

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



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

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

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

Address 1370-1372 Fort Stevens Drive, N.W.

Square and lot number(s) Square 2791, Lot 0002

Affected Advisory Neighborhood Commission 4A

Date of construction 1939 Date of major alteration(s)

Architect(s) George T. Santmyers Architectural style(s) Art Deco, Moderne

Original use Apartment Building Present use Apartment Building

Property owner Athena, LLC

Legal address of property owner 828 Evarts Street, N.E., Washington, DC 20018

NAME OF APPLICANT(S) Athena, LLC/Manna, Inc.

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) 828 Evarts Street, N.E., Washington, DC, 200018
(202) 832-1845

Name and title of authorized representative Milton Bailey

Signature of representative Date

Name and telephone of author of application EHT Tracerics, 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: Glade Apartments

Other names/site number: 1370-1372 Fort Stevens Drive Apartments

Name of related multiple property listing:
Apartment Buildings in Washington, D.C. 1880-1945

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

2. Location

Street & number: 1370-1372 Fort Stevens Drive, N.W.

City or town: Washington State: District of Columbia 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Not For Publication: Vicinity: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>	

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

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</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 (apartment building)

Current Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling (apartment building)

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT (Moderne/Art Deco)

Materials: (enter categories from instructions.)

Principal exterior materials of the property: CONCRETE/BRICK

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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 Glade Apartments are located at 1370-1372 Fort Stevens Drive, N.W. in the Brightwood neighborhood of Washington, D.C. on Lot 2, (historically lots 88/288 and 88/289), in Square 2791. Constructed in 1939, the small apartment building was designed by architect George T. Santmyers and built by Standard Construction Co. on behalf of the developer and owner, Nalpak Realty Co.¹ Rising three stories, with a raised basement, the concrete block apartment building is faced with masonry laid in six-course, American bond. Concealed by a metal-coped brick parapet, the building is capped by a four-ply slag, flat composite roof. The building is reflective of the Modern Movement, employing architectural elements of the Art Deco and Moderne aesthetic in both traditional and new building materials expressed on a classically inspired form. The U-shaped building is sited at an angle to the street with the primary elevations oriented to the northwest and northeast. Its form is characterized by slightly asymmetrical projecting end bays on the building's northwest elevation. The projection of the end bays, raised basement, double-hung windows with mostly full-height spandrel panels, double-height glass block openings, and ornate entry surrounds represent a strong sense of verticality for the three-story building. This verticality is juxtaposed by the horizontality of the building's brick masonry water table and multiple stringcourses, flat roof, metal-faced parapet, and expanse of the northwest and southeast elevations. In form, massing, and function, the Glade Apartments is representative of the Conventional Low-Rise Apartment Building, defined as being a purpose-built apartment building that contains self-sufficient apartment units and rises between two and four stories without an elevator.² The building at 1370-1372 Fort Stevens Drive, however, features two public entries rather than the single entry typically associated with the type. The angled-siting and U-shaped plan provide a maximum of cross-ventilation, access to natural light, and privacy for the building's residents while also adding variation to the regular configuration of square 2791 and its immediate architectural landscape.

¹ Washingtoniana Division, Martin Luther King Memorial Library, Washington, D.C. Building Permits. Permit No. 223029, dated May 5, 1939.

² National Register of Historic Places, Apartment Buildings in Washington, D.C. 1880-1945, Washington, District of Columbia, National Register #64500083, Prepared by EHT Tracerics, 1993, F6.

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Narrative Description

Site

The Glade Apartments are located at 1370-1372 Fort Stevens Drive, N.W. in the Brightwood neighborhood of northwest Washington, D.C. The apartment building is sited at approximately a forty-five degree angle, along the south side of Fort Stevens Drive, N.W. The boundaries of the property are contiguous with Lot 2, (historic lots 88/288 and 88/289), of Square 2791. The lot encompasses a total of 0.25 acres as is immediately situated amongst other low-rise apartment buildings built in the same era.

A paved concrete walkway extends approximately 115 feet to the north to connect the public sidewalk along Fort Stevens Drive, historically known as Fort Drive, to the two primary entryways on the northwest elevation. The concrete walkway is flanked by five mature evergreen trees, three to the west and two to the east, close to where the walkway meets the sidewalk. The landscaped green space between the road and the building features another mature evergreen tree, but is generally open. A late twentieth-century wood fence extends from the northwest corner of the building, part of the length of the walkway, and terminates at the evergreen trees near the public sidewalk. The northeast corner of the lot features a garbage disposal area, enclosed by wood fencing, near the public sidewalk.

The suburban context of the surrounding landscape is created by two-story attached rowhouses and freestanding single family dwellings, garden apartment buildings, and Conventional Low-Rise Apartment Buildings like the Glade apartments. Institutional buildings such as the Military Road Public School, Jewish Primary Day School of the Nation's Capital, and the Catholic Church of the Nativity also add to the area's suburban character. Additionally, the nearby Georgia Avenue corridor contains with easy accessibility to downtown Washington, D.C. to the south and Silver Spring, Maryland to the north via Fourteenth Street, Sixteenth Street, and Georgia Avenue by both private and public means of transportation, the area surrounding the Glade Apartments is also serviced by numerous one- and two-story contemporaneous commercial buildings.

Building: Exterior

The Glade Apartment building measures approximately fifty-eight feet wide and eighty-eight feet deep. The U-shaped plan of the building is formed by the stepped, projecting end bays flanking the recessed center bays. A solid masonry foundation supports the concrete block structure that rises three stories from a raised basement. The exterior is faced in standard-sized bricks laid in six-course, American bond. A water table is distinguished by a single row of darker, soldier-course bricks that sit beneath the first-story windows on the most visible, northeast and northwest elevations. There is a square chimney with a plain cap on the southern portion of the southeast elevation.

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The building's elevations feature both symmetrical and asymmetrical fenestration patterns and hold single and paired one-over-one, double-hung, replacement vinyl windows. The windows are framed by five, stringcourses on the building's northeast and northwest elevations. The stringcourses are comprised of darker brick laid in stretcher course and project slightly from the rest of the brick veneer. This sense of horizontality, reinforced by the metal-faced, brick parapet and flat roof, is contrasted by the narrow projecting end bays, double-height glass block openings over the ornate cast stone Art Deco entries, and vertically oriented double-hung window openings, and the single and paired spandrel panels on the northeast elevation and the northernmost projecting bay of the northwest elevation.

There are two ornate primary entrances located on the northwest elevation. One is located between the second and third setbacks facing northwest, marked 1370, and the other, marked 1372, is oriented to the northeast and located on the projecting end bay. Each primary entrance is pronounced by a one-story, cast stone block surround. Both entryways hold a single-leaf, replacement metal and glass door within the one-story, stepped and recessed, cast stone block surround. The surround features engraved decorative details featuring a foliage design executed in the Art Deco aesthetic. Centered above each primary entrance is an inset strip of glass blocks that extends to the third story. The vertical strips are punctuated between the first and second floors and the second and third floors, by one-over-one, double-hung, replacement vinyl windows.

At the basement level, there are both one-over-one double-hung and single-light slider, replacement vinyl windows. The basement windows are covered with metal grates that are painted white. The rest of the window openings on the first through third floors are recessed and supported by single-course, header brick sills. The single and paired one-over-one, double-hung, replacement vinyl windows of various sizes feature square-edged surrounds with stepped caps. There are two bays of paired windows on the southwest elevation, one bay on the northwest, and one bay on the southeast. The paired openings are used only in units where there is not enough space for two, single openings spaced apart on the exterior walls of the living area. This configuration utilizes natural light, creating a picture window for the units that have this opening. The use of both two, single window openings and one, paired window opening characterizes the blend of traditional and modern architectural treatments reflected throughout the apartment's design. On either side of the symmetrical northeast elevation, four-bays feature spandrel panels that extend continuously from the first floor to the top of the parapet. One-bay on the northern portion of the northernmost projecting end bay also features a spandrel panel, like the northeast elevations. The existing panels are parged with stucco and painted beige, it is possible that the spandrels were finished with ornamental cast stone panels, similar to the Art Deco aesthetic of the entry surrounds.

The southeast and southwest (rear) elevations of the building are much more utilitarian. They feature openings typical of the rest of the building but lack the additional decorative masonry.

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Building: Interior

Much of the building's interior remains true to the original design, and retains many of the original materials and finishes. The building has two interior sections that are not connected by public corridors. These sections correspond to the primary entrances on the elevations and the two glass-block strips that extend the height of the stair case in each section. The two sections can be accessed by one another from the basement level. The building is made up of mostly one-bedroom units, with a two-bedroom unit in the basement that historically belonged to the building's janitor.³

Currently, the building features seventeen units. Based on historic city directories, the building originally featured eighteen units; three in the basement, including the janitor's apartment, and five units each on the first through third floor.⁴ One of the units in the basement no longer functions as a residential apartment. The one- and two-bedroom units feature a single bathroom, kitchen, and living area. Some of the units retain the original Bruce block parquet floors, plaster walls and ceilings, arched openings, wood molding, and single-leaf faux-finished wood doors. Within the kitchen and bathrooms, little historic fabric remains. However, most of the kitchens retain their original Murphy nine-light china cabinets.⁵

Construction History

On May 19, 1939, the Nalpak Realty Co. was granted a permit to construct (D.C. Build Permit #223029) a three-story brick and concrete block apartment building at 1370-1372 Fort Drive, as per the plans filed on May 5, 1939.⁶ The application lists George T. Santmyers as the architect working with the Standard Construction Co. as the builders.⁷ Five months later, in October 1939, the real estate firm of Charles Realty Co. offered one-bedroom units in the completed building for lease at \$57.50-\$61.50 per month.⁸ There have been few alterations to both the exterior and the interior of the building. Late twentieth-century or early twenty-first alterations include the installation of single and paired one-over-one, replacement vinyl windows and the addition of windows to the glass block openings to add ventilation to the interior stairwells. Alterations throughout the course of the twentieth century within the interior are limited to the removal and replacement of kitchen and bathroom fixtures, installation of carpeting, and replacement of interior doors.

Integrity Assessment of Physical Features

³ Washingtoniana Division, Martin Luther King Memorial Library, Permit No. 223029, dated May 5, 1939.

⁴ *Boyd's Directory of the District of Columbia*, Published under various titles, Washington: R.L. Polk & Co., Publishers and Proprietors, 1940, 1942, 1954, 1965. 1877, 2133, 152, 276.

⁵ "Classified Ad 2—No Title," *Washington Post (1923-1954)*, October 8, 1939, ProQuest Historical Newspapers.

⁶ Washingtoniana Division, Martin Luther King Memorial Library, Washington, D.C. Building Permits. Permit No. 223029, dated May 19, 1939.

⁷ Washington, D.C. Building Permits. Permit No. 223029, dated May 5, 1939.

⁸ "Miscellaneous: Apartments," *Evening Star*, October 20, 1939, Genealogy Bank Historical Newspapers.

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Glade Apartments continues to reflect the original design intent of the architect, George T. Santmyers. The overall integrity of the physical fabric is high, including the retention of the original plan and massing with no additions. Furthermore, no other buildings or structures have been constructed on the two lots since the completion of the small apartment building in 1939. Alterations are minimal but include the replacement of the original windows with double-hung and slider vinyl windows and the replacement of the original entry openings with contemporary single-leaf metal framed, glass commercial doors. Also, most likely the stucco spandrels on the northeast and northwest elevations have been altered.⁹ The fenestration patterns, glass block, sills, and lintels - all character-defining elements - are original and have not been altered.

During the Modern Movement in Washington, D.C., which gained traction during the World War II era, applied and stylistic ornamentation was most often restrained, or intentionally absent. Windows and doors were frequently character-defining features, especially for income-producing apartment buildings that were designed to be economically and quickly constructed.¹⁰ The surrounds of the two entry openings provided architect George T. Santmyers with an outlet for architectural expression. Although the original material and appearance are not known, the actual entry doors at the Glade Apartments would have been secondary to the scale and Art Deco aesthetic of the cast stone surrounds that framed them.

The altered window openings most likely featured a much more utilitarian design and material. They were most likely similar to other simple windows used on early- to late- twentieth-century buildings of all architectural styles and expressions, whether designed by Santmyers or his contemporaries. Moreover, the replacement of original windows and doors is a common and often encouraged modification of the late-twentieth century that ensures the durability and thus continued use of historic, multi-family buildings like the building at 1370-1372 Fort Stevens Drive. A study of the fourteen extant apartment buildings occupying square 2791, eight of which were built by Santmyers between 1937 and 1940, reveals that all but one building has replacement windows.

The interior of the building retains the majority of its historic configuration and some of its architectural features. Corridors and stairwells remain intact. Many of the interior of the units have been altered but some retain their historic parquet wood floors, wood trim, faux-painted doors, and Murphy china cabinets.

⁹ It is uncertain what the window, doors, and spandrels looked like historically. No historic photographs have been found to clarify these historic features.

¹⁰ National Register of Historic Places, Fort View Apartments, Washington, District of Columbia, National Register #09001264, Prepared by EHT Tracerics, 2009, 5.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1939

Significant Dates

1939

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Santmyers, George T. (architect)
Standard Construction Co. (builder)
Nalpak Realty Co. (developer)

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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 conventional, low-rise Glade Apartments, with a period of significance of 1939, correlating to the date of its construction in the northwestern Washington, D.C. neighborhood of Brightwood, reflects the transition of classically inspired architecture to the Modern Movement, specifically the Art Deco and Moderne Styles. As a significant example of architect George T. Santmyers' transitional period of apartment building design, the Glade Apartments strongly reflect the architect's fondness for the modern aesthetic, thus representing a stylistic tension between historic precedents and modern styles that was occurring both in his work and in the fields of architecture and design in the second quarter of the twentieth century. The Glade Apartments illustrate Santmyers' exploration of the continuum of traditional and modern architectural expressions in a smaller scale apartment building with expanses of glass block, linear masonry patterns with multi-colored brick, cast stone entrance surrounds, and regular fenestration. All characterizing the balance between past and present, the building's architectural features were expressed using both traditional and modern materials. The fine exterior treatments and attention to detail are of significance in the realm of Washington's historic apartment buildings and reflect the skilled domestic vocabulary of George T. Santmyers' talents.

The Conventional Low-Rise Apartment Building was a common multiple-family housing type constructed in the nation's capital to meet the needs of a rapidly expanding population. This specific apartment building type, as defined in the Multiple Property Document entitled *Apartment Buildings in Washington, D.C. 1880-1945*, provided a large number of residential dwelling units with an increased effectiveness in the use of available architectural and financial resources. This apartment type permitted both higher density land use and more economical use of building resources while being located in an established residential neighborhood, which was already served by public and private modes of transportation. The Glade Apartments' form and siting, a U-shaped building angled to the public-right-of-way, and recessed entries created a maximum of cross-ventilation, access to natural light, and significant privacy for the building's residents. Its scale and angled position towards Fort Stevens Drive added variation to the landscape of Conventional Low-Rise Apartment Buildings that existed in square 2791 and its immediate surroundings.

The Glade Apartments qualifies for landmark status in the District of Columbia, as it meets the following Criteria established in Title 10A, Chapter 2 of the District of Columbia Municipal Regulations :

Criterion (d): *Architecture and Urbanism*: The property embodies the distinguishing characteristics of architectural styles, building types, types or methods of construction, landscape architecture, urban design or other architectural, aesthetic or engineering expressions significant to the appearance and development of the National Capital or the Nation; and

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Criterion (f): *Creative Masters*: The property has been identified as a notable work of craftsmen, artists, sculptors, architects, urban planners, engineers, builders or developers whose work has influence the evolution of their fields of endeavor or the development of the National Capitol or Nation.

The Glade Apartments are also eligible for listing in the National Register of Historic Places with architecture and community planning/development as the areas of significance, meeting the following National Register Criteria:

Criterion A: It is associated with events that have made a significant contribution to the broad patterns of history; and

Criterion C: It embodies the distinctive characteristics of the type, period, or method of construction of that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Glade Apartments are being nominated under the National Register of Historic Places Multiple Property Documentation Form entitled *Apartment Buildings in Washington, D.C. 1880-1945*, which was prepared by EHT Tracerics and submitted to the National Park Service in July 1993. The Glade Apartments retains sufficient integrity to meet the Registration Requirements outlined in the Multiple Property Documentation Form for both the Conventional Low-Rise Apartment Building sub-types in Washington, D.C. The Glade Apartments also meets four of the criteria developed specifically to evaluate Washington, D.C. apartment buildings. The Criteria for Evaluating D.C. Apartment Buildings, a significant product of the D.C. Apartment Building Survey, was adopted by the D.C. Historic Preservation Review Board in December 1998.

A03. Buildings that are part of clusters, corridors, or districts that illustrate the patterns of development of the city.

A04. Buildings that reflect economic forces, both external and internal, that have significantly altered the development of the city.

C03. Buildings that reflect changes in aesthetic philosophies.

C10. Buildings that are the work of skilled architects, landscape architects, urban planners, engineers, builders or developers.

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

Criterion A: It is associated with events that have made a significant contribution to the broad patterns of history.

With a period of significance of 1939, corresponding to the construction date, the Glade Apartments are eligible under Criterion A within the areas of COMMUNITY PLANNING AND DEVELOPMENT. The Glade Apartments is an excellent representation of a purpose-built apartment complex that illustrates the Conventional Low-Rise Apartment Building sub-type in form and design, while expressing distinctive design and siting amongst a landscape of similar building types. Although not aided by the assistance of Federal Housing Administration (FHA) programs, the developer and architect nonetheless were guided by its standards and guidelines, thus ensuring the apartments were attractive accommodations for middle-class families with an accessible location concentrated around arterial transportation routes and complete with supporting amenities and modern conveniences. Located in the developing residential neighborhood of Brightwood, the Glade Apartments afforded its residents with easy access to both public and private modes of transportation that directly led to downtown Washington, D.C. and the outlying Maryland suburbs. The residential community included schools, churches, public parks, meeting halls, and commercial corridors along Georgia Avenue and Fourteenth Street. In form, the apartment building is typical of multi-family housing of the late 1930s, especially within the developing residential area of Brightwood. However, architect George T. Santmyers creatively designed a building and environment that was ultimately distinct. With the two entries, mostly sheltered from the street, and the rotation of the U-Shaped form from the public-right-of-way, Santmyers created a variation from the typical front-facing, Conventional Low-Rise Apartment Building that immediately surrounded the site in the remaining lots of Square 2791 and neighboring Square 2790. Thus, in siting and development of the Glade Apartments, Santmyers and the builders, Standard Construction Co. ensured that this Conventional Low-Rise Apartment Building would meet the codified objectives of the FHA for planning successful apartment developments. His work in these squares and the work of others in the immediate setting of Fort Stevens created an enclave for younger, middle-class, mostly white residents situated amongst a harmonious landscape and community.

Criterion C: It embodies the distinctive characteristics of the type, period, or method of construction of that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Glade Apartments are eligible under Criterion C for its architectural design. The architectural expression presented at the Glade Apartments is representative of George T. Santmyers's distinctive vocabulary, expressed through a merging of classical compositions with his fondness for a modern aesthetic. The resulting design of the apartment building explores the continuum of classical and modern expression coupled with both traditional and contemporary

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materials. Thus, the Glade Apartments are distinctive of the period, during which the Classical and period-revival styles dominated, while expressing the high artistic values of a talented architect's experimentation with the Modern Movement. Representative of the Art Deco and Moderne aesthetic, the small apartment building, conventional in structure, is constructed of concrete blocks faced in brick veneer, which was the accepted norm for housing in the mid-twentieth century. Yet, the utilization of glass block, geometric and organic ornamentation in cast stone, and the juxtaposition presented by traditional horizontal architectural elements and modern vertical emphasis is salient for middle-income rental housing. The realized design of the apartment building at 1370-1372 Fort Stevens Drive ultimately reflects the skill of the architectural domestic vocabulary of George T. Santmyers.

Santmyers remains one of Washington's most prolific and important architects of the twentieth century. Although he is credited with the design of banks, commercial buildings, public garages, and a multitude of private residences, he is most celebrated for his contribution to apartment building architecture in the metropolitan area of Washington, D.C. No matter the scale of his projects, ranging from large, monumental apartment buildings to smaller, more modest buildings, Santmyers displayed the same degree of skill and attention to detail. As the architect for over four-hundred-and-forty apartment buildings over the course of his forty-year career, Santmyers devoted his skills and energy to producing notably designed buildings with efficient plans.¹¹

Historic Context of Apartment Buildings in Washington, D.C.

The conventional, low rise Glade Apartments is both historically and architecturally significant within the context of apartment building development in Washington D.C. Historically, this apartment building represents post-World War I housing patterns for middle-income families in the Washington metropolitan area. Modern, low-rise apartment buildings were built after World War I to provide more dwelling units to meet increased housing demands. With this increased population, there also came an increased value of available architectural and financial resources. This building type also allowed for efficient land use in locations serviced by public transportation and utilities¹².

In the 1930s, at the time of the construction of The Glade Apartments, neighborhoods in Washington, D.C., were witnessing an upsurge in apartment building construction. Despite the Great Depression, Federal programs brought droves of new residents to Washington in the 1930s. Between 1935 and 1941, of the \$102 million dollars allocated by the government toward residential housing, sixty percent of this money went toward the construction of apartment buildings. This overwhelming demand effectively inverted the percentage of new construction of houses versus apartment units. By the end of the decade, apartment units outranked houses by seventy percent. Concentration of this type of housing was a direct result of federal salaries. Federal salaries could not keep up with rising housing prices and middle-class workers were in dire need of affordable housing options.

¹¹ National Register of Historic Places, Fort View Apartments, 15.

¹² National Register of Historic Places, Apartment Buildings in Washington, D.C. 1880-1945, F7.

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Brightwood and the City's Expansion

The Glade Apartments was strategically located on a site within the rapidly expanding northwest Washington, D.C., neighborhood of Brightwood because the area offered modern community services, convenient access to transportation routes, and a proximity to green space established by the historic Fort Stevens.¹³ Largely developed as a suburb in the second quarter of the twentieth century, Brightwood began as a concentration of isolated farms with settlement staggered along the 7th Street Turnpike.¹⁴ This turnpike, now known as Georgia Avenue, was constructed between 1818 and 1822 as a direct route between Rockville, Maryland, and Washington, D.C. The importance of the road was evident by the construction of tollgates, one of which was located at the turnpike's intersection with Milkhouse Ford Road in Brightwood.¹⁵ By the 1850s, a small distinct community had formed and a post office, initially named *Brighton*, was established. Later confusion with the nearby town of Brighton, Maryland, led the postmaster to rename the post office *Brightwood* in 1861.¹⁶ The original boundaries of Brightwood encompassed what are today the neighborhoods of Petworth, Shepherd Park and Brightwood Park. The boundaries of Brightwood currently run from Aspen Street on the north to Kennedy Street on the south and Georgia Avenue on the east to Rock Creek Park on the west.

At the outset of the Civil War in 1861, only one fortification was operating to protect the federal city. Thus, after the devastating Union defeat at Manassas in Virginia, General George B. McClellan ordered the construction of a more effective fortification arrangement.¹⁷ This resolution resulted in the establishment of a ring of forts and batteries, constructed by the Army Corps of Engineers in August 1861, which were to defend the approaches into capital city. One such battlement was Fort Massachusetts in Brightwood along the 7th Street Turnpike. This earthwork fortification was created on land owned by Betty Thomas, a free African-American dairy woman. The laying of Military Road in September 1862, built to connect the western portion of the ring of forts, elevated the importance of the 7th Street Turnpike and the Brightwood area as a means of both access and egress for the city. Accordingly, Fort Massachusetts was enlarged and armed with seventeen guns and mortars in 1863.¹⁸ The fort was renamed in honor of Brigadier General Isaac I. Stevens, who was fatally wounded at the Battle of Chantilly in Virginia, in 1862.

Fort Stevens and its ring of earthworks are significant as the scene of the only Civil War battle in the District of Columbia. The event occurred in early July 1864 as Confederate General Jubal A. Early marched his troops southward along the 7th Street Turnpike from Maryland. Before the

¹³ National Register of Historic Places, Fort View Apartments, 11.

¹⁴ National Register of Historic Places, Fort View Apartments, 11.

¹⁵ National Register of Historic Places, Fort View Apartments, 11. Today this site is the approximate intersection of Georgia Avenue and Missouri Avenue.

¹⁶ University of Maryland Historic Preservation Studio, *Georgia Avenue: Brightwood's Roads from the Past to the Future*, (College Park: University of Maryland Press, 2006), 21.

¹⁷ University of Maryland Historic Preservation Studio, *Georgia Avenue*, 22.

¹⁸ National Register of Historic Places, Fort View Apartments, 11.

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Confederate forces could seize the fort, Union troops and local volunteers strengthened it. Skirmishing continued as the Confederates reconnoitered and assessed the possibility of an assault, while at the same time destroying much of the Brightwood community. Union troops regained control on July 12th, as General Early's troops retreated northward to Maryland. The devastation of Brightwood, and the overall effects of the Civil War, strengthened the resolve of residents, who oversaw reconstruction of their community.¹⁹

The arrival of the horse-drawn streetcar line in 1873, with a terminus just south of Rock Creek Park Road, directed suburban growth of the nation's capital toward Brightwood. By 1880, Brightwood had transitioned into a more urban neighborhood with 146 households.²⁰ Ten years later, the new electric streetcar lines provided residents with transportation to jobs and shops downtown. Increased accessibility to the city, coupled with the development of the suburb of Petworth to the south, enhanced the growth of Brightwood as the area partly benefited from nearby established city services.²¹

With the implementation of the 1893 Highway Act that imposed the extension of the grid pattern system to outlying areas of the city, the Brightwood neighborhood lost much of its eighteenth- and nineteenth-century identity.²² This codified development pattern was implemented in the neighborhood throughout the first quarter of the twentieth century.²³ The physical change consequently resulted in a change of the identity of the Brightwood community; suburbanization erased all remnants of the formerly rural community as it was transforming into a residential neighborhood. Some areas along the western border retained their more organic development patterns mostly because of the topography and later design influences. The neighborhood's proximity to public transportation routes allowed workers to easily commute into the city by the Georgia Avenue and Fourteenth Street streetcar lines to the east and west of the neighborhood. Georgia Avenue became the commercial spine of Brightwood and provided the residential area with commercial and retail services.²⁴

In the years following World War I, national attention focused on the need to provide adequate housing for families with limited incomes. Architects, planners, social reformers, the building and real estate industry, and even the local newspapers sought ways to encourage and facilitate the construction of quality housing for families of moderate means.²⁵ Fueled by the affordability of the automobile, within reach of middle-class budgets by the mid-1920s, suburban development was no longer dependent on streetcar lines, which had been instrumental in the

¹⁹ National Register of Historic Places, Fort View Apartments, 11.

²⁰ Katherine Schneider Smith, ed. *Washington at Home: An Illustrated History of Neighborhoods in the Nation's Capital*, (Washington, D.C.: Windsor Publications Inc., 1988), 93.

²¹ National Register of Historic Places, Fort View Apartments, 11.

²² EHT Tracerics, Inc., *The Extension of the City: The Highway Plan of 1893 and the Permanent System of Highways in the District of Columbia Historic Context Report*, Unpublished report for The District of Columbia Planning Office, Washington, DC, June 2009, 31.

²³ Smith, *Washington at Home*, 94.

²⁴ Katherine Elizabeth Grandine, *Brightwood, Its Development and Suburbanization, 1800-1915*, M.A. Thesis George Washington University, (Washington D.C.: George Washington University Press, 1983), 77.

²⁵ National Register of Historic Places, Fort View Apartments, 12.

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initial phase of residential growth. Beginning in the 1920s, hundreds of moderately priced brick rowhouses and freestanding single-family dwellings were constructed along and around Georgia Avenue, largely attracting middle-class government workers to the area.²⁶

Brightwood continued to grow in the 1930s as the city experienced even greater increases in population with the expansion of the federal government under the New Deal and the crisis of an impending new war in the later portion of the decade. At the time the Glade Apartments were built, residential construction dominated the area with supporting amenities such as schools, churches, meeting halls, and commercial enterprises.²⁷

The tremendous need for housing stimulated the construction of multiple-family apartment buildings in Brightwood. Of the approximate fifty-eight apartment buildings and complexes constructed between 1900 and 1949 in the neighborhood, thirty-eight multiple-family resources date from the 1930s. Similarly, a study of the twenty-five squares framing Square 2791 indicates that the vast majority of the single-family and multi-family dwellings date from the 1930s. The building permits show that no one developer or property owner dominated the construction of single-family dwellings and apartment buildings in Brightwood. However, the vast majority of the buildings, whether single- or multiple-family, were the work of just a few architects, in particular Mihran Mesrobian, George S. White, and George T. Santmyers.

At the time of the building's construction, Brightwood was becoming a neighborhood with families of diverse sources of income in both leased and owner-occupied dwellings. The demographics of Brightwood, although segregated by tradition rather than covenants in distinct areas, included both whites and African-Americans during most of its early history. By the 1920s however it was predominately a community of white residents. Up until the 1960s, the majority of the African-American population lived in the northern area of the neighborhood.²⁸

The Federal Housing Administration and the Modern Movement

By the end of the 1930s, housing construction in the Brightwood neighborhood began to reflect the influence of the Federal Housing Authority (FHA). The FHA was created in 1934, in the depths of the Great Depression, as part of President Franklin D. Roosevelt's New Deal. The main objectives of the FHA were, "to revive the homebuilding industry, to put men back to work, to restore confidence and to improve general economic conditions."²⁹ The long range objectives were even more ambitious—"to reform mortgage lending practices, to broaden opportunities for home ownership, to raise housing standards."³⁰ The FHA embraced many of the principles of planning and design that had been developed and advocated by forward-thinking urban planners,

²⁶ Cultural Tourism D.C., *Battleground Community: Brightwood Heritage Trail*, (Washington D.C.: Cultural Tourism D.C., 2008), 5.

²⁷ National Register of Historic Places, Fort View Apartments, 13.

²⁸ Smith, *Washington at Home*, 94.

²⁹ U.S. Federal Housing Administration, *The FHA Story in Summary, 1934-1959* (Washington, D.C.: U.S. Government Printing Office, 1959.), 4.

³⁰ U.S. Federal Housing Administration, *The FHA Story in Summary*, 4.

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architects, developers, social reformers and others in the post-World War I era who wanted to apply principles of well-planned communities and modern, quality living spaces and conveniences to housing for moderate income families.

The FHA provided mortgage insurance that made the financing and construction of low- and moderate-income housing a more secure investment. To protect the long-term value of the mortgaged properties, the FHA required applicants to meet the standards it set for planning, infrastructure, design, and construction of both rental and sale properties. These projects ranged from large-scale apartment complexes to single-family houses. The economic limits and restrictions of the period generally determined the architecture of the day, influenced by notions toward simplicity in design and an honest functioning of the buildings. While this posed a challenge for most architects and buildings, based on his design resume and fluent architectural vocabulary, George T. Santmyers was able to present a distinct personal expression with his design and siting of the Glade Apartments and his other buildings in the Brightwood neighborhood.

The FHA's longer-term objectives are illustrated in the array of housing construction that took place in Brightwood under the perceptive talents of such notable architects as Santmyers and Mihran Mesrobian from 1934 through the 1940s.³¹ In particular, Santmyers, is known to have been designing FHA-insured housing in the District of Columbia while contemporaneously producing the designs for the Glade Apartments.³² His FHA commissions ensure he was familiar with the organization's standards and guidelines. These standards provided desirable living spaces that featured modern conveniences to attract middle-class residents.³³ Further, these standards and guidelines espoused many of the same practices commonly implemented by architects like Santmyers in their earlier designs for the upper-income levels. With the fundamentals established, the conceptual design was adapted to be efficient, economical, and direct, while still providing an appealing aesthetic effect. George T. Santmyers, a prolific architect with an established practice, gracefully implemented the standards of the FHA in his design, thereby making them marketable as well as architecturally distinct and appealing.

The Glade Apartments, although not constructed utilizing FHA's mortgage insurance, clearly reflects the influence of the organization's recommendations in regards to the building's site, immediate environment, number of units, available services, and approximate costs for rental units.³⁴ Typically, in Washington, D.C., apartment buildings were sited within developing single-family residential neighborhoods such as that emerging in Brightwood. Thus, the architectural designs, stylistic expressions, forms and massing, siting, and materials were often analogous, producing a harmonious and identifiable community context. This "harmony" conformed with recommendations that the FHA emphasized in 1936 as one of the most essential qualities in the creation of distinctive neighborhoods. The FHA argued that when a neighborhood "can be

³¹ National Register of Historic Places, Fort View Apartments, 12.

³² National Register of Historic Places, Fort View Apartments, 12.

³³ "Building Types: Apartments," *The Architectural Record*, Volume 84, Number 3, September 1938, 100.

³⁴ Miles L. Colean, "Multiple Housing under FHA: Government Housing Standards," *The Architectural Record*, Volume 84, Number 3, September 1938, 96.

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identified and comprehended as such, the feeling of pride and responsibility...tends to be extended to the neighborhood as a whole. A sense of community responsibility and a community spirit thus develops, which acts as a stabilizing and sustaining influence in the maintenance of realty values."³⁵ This also, and most significantly, ensured the success of the Glade Apartments, which was fully occupied soon after its completion, and the surrounding apartment buildings specifically to the west of Fort Stevens.³⁶

The Glade Apartments stands three stories in height, which was the preferred number of stories for FHA-insured multiple-family housing.³⁷ The site allowed the basement levels to be exposed on the facades and thus illuminated by natural light. The apartment building's immediate neighborhood fit the FHA's definition of being, "harmonious" in land use because it also provided modern housing aimed at moderate income buyers of that period.³⁸

Situated amongst buildings of similar scale and aesthetic, the multi-family dwelling featured units with modern conveniences. The three-story building featured seventeen one-bedroom, and one two-bedroom units on a quarter acre lot. With a density of sixty-eight families per acre, it fell between the FHA recommended densities for suburban apartments, at thirty families per acre, and urban apartments, at over a hundred families per acre.³⁹ This density, which was typical of many of the apartment buildings built in the immediate area around 1939, reflects the Brightwood neighborhood's relationship and proximity to downtown Washington.

The services within each unit included a dining area, fully equipped bathroom, and modern kitchen. Additionally, the building included group laundry facilities in the basement. Early advertising highlighted the fact that the units featured Murphy kitchen cabinets, Bruce block parquet floors, painted walls and Venetian blinds.⁴⁰ The building's plan and siting provided privacy within the units. Because of the U-shaped plan, the majority of the units are located on a corner of the building, and feature sleeping quarters that have one or two, single or paired standard-sized window openings. This was made possible by buildings angled siting, which allowed for less visibility from neighboring buildings and pedestrians. The bays of paired window openings also allowed for more cross-ventilation in the public living areas. Smaller window openings provided additional privacy for the bathrooms.

The original building permits for the Glade Apartments estimated the cost of construction to be \$37,500, which was comparable to contemporaneous apartment buildings with equivalent amenities and of similar scale in the immediate vicinity and throughout the Washington

³⁵ U.S. Federal Housing Administration, *Planning Neighborhoods for Small Houses*, Technical Bulletin No. 5 (Washington, D.C.: U.S. Government Printing Office, 1936), 28.

³⁶ *Boyd's Directory of the District of Columbia*, Published under various titles, *Washington*: R.L. Polk & Co., Publishers and Proprietors, 1940, 1877.

³⁷ Colean, "Multiple Housing under FHA: Government Housing Standards," 97.

³⁸ "Building Types: Apartments," 100.

³⁹ Colean, "Multiple Housing under FHA: Government Housing Standards," 97.

⁴⁰ "Classified Ad 2—No Title," October 8, 1939.

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metropolitan area.⁴¹ With “gas, electricity and refrigeration” furnished by the rental company, the units were priced initially at \$57.50 to \$61.00 per month.⁴² The rental per room was approximately \$14.38 per room per month, which was only \$0.26 more than the national averages for FHA-funded projects.⁴³ This enabled the privately funded Glade Apartments to be financially competitive with neighboring apartments.

To ensure acceptability and thereby success of the rental apartment building, George Santmyers and the Standard Construction Co. provided the occupants of the Glade Apartments with a Conventional Low-Rise Apartment Building that reached beyond the typical architectural design of the late 1930s. The period of the Great Depression and the pre-World War II years were economically difficult and the need for moderately priced housing was great. It was also a period of innovation, both in style and in materials as Art Deco, Art Moderne, and the International style gained momentum and the need to economize in building favored the production of manufactured components. Professional organizations and the FHA emphasized the need to provide more affordable housing without compromising the quality of design. The FHA encouraged the use of new, often less expensive, manufactured materials by regularly publishing information on new products available to builders.⁴⁴ Ornamentation was minimized, efficiency was promoted and innovation was encouraged. The principles advocated by the FHA and others, which are so proficiently expressed at the Glade Apartments by Santmyers, emphasized the importance of simplicity and efficiency in design, durability of materials to ensure reasonable maintenance costs and longevity, and the use of standard lengths and stock items of millwork to reduce costs.

Although so many buildings immediately surrounding the Glade Apartments were designed by Santmyers, they are in no way homogenous. Each building varies in scale, form, and ornamentation. The Glade Apartments represents Santmyers’ experimentation with the Art Deco and Moderne styles within the restraints of the FHA housing design guidelines.

The Glade Apartment building is an individually developed site set within a very cohesive surrounding environment in the Brightwood neighborhood in northwest Washington, D.C. The vast majority of the surrounding square 2791 and the southern portion of the adjacent square 2790 are comprised of extremely varied, Conventional Low-Rise Apartment Buildings built between 1937 and 1941. Out of the fifteen Conventional Low-Rise Apartment Buildings in these two squares, nine of them were designed by George T. Santmyers. There are also five smaller semi-detached townhouses designed by Santmyers during this four-year window.⁴⁵

The fourteen Santmyers buildings in these two blocks were built by various developers. Santmyers did not solely work with one developer; out of the fourteen buildings there are seven

⁴¹ Washington, D.C. Building Permits. Permit No. 223029, dated May 5, 1939.

⁴² “Miscellaneous: Apartments,” October 20, 1939.

⁴³ “FHA Housing Requirements Are Explained: Apartment Projects in Suburban Areas Favored,” *The Washington Post*, October 24, 1937.

⁴⁴ National Register of Historic Places, Fort View Apartments, 13.

⁴⁵ Washington, D.C. Building Permits. Permit for Squares 2790 and 2791.

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different owners represented. Although between 1937 and 1941 Santmyers did design multiple buildings for some of the owners, each building was essentially individually developed. Constructed in 1939, the Glade Apartments was the first of three apartment buildings built by the Nalpak Realty Co. The following two, 1371 Peabody Street, N.W., (1940) and 1329 Fort Stevens Drive, N.W., (1941), were both designed by Santmyers.

The Middle-Class Brightwood Community

The census records from the 1920s and 1930s document that many of the residents in the surrounding neighborhood worked for the federal government in downtown Washington, D.C., or at other local jobs, which were all easily accessible by electric streetcar and automobile.⁴⁶ The Brightwood neighborhood was developing as an area for black and white middle-class families, who relied on accessibility to downtown Washington and Silver Spring, and dwellings that feature modern conveniences. Several of these families were young, or newlywed couples that could easier afford renting or owning in the developing Brightwood neighborhood.

Specifically, in the area of the neighborhood that is situated to the north and west of Fort Stevens and north of Military Road that extends to the north side of Fort Stevens Drive, encompassing portions of squares 2726, 2727, 2790, 2791, and 2792, an enclave of low-rise apartment buildings built specifically for middle-class families developed. Framed within the unique topography and landscape of Fort Stevens, directly adjacent to Rock Creek Park, the majority of the construction in these squares occurred in the late 1930s and 1940s. The apartment building's immediate neighborhood fit the FHA's definition of being, "harmonious" in land use because it also provided modern housing aimed at moderate income renters of that period.⁴⁷

Like the area's architectural landscape, the residents of these buildings also characterized the harmonious, but not entirely homogenous, community that developed in this area of Brightwood. The characteristics of the households living at the Glade Apartment in 1940 reflect a community that have similar backgrounds, but are not completely uniform with their neighbors. In 1940, all of the residents of the Glade Apartments were white, the majority of them were American citizens born in the United States.⁴⁸ A few of the residents were born in other countries including Latvia, Austria, and Russia, and were not yet naturalized. The majority of the residents were younger, newly-married couples without children. The average age of the residence, including the nine children that lived in the building, was twenty-seven. Not including the children, the average age was only a few more years higher at thirty-two. The education levels of the residents varied; with the majority of residents have a graduation from high school or higher.

Professions reflected a wide array of typical middle-class jobs including an engineer, a policeman, multiple clerks and bookkeepers, salesman, and managers. Both of the spouses worked in a total of eight households out of the total seventeen that were surveyed. Household

⁴⁶ National Register of Historic Places, Fort View Apartments, 13.

⁴⁷ "Building Types: Apartments," 104.

⁴⁸ U.S. Bureau of the Census, *Sixteenth Census of the United States, 1940*. Washington, D.C. National Archives and Records Administration, 1940. T627_560. 3A, 3B, 14A, & 14B.

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yearly salaries averaged, ranging from \$1,400 a year to \$5,200 a year.⁴⁹ Also characteristic of the rest of the surrounding Brightwood neighborhood, almost fifty percent of all of the building's residents that were employed, men and woman, worked for the Federal Government.⁵⁰ Examining the information from the 1940 census illustrates that the residents of the Glade Apartments reflect a harmonious, middle-class community that have similar characteristics and backgrounds but are all singular households.

George T. Santmyers

The Glade Apartments illustrates the architectural styles in use in Brightwood during the 1920s and 1930s. They characterize a significant shift in the style of apartment buildings as modern designs became more prevalent. This transition in apartment building design is well illustrated by the copious portfolio of George T. Santmyers (1889-1960). As one of Washington's leading apartment building architects, Santmyers' earlier work reveals modest brick structures that were typically traditional renditions of classical styles. As his work progressed, the proportion of traditional design features was transposed with a more modern aesthetic. This modern movement in apartment architecture shifted and transformed not only Santmyers' work but also Washington's apartment building architecture as a whole, transporting his and Washington's architecture into a new era. The building at 1370-1372 Fort Stevens Drive, N.W., typifies this emerging style as its traditional brick form is contrasted with prominent features of the Art Moderne style such as glass block and concrete surrounds.

Today, Santmyers remains one of Washington's most prolific and important architects of the twentieth century. Although Santmyers is credited with the design of banks, commercial buildings, public garages, and a multitude of private residences, he is most celebrated for his contribution to apartment building architecture in the metropolitan area of Washington, D.C. As the architect for over four-hundred-and-forty apartment buildings over the course of his forty-year career, Santmyers devoted his skills and energy to producing notably designed buildings with efficient plans.⁵¹ The Glade Apartments stand as an excellent representation of a significant transitional phase in Santmyers' career, during which his designs exhibited classical precedents with panache of twentieth-century Moderne architecture. Buildings dating from this phase in his career are crucial to illustrating Santmyers' evolution as a designer and his movement toward full-blown expressions of the modern styles that define his apartment buildings from the 1940s and 1950s.

⁴⁹ U.S. Bureau of the Census, *Sixteenth Census of the United States, 1940*. Washington, D.C. National Archives and Records Administration, 1940. T627_560. 3A, 3B, 14A, & 14B. As a reference, a salary of \$1,400 in 1940 is comparable to approximately \$24,000 and \$5,200 is comparable to \$87,000.

⁵⁰ U.S. Bureau of the Census, *Sixteenth Census of the United States, 1940*. T627_560. 3A, 3B, 14A, & 14B. Twelve of the twenty-five employed residents of the Glade Apartment are listed as being employed by the Federal Government. Please note that information for the head of the household in unit 201, Francis Heard, was not listed with the rest of the building and could not be located.

⁵¹ National Register of Historic Places, Fort View Apartments, 15.

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Born in Front Royal, Virginia, Santmyers spent his early years in Baltimore, Maryland. He later moved as a teenager with his family to Washington, D.C., and after completing high school he began to embark upon several apprenticeships in the offices of some of the city's leading architects.⁵² By his early twenties, Santmyers had opened his own architectural office, which he oversaw and designed for until his retirement and death in 1960. One of his first commissions in the city was in 1910 for a group of rowhouses in Square 2604, presently located in the Mount Pleasant Historic District. His first apartment buildings from the 1920s, such as Meridian Manor (1927, National Register of Historic Places (NR), D.C. Inventory) were typically Colonial Revival in style and symmetrical in composition, featuring a formal vocabulary based on architectural elements associated with the American Georgian and Federal periods. A majority of these buildings featured a centrally located doorway adorned with a prominent portico, symmetrical fenestration patterns, and classical ornamentation. Santmyers also skillfully employed the Tudor Revival style, as seen in the impressive U-shaped, brick and cast stone apartment building at 3901 Connecticut Avenue, N.W. (1927, NR, D.C. Inventory). In the late 1920s and early 1930s, Santmyers also began to tentatively employ a more modern aesthetic, as seen in his design for the Beall Court Apartments (1928), with a slight simplification of the composition and ornamentation of his designs. By the 1940s and 1950s, Santmyers had fully embraced the Art Deco, Art Moderne, and International styles, and his buildings from this period, such as the Normandie (1938) and the Delano (1941), comprise his most celebrated work.⁵³

During an important intermediary period in the late 1930s, Santmyers' designs more strongly reflect his predilection for the modern aesthetic, thus representing a stylistic tension between historic precedents and modern styles that was occurring both in Santmyers' work and in the fields of architecture and design.⁵⁴ The Glade Apartments, constructed in 1939, is a significant example of this intermediary period, illustrating Santmyers' exploration of the continuum of traditional and modern architectural expressions. The buildings' expanses of glass block, geometric and linear masonry patterns, and cast stone entrance surrounds are juxtaposed with a classic composition, traditional materials, and ordered fenestration. Subsequent designs would move further toward the modern, employing similar stylistic features seen at the Glade Apartments, while further exploring asymmetrical compositions and modern materials.

Conclusion

The Glade Apartments at 1370-1372 Fort Stevens Drive, N.W., represents one of the earliest apartment buildings in the Brightwood neighborhood designed by George T. Santmyers. Constructed in 1939 by the Standard Construction Co. for the Nalpak Realty Co., the apartment building embodies Santmyers explorations with modern forms and aesthetics, guided by FHA design standards, to create a conventional-low rise apartment building characteristic of both his work and the building type during this era in Washington, D.C. The building is reflective of the

⁵² James M. Goode, *Best Addresses*, (Washington, D.C.: Smithsonian Institution Press, 1988), 378.

⁵³ National Register of Historic Places, *Apartment Buildings in Washington, D.C. 1880-1945*, E34-35.

⁵⁴ National Register of Historic Places, *Apartment Buildings in Washington, D.C. 1880-1945*, E34

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Modern Movement, employing architectural elements of the Art Deco and Moderne aesthetic in both traditional and new building materials expressed on a classically inspired form.

The apartment building also characterizes the growth of the Brightwood neighborhood and the impact of conventional-low rise apartments on its overall expansion. Although so many buildings immediately surrounding the Glade Apartments were designed by Santmyers and reflect the similar scale, form and aesthetic, there are in no way homogenous. Each building is varied and characterizes the various forces, such as creative or economic, that ultimately led to the realized building. The Glade Apartments continues to exist as an excellent representation of a purpose-built apartment complex whose construction contributes to the twentieth-century development of the Brightwood neighborhood, while expressing distinctive design and siting amongst a landscape of similar building types.

9. Major Bibliographical References

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property 0.25 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 38.963693 | Longitude: -77.032645 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

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NAD 1927 or NAD 1983

- | | | |
|--------------|--------------------|----------------------|
| 1. Zone: 18S | Easting: 323891.98 | Northing: 4314712.38 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The boundaries for the Glade Apartments at 1370-1372 Fort Stevens Drive, N.W., are contiguous with the property lines associated with Lot 2 (historically Lots 88/288 and 88/289), in Square 2791 in the Brightwood neighborhood of northwest Washington, D.C. The lot is located to the south of Fort Stevens Drive, N.W., near the western edge of the irregularly shaped block.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are contiguous with the property lines on which the Glade Apartments were constructed in 1939. Lot 2, (historically Lots 88/288 and 88/289) of Square 2791 has retained its historic configuration and acreage since the construction of the Fort View Apartments in 1939.

11. Form Prepared By

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name/title: Laura Hughes, Kim Daileader and Erin Howe, Historic Preservation Specialists
organization: EHT Traceries
street & number: 1121 Fifth Street, N.W.
city or town: Washington state: DC zip code: 20001
e-mail: kim.daileader@traceries.com or erin.howe@traceries.com
telephone: (202) 393-1199
date: April 2016

Additional Documentation

Submit the following items with the completed form:

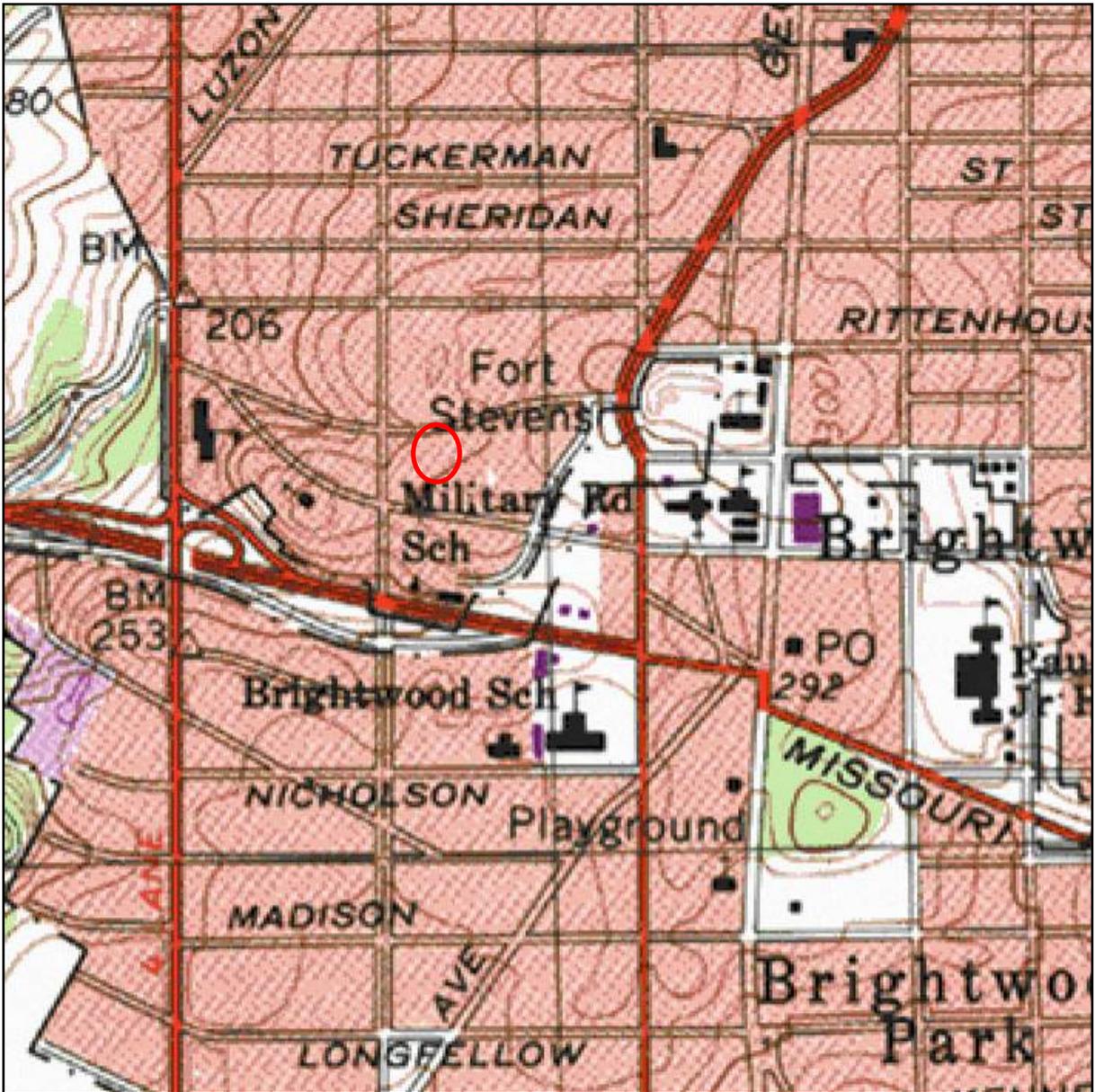
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any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

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

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

Glade Apartments
Name of Property

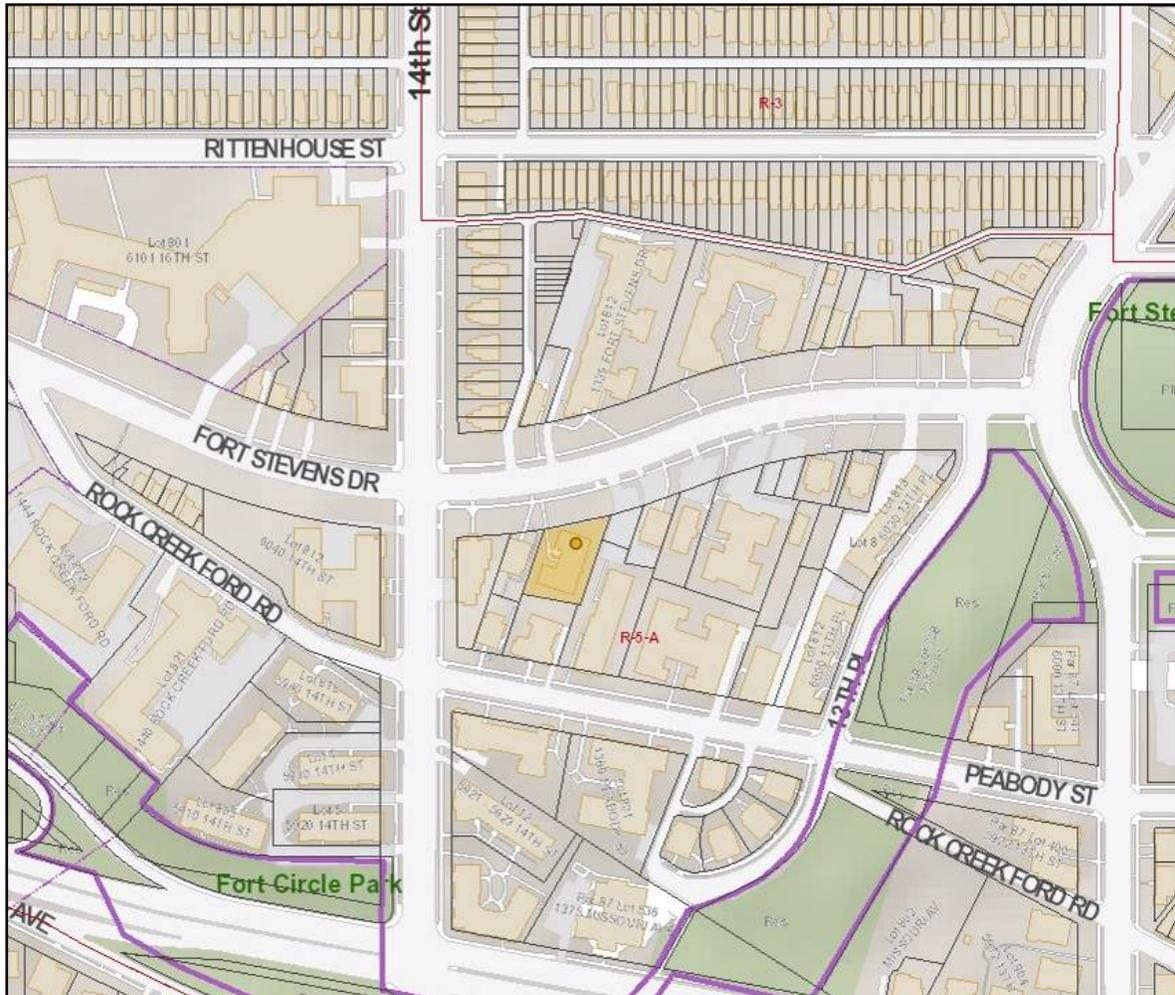
Washington, DC
County and State



Map 1: USGS Quadrant 38077H1, approximate location of the Glade Apartments circled in red. (1981)

Glade Apartments
Name of Property

Washington, DC
County and State



Map 2: Property Map of the Glade Apartments shaded yellow, from DC PropertyQuest. (2015)

Glade Apartments
Name of Property

Washington, DC
County and State



Map 3: Google Earth image and photo Key. (2015)

Photographs

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

Photo Log

Name of Property:	The Glade Apartments
City or Vicinity:	Washington, D.C.
Photographer:	Kim Daileader & Erin Howe, EHT Tracerics, Inc.
Date Photographed:	February 5, 2015
Location of Original Digital Files:	DC Historic Preservation Office
Number of Photographs:	18

Glade Apartments
Name of Property

Washington, DC
County and State



Photo 1 of 18: North and west elevations, looking SE.



Photo 2 of 18: Surrounding context, from sidewalk, looking E.

Glade Apartments
Name of Property

Washington, DC
County and State



Photo 3 of 18: 1339 Fort Stevens Drive, from sidewalk looking NE.



Photo 4 of 18: 1345 Fort Stevens Drive, from sidewalk, looking NW.

Glade Apartments
Name of Property

Washington, DC
County and State



Photo 5 of 18: 1376 and 1380 Fort Stevens Drive, from sidewalk, looking W.



Photo 6 of 18: North and west elevation, looking SE.

Glade Apartments
Name of Property

Washington, DC
County and State



Photo 7 of 18: West elevation, looking SE.



Photo 8 of 18: Walkway and entrance to 1372, looking, SE.

Glade Apartments
Name of Property

Washington, DC
County and State



Photo 9 of 18: Main entrances labelled 1370 and 1372, looking SE.



Photo 10 of 18: 1370 entrance, looking SE.

Glade Apartments
Name of Property

Washington, DC
County and State



Photo 11 of 18: Northern portion of West elevation, looking NE.



Photo 12 of 18: 1372 Entrance, cast stone detailed, looking SW.

Glade Apartments
Name of Property

Washington, DC
County and State



Photo 13 of 18: North elevation, looking S.



Photo 14 of 18: North and East elevation, looking SW.

Glade Apartments
Name of Property

Washington, DC
County and State



Photo 15 of 18: East elevation, looking SW.



Photo 16 of 18: East elevation, looking NW.

Glade Apartments
Name of Property

Washington, DC
County and State



Photo 17 of 18: South (rear) elevation, looking E.



Photo 18 of 18: Southwest corner of building, looking NE.