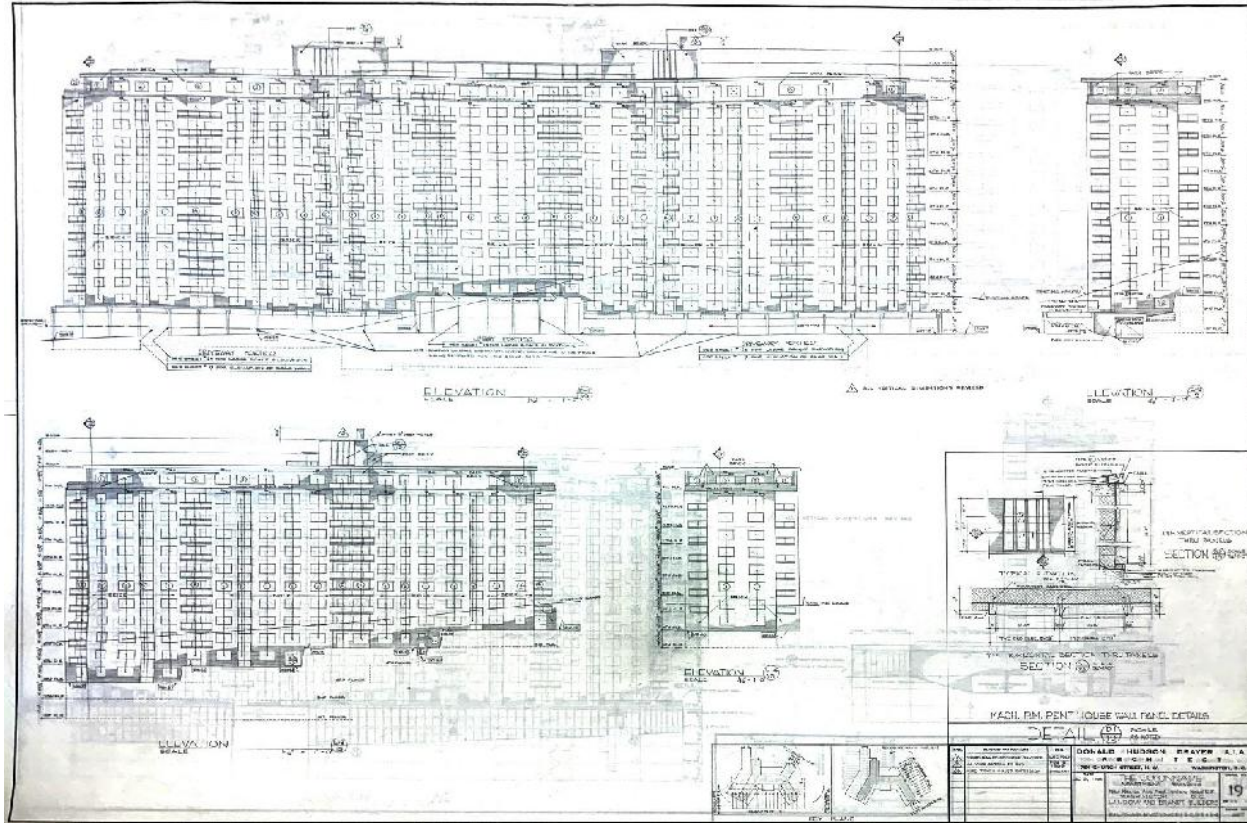
The Colonnade
2801 NEW MEXICO AVENUE, NORTHWEST

Your terrace overlooks Glover Park or manicured gardens. It's what you'd expect at Washington's finest condominium: The Colonnade. 43 different spacious floorplans (57% sold). 9 ft. ceilings. Dark oak parquet floors. Completely soundproof. Huge terraces with every apartment. Bay window breakfast kitchens. 24 hour security. The finest swimming complex. Acres of manicured gardens. Valet garage parking. Shopping arcade. Between Massachusetts and Wisconsin Avenues. Walk to Georgetown. \$40,000 to \$150,000. Phone (202) 963-4433. Sales by Lewis & Silverman, Inc.

Historic Image 6. 1975 Ad for The Colonnade highlighting the site's landscape.

The Colonnade
Name of Property

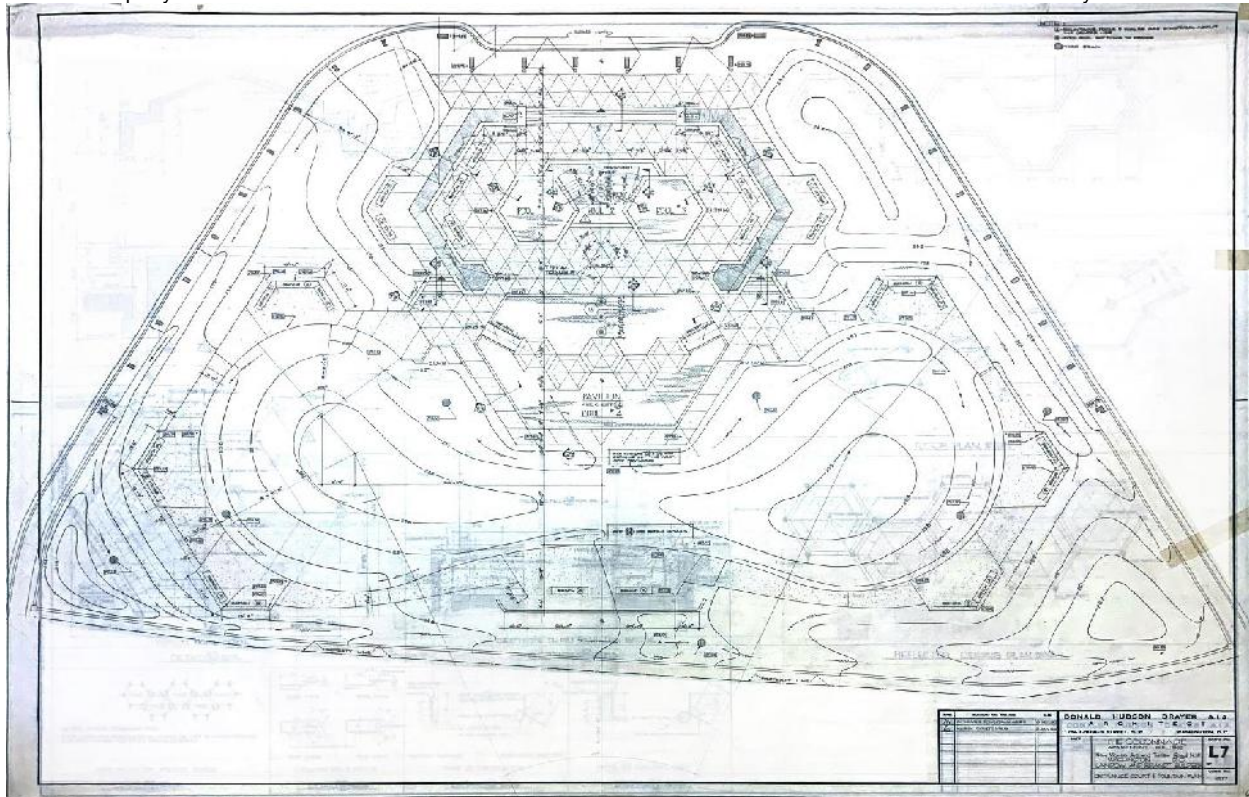
Washington, DC
County and State



Historic Drawing 1. Elevation drawings by Donald Hudson Drayer, 1965. Library of Congress, Donald H. Drayer Collection, Unit 1625.

The Colonnade
 Name of Property

Washington, DC
 County and State



Historic Drawing 2. Entry Court & Fountain Plan prepared by Osmundson & Staley (1965), Library of Congress, Donald H. Drayer Collection, Unit 1625.

Table 1. Other Landow and Brandt properties.

| Year Built | Property Name | Drayer involved? | Sloane-Mayer involved? | Type (currently) | Address |
|------------|----------------------------------|------------------|------------------------|------------------|---|
| 1959 | The Capitol House | | | Apartment | 305 C Street NE Washington, DC |
| 1960 | The Arlington House | | | Condominium | 1730 Arlington Blvd. Arlington, VA |
| 1961 | Residence | Yes | | Townhouse | 1342 28 th Street NW Washington, DC |
| 1961 | Suburban Towers/Park Towers East | Yes | | Apartment | Park Heights Ave. Baltimore, MD |
| 1962 | Bristol House | Yes | | Apartment | 1400 20 th Street NW Washington, DC |
| 1962 | Imperial House | Yes | | Condominium | 1601 18 th Street NW Washington, DC |
| 1962 | The Wakefield Towers | Yes | | Apartment | 4301 Columbia Pike Arlington, VA |

The Colonnade

Washington, DC

Name of Property

County and State

| | | | | | |
|------|----------------------------------|-----|-----|-------------|---|
| 1963 | The Carlton Towers/Carlton House | Yes | | Condominium | 2829 Connecticut Ave. NW Washington, DC |
| 1963 | Bristol House | | | Apartment | 2001 O Street NW Washington, DC |
| 1963 | Chase/Case Plaza | Yes | | Condominium | 5406 Connecticut Ave. NW Washington, DC |
| 1964 | The Park Sutton | | | Condominium | 1900 Lyttonsville Road Silver Spring, MD |
| 1964 | The Huntington | | | Apartment | 5225 Connecticut Ave. NW Washington, DC |
| 1964 | The Prospect House | Yes | Yes | Condominium | 1200 N. Nash Street Arlington, VA |
| 1965 | Colesville Towers | Yes | Yes | Apartment | 8811 Colesville Road Silver Spring, MD |
| 1966 | Freudberg Building | | | Commercial | 4201 Connecticut Ave. NW Washington, DC |
| 1966 | The Colonnade | Yes | Yes | Condominium | 2801 New Mexico Ave. NW Washington, DC |
| 1966 | “town house development” | Yes | | | Prince Street Alexandria, VA |
| 1967 | Cole Spring Plaza | | | Apartment | 1001 Spring Street Silver Spring, MD |

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

| # | Title | Camera Facing | Date | Photographer |
|---|---|---------------|-----------|---------------|
| 1 | View of building and covered driveway entry from Tunlaw Road. | N | 9/11/2023 | Sarah Vonesh |
| 2 | View of building from courtyard. | NE | 9/25/2023 | Neale Grisham |
| 3 | View of northeastern wing from pool area. | NW | 9/25/2023 | Neale Grisham |
| 4 | View of southwestern wing and service area from Tunlaw Road. | N | 9/11/2023 | Sarah Vonesh |

The Colonnade

Washington, DC

Name of Property

County and State

| | | | | |
|----|--|-----|-----------|---------------|
| 5 | View of two-story colonnade from courtyard. | N | 9/11/2023 | Sarah Vonesh |
| 6 | View of south courtyard and rear of building from balcony. | E | 9/11/2023 | Sarah Vonesh |
| 7 | View of pool area from southern pergola. | NW | 9/11/2023 | Sarah Vonesh |
| 8 | Two-story colonnade. | E | 9/25/2023 | Neale Grisham |
| 9 | Single-story colonnade with terrace roof, southeastern wing in distance. | E | 9/25/2023 | Neale Grisham |
| 10 | View of lobby from two-story colonnade. | NE | 9/25/2023 | Neale Grisham |
| 11 | Pool area with cabana entry, original metal railings, cantilevered stone steps, and stone retaining walls. Cabana and pool's second level visible. | N | 9/25/2023 | Neale Grisham |
| 12 | Original courtyard with arbor in distance. | SW | 9/25/2023 | Neale Grisham |
| 13 | View of lobby from eastern elevator bays. | W | 9/25/2023 | Neale Grisham |
| 14 | Glass curtain wall and reception desk of lobby. | W | 9/25/2023 | Neale Grisham |
| 15 | View of lobby vestibule. | S | 9/11/2023 | Sarah Vonesh |
| 16 | View of original elevators. | NE | 9/25/2023 | Neale Grisham |
| 17 | View of central lobby mirror and projected wall. | N | 9/25/2023 | Neale Grisham |
| 18 | Eastern elevator lobby and entrance to commercial corridor. Note Corinthian columns and original Murano chandelier, floors. | E | 9/25/2023 | Neale Grisham |
| 19 | Salon. | NE | 9/25/2023 | Neale Grisham |
| 20 | Fitness room. | E | 9/25/2023 | Neale Grisham |
| 21 | Commercial corridor. | NW | 9/25/2023 | Neale Grisham |
| 22 | Typical upper floor hallway at elevator bay. | W | 9/25/2023 | Neale Grisham |
| 23 | View of mailroom with original brass mailboxes. | S | 9/25/2023 | Neale Grisham |
| 24 | View of original decorative screen wall. | S | 9/25/2023 | Neale Grisham |
| 25 | Detail of terrazzo floors. | N/A | 9/25/2023 | Neale Grisham |
| 26 | Doorway boiserie details. | E | 9/25/2023 | Neale Grisham |

The Colonnade
Name of Property

Washington, DC
County and State



1 of 26. View of building and covered driveway entry from Tunlaw Road.

The Colonnade
Name of Property

Washington, DC
County and State



2 of 26. View of building from courtyard.

The Colonnade
Name of Property

Washington, DC
County and State



3 of 26. View of northeastern wing from pool area.

The Colonnade
Name of Property

Washington, DC
County and State



4 of 26. View of southwestern wing and service area from Tunlaw Road.

The Colonnade
Name of Property

Washington, DC
County and State



5 of 26. View of two-story colonnade from courtyard.

The Colonnade
Name of Property

Washington, DC
County and State



6 of 26. View of south courtyard and rear of building from balcony.

The Colonnade
Name of Property

Washington, DC
County and State



7 of 26. View of pool area from southern pergola.

The Colonnade
Name of Property

Washington, DC
County and State



8 of 26. Two-story colonnade.

The Colonnade
Name of Property

Washington, DC
County and State



9 of 26. Single-story colonnade with terrace roof, southeastern wing in distance.

The Colonnade
Name of Property

Washington, DC
County and State



10 of 26. View of lobby from two-story colonnade.

The Colonnade
Name of Property

Washington, DC
County and State



11 of 26. Pool area with cabana entry, original metal railings, cantilevered stone steps, and stone retaining walls. Cabana and pool's second level visible.

The Colonnade
Name of Property

Washington, DC
County and State



12 of 26. Original courtyard with arbor in distance.

The Colonnade
Name of Property

Washington, DC
County and State



13 of 26. View of lobby from eastern elevator bays.

The Colonnade
Name of Property

Washington, DC
County and State



14 of 26. Glass curtain wall and reception desk of lobby.

The Colonnade
Name of Property

Washington, DC
County and State



15 of 26. View of lobby vestibule.

The Colonnade
Name of Property

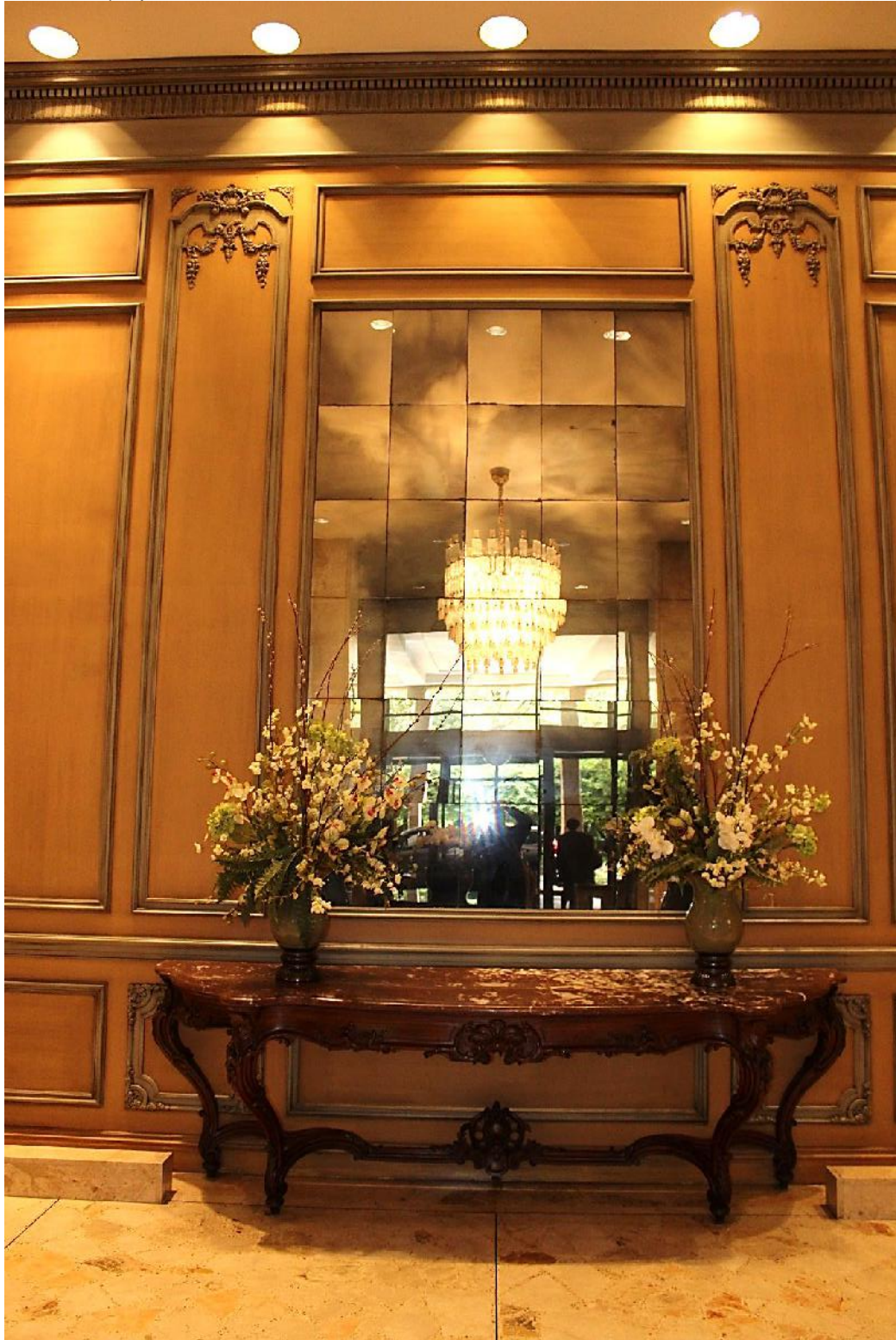
Washington, DC
County and State



16 of 26. View of original elevators.

The Colonnade
Name of Property

Washington, DC
County and State



17 of 26. View of central lobby mirror and projected wall.

The Colonnade
Name of Property

Washington, DC
County and State



18 of 26. Eastern elevator lobby and entrance to commercial corridor. Note Corinthian columns and original Murano chandelier, floors.

The Colonnade
Name of Property

Washington, DC
County and State



19 of 26. Salon.

The Colonnade
Name of Property

Washington, DC
County and State



20 of 26. Fitness room.

The Colonnade
Name of Property

Washington, DC
County and State



21 of 26. Commercial corridor.

The Colonnade
Name of Property

Washington, DC
County and State



22 of 26. Typical upper floor hallway at elevator bay.

The Colonnade
Name of Property

Washington, DC
County and State



23 of 26. View of mailroom with original brass mailboxes.

The Colonnade
Name of Property

Washington, DC
County and State



24 of 26. View of original decorative screen wall.

The Colonnade
Name of Property

Washington, DC
County and State



25 of 26. Detail of terrazzo floors with inlaid marble.

The Colonnade
Name of Property

Washington, DC
County and State



26 of 26. Doorway boiserie details.