

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION OFFICE



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

New Designation  X  for: Historic Landmark  X  Historic District \_\_\_\_\_  
Amendment of a previous designation \_\_\_\_\_  
Please summarize any amendment(s) \_\_\_\_\_

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

Address  4315-4351 Harrison Street, N.W. (4315, 4319, 4323, 4327, 4331, 4335, 4339, 4347, 4351)   
Square and lot number(s)  Square 1657, Lots 11-20 and 2001-2011

Affected Advisory Neighborhood Commission  ANC 3E-03

Date of construction  1936  Date of major alteration(s)  N/A

Architect(s)  Appleton P. Clark  Architectural style(s)  Colonial Revival

Original use  Residential  Present use  Residential

Property owner  Multiple (see included list)

Legal address of property owner  Multiple (see included list)

NAME OF APPLICANT(S)  Tenleytown Historical Society and DC Preservation League

*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)  Tenleytown Historical Society, 3225 42nd Street, NW, Washington, DC 20015, (202)686-1446; DC Preservation League, 1121 Connecticut Avenue, NW, Suite 5A, Washington, DC 20036, (202)783-5144

Name and title of authorized representative  Tenleytown Historical Society: Jane Waldmann, President

Signature of representative  [Signature] DC Preservation League: Rebecca Miller, Exec. Director  Date  7/10/17

Name and telephone of author of application  EHT Tracerics, Inc.; (202)393-1199

#17-16 Date received  7/19/2017   
H.P.O. staff  [Signature]

**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: 4315-4351 Harrison Street, N.W.

Other names/site number: Harrison Street 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: 4315-4351 Harrison Street, N.W.

City or town: Washington State: DC County: \_\_\_\_\_

Not For Publication:  Vicinity:

## 3. State/Federal Agency Certification

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

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

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

\_\_\_ national      \_\_\_ statewide      \_\_\_ local

Applicable National Register Criteria:

\_\_\_ A      \_\_\_ B      \_\_\_ C      \_\_\_ D

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

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____  <b>Signature of commenting official:</b></p>	<p>_____  <b>Date</b></p>
<p>_____  <b>Title :</b> <span style="float: right;"><b>State or Federal agency/bureau or Tribal Government</b></span></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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 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>9</u>	<u>1</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>9</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

COLONIAL/Colonial Revival

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

Walls: Cinder Block and Brick

Foundation: Cinder Block and Brick

Roof: Metal

### 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.)

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### Summary Paragraph

The Harrison Street Apartments are located in Northwest Washington, D.C. at 4315-4351 Harrison Street between 44<sup>th</sup> Street and Wisconsin Avenue. Historically, the complex was not named and the individual apartments were referred to by their street address and unit within each building. The apartments occupy lots 11-20 of square 1657. The complex consists of nine contributing two-story buildings divided into two linear blocks. There were formerly ten contributing buildings; however, the building at 4343 Harrison Street has been demolished and replaced with new construction. Each building originally contained four units, two on the first floor and two on the second, for a total of forty units.

As defined by the Multiple Property Documentation Form "Apartment Buildings in Washington, D.C., 1880-1945" (1993), the Harrison Street Apartments are examples of Garden Apartment -\ Buildings. They were designed by skilled Washington design architect Appleton P. Clark and were constructed in 1936. Clark had a varied architectural practice producing some of the city's finest Victorian residences and many other important apartment commissions. His more public work for DC Public Schools and local sanitary housing companies the Washington Sanitary

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Improvement Company (WSIC) and Washington Sanitary Housing Company (WSHC) established Clark as one of Washington's most influential architects. Although the Harrison Street Apartments were built by a private owner, Michael A. Mess, they exemplify many of the characteristics of Washington's 1930s sanitary housing

The apartments were built in the Colonial Revival style using a variegated deep red brick and areas of textured stucco cladding that lend a Spanish flavor to the buildings.

The arches of the door openings and second story central windows also suggest a Spanish Revival influence. The buildings are characterized overall by arched doorways, a mix of arched and flat-headed windows, decorative brick surrounds, and multi-pane windows. The buildings have a small front yard and are backed by a series of rear yards and an alley that separates them from the bus garage located immediately to the north, which occupies the majority of the square. The small scale and visual references to single-family housing connect the apartments both to the sanitary housing movement and to the garden apartment type.

The Harrison Street Apartment have undergone minimal changes to primary elevations and features and retain integrity of appearance, use, and setting, with the exception of 4343, which has been replaced by new construction.

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## Narrative Description

### *Site*

The apartments are located in lots 11-20 of square 1657. They are bounded by Harrison Street to the south, 44<sup>th</sup> Street to the west, and by an angled alley to the north and east. To the north of the alley is a WMATA bus terminal that occupies the majority of the square. To the east of the alley is a BB&T bank building. The remainder of the surrounding neighborhood is a mix of commercial and residential, with commercial development concentrated along Wisconsin Avenue and nearby Western Avenue. The other residences in the area are primarily single-family homes and garden apartments of the early to mid-twentieth century. The Harrison Street Apartments are set on a lightly sloped grade. They are separated from the sidewalk by a shared front lawn, and are reached via concrete walkways and stairs, with the exception of 4351, which has a stone walkway and stairs. Some entrances are framed by shrubs. Though small, the front yards and street trees provide refuge from the congestion and noise along Wisconsin Avenue immediately to the east. The continuous lawn, the shrubs framing entrances, and large and mature street trees give the sense of green space on a smaller scale than many more traditional garden apartments. Each building has a private backyard, although in several instances the backyard space has been completely or partially paved for use as car parking. The majority of backyards are fenced in with fencing of various types, either from the alley, from adjoining yards, or from both. Landscaping is informal and varies by address.

### *Exterior*

The Harrison Street Apartments are composed of two linear blocks of five buildings each. They are built of cinderblock and brick with brick and stucco exterior cladding. Roofs are flat seamed

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metal and are concealed by a parapet at the front and sides. Each building is three bays wide. Front entrances are reached by short concrete and brick stairs with metal railings.

In each block of five buildings, the front elevations of the two end buildings differ significantly in appearance from those of the three center buildings. The end buildings—4315, 4331, 4335, and 4351 Harrison Street—are clad in brick at both levels. The brick is laid in seven-course American bond. On the front elevation, the two side bays have two sets of two windows, one on each floor. The windows are flat-headed, six-over-six, and double-hung. 4315 and 4335 retain the original wood windows, painted white, while 4331 and 4315 have replacement vinyl windows with false muntins. Each set of windows have a brick rowlock sill. The center bay has a centered door in an arched brick surround; however, the door itself varies by building. The arched surround is set within a quoined brick projection with a flat head that is topped by a metal railing. Above the door at the second level is one fixed flat-headed, six-light window, also with a brick rowlock sill. Again, 4315 and 4335 retain the original wood frame, while at 4331 and 4351 it has been replaced with vinyl. Decorative elements include one rowlock course that begins nine courses above grade. Additional decorative brickwork is found near the roofline, where three brick rowlock circles are set into the regular coursing. Below the brick circles is a molded wood cornice, painted white. Above at the roofline is a matching molded wood fascia. The side elevations lack the brick circles near the roofline but retain the other decorative elements. They each have three bays, each with one window per floor. All six windows are six-over-six, double hung; however, the two windows in the center bay have smaller lights. Again, the windows have brick rowlock sills.

4315 is unique among the Harrison Street Apartments in that it has a projecting two-story bay on the east elevation, adjacent to the alley. In the center of the bay on both levels is an eight-over-eight light, double-hung window. On each flank at both levels is a four-over-four, double hung window. To the north of the projecting bay are two additional bays. The second bay has a six-over-six, double-hung window with smaller lights on each floor, while the third has a six-over-six, double-hung window but with larger lights. The rear of the east elevation is set at an angle to skirt the edge of the irregular lot created by the alley.

The central buildings in each block—4319, 4327, 4331, 4339, and 4347—are clad in brick on the first floor and textured tan stucco on the second. The first-floor brick is laid in seven-course American bond. As with the end buildings, there is a decorative rowlock course nine courses above grade. There is an additional rowlock course where the brick cladding of the first floor meets the stucco of the second floor. As with the end buildings, the front façade is divided in to three bays. The two side bays have two sets of two six-over-six, double-hung windows, one on each floor. 4319, 4335, and 4347 retain the original wood windows, painted white, while 4323, 4327 and 4339 have vinyl windows with false muntins. The windows have brick rowlock sills. The center bay has a central doorway in an arched brick surround. The style of the door itself varies by building. At the top of the arch is a smooth, stuccoed section with small stucco medallions on either side, surrounded by a squared brick course with a central brick key. The appearance of the door itself varies by building. At the second level of the central bay is an arched eight-over-six, single-hung window set in a brick surround with a centered brick key. Like the other windows, this window has a brick rowlock sill. At the roofline is a parapet

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designed to resemble a shed roof and clad in slate shingle. The separation of the buildings is defined at the roofline by parapet end walls.

4347 Harrison Street is unique among the Harrison Street Apartments in that the footings have been dug out to allow for the placement of windows at the basement level. A metal railing lines the opening. 4339 is also unique in that the former party wall with 4343 has been reinforced by a new wythe of brick, which increases to two wythes at the parapet end wall on the roof.

All of the contributing buildings at 4315 to 4351 Harrison Street have two-story enclosed frame porches on their rear facades. These porches appear in a plat attached to the 1936 permit application, which indicates that they are original to the design of the buildings.<sup>1</sup> They are supported by brick piers. A 1936 newspaper advertisement for the apartments indicates that these porches were originally screened in rather than enclosed.<sup>2</sup> The rear porch at 4319 appears to retain the original cladding and pattern of voids, while the porches at 4315, 4335, and 4351 retain some of the original cladding.

### *Integrity*

With the exception of 4343 Harrison Street, which has been replaced with new construction, the Harrison Street Apartments retain their integrity of appearance. The primary elevations of the buildings at 4315 to 4351 Harrison Street retain a large degree of conformity with each other and with their original design. Character-defining features—including arched openings, decorative brick surrounds, brick and stucco cladding, and parapet rooflines—remain true to the original Colonial Revival design with Spanish influences.

The Harrison Street Apartments additionally retain integrity of use, since they are still utilized as residential flats. Finally, they retain integrity of setting, as the surrounding neighborhood continues to be a mix of residential building types, including single-family homes and small apartment complexes. The demolition of the building at 4343 Harrison Street and its replacement with new construction has diminished but not erased this integrity, since the original intent of the designer is still evident in the remaining buildings. Wisconsin Avenue continues to be dominated by commercial and transportation development, including the WMATA bus garage that remains immediately to the north of the apartments.

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<sup>1</sup> District of Columbia Building Permit #194598 (August 22, 1936), Washingtoniana Collection, Martin Luther King, Jr. Library, Washington, D.C.

<sup>2</sup> No Title, *Evening Star*, November 9, 1936.



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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

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

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**Areas of Significance**

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

SOCIAL HISTORY

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1936

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1936

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Appleton P. Clark (Architect)

Clarence T. Gosnell, Inc. (Builder)

\_\_\_\_\_

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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 Harrison Street Apartments are classified as Garden Apartment Buildings as defined by the Multiple Property Documentation Form *Apartment Buildings in Washington, D.C., 1880-1945*, as they fulfill all the criteria for the subtype as defined by the Multiple Property Document (MPD). Garden apartments were constructed in Washington primarily between 1921 and 1945.<sup>3</sup> As a type, garden apartments are defined as multiple and related multi-family dwellings of low scale (two- to four stories), typically arranged within and relating to a substantial green space. Lacking the amenities of the large apartment buildings that were among their precursors—such as elevators, lobbies, recreation facilities, dining rooms and other common spaces—garden apartments were generally marketed to lower middle-class tenants who were unable to afford to purchase their own homes but were drawn to the domestic scale and environment of smaller apartment buildings. Garden apartments also played a major role in the development of public housing ideals of the 1930s and became the typical form of low-rise public housing during that decade.<sup>4</sup> In the case of the Harrison Street Apartments, the front lawns, single entrances, and small scale gave the buildings the look of single-family homes, making them familiar and comforting to potential renters, while the multi-unit configuration kept the units affordable.

The Harrison Street Apartments are significant under National Register Criterion A in the subcategories of Community Planning and Development and Social History for their association with the development of Friendship Heights and their connection to the sanitary housing movement. The multiple property documentation form provides sub-criteria for evaluation of properties within the District of Columbia that may be classified as Apartment Buildings. Under Criterion A, the Harrison Street Apartments meet several sub-criteria. These are:

- A-3: Buildings that are part of clusters, corridors, or districts that illustrate the patterns of development of the city.
- A-4: Buildings that reflect economic forces, both internal and external, that altered the development of the city.
- A-6: Buildings that reflect changes in the development of social attitudes towards multi-unit living as expressed through their interior architectural organization.

Under Criterion A-3, the Harrison Street Apartments are significant as part of the development of the Friendship Heights area in the early twentieth century. Formerly farmland, Friendship Heights began to undergo suburban subdivision in the 1920s. By the 1950s, the majority of the area had been developed as single-family homes or small apartment buildings. The Harrison Street Apartments are thus representative of early housing in Friendship Heights.

<sup>3</sup> Emily Hotaling Eig and Laura Harris Hughes, "Apartment Buildings in Washington, D.C., 1880-1945," National Register of Historic Places Multiple Property Documentation Form (1993), section F, page 21.

<sup>4</sup> Emily Hotaling Eig and Laura Harris Hughes, "Apartment Buildings in Washington, D.C., 1880-1945," National Register of Historic Places Multiple Property Documentation Form (1993), section F, page 21.

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Under Criteria A-4, the Harrison Street Apartments are significant for their connection to the sanitary housing movement, which encouraged construction of affordable and high-quality accommodations for the working classes. Spearheaded by philanthropic organizations the Washington Sanitary Improvement Company (WSIC) and Washington Sanitary Housing Company (WSHC), the sanitary housing movement brought the possibility of improved living situations to working class families in neighborhoods throughout the District of Columbia. The decision by private owner Michael A. Mess to construct the Harrison Street Apartments and secure the talents of a skilled Washington architect signifies the success of the WSIC and WSHC's mission to inspire developers to build low-cost housing for the working class without the involvement of those agencies.

Under Criteria A-6, the Harrison Street Apartments are significant for their arrangement around a shared central hall. During the 1920s and 1930s as apartment living became more common and respectable, the homes built by and inspired by the WSIC and WSHC evolved from two-flat houses with separate entrances for each unit to apartment buildings where multiple units shared one front entrance. Individual apartments were then reached via a shared hallway.

The Harrison Street Apartments are also significant under National Register Criterion C in the subcategory Architecture for their status as a garden apartment development influenced by the sanitary housing movement and for their association with accomplished local architect Appleton P. Clark. Applicable sub-criteria under Criterion C from the Multiple Property Documentation Form *Apartment Buildings in Washington, D.C., 1880-1945* include:

- C-5: Buildings that illustrate types of multi-unit buildings (such as efficiencies, luxury flats, inclusion of retail and recreational services for tenant).
- C-10: Buildings that are the work of skilled architects, landscape planners, urban planners, engineers, builders, or developers.

Under Criterion C-5, the Harrison Street Apartments are significant as a late example of multi-family residences constructed under the influence of the sanitary housing movement. Although constructed by a private developer, the apartments exemplify characteristics common to sanitary housing, most especially the outward appearance and sense of scale of single-family homes arranged as flats on the interior. As was common for sanitary housing constructed in the 1930s, the Harrison Street Apartments are Colonial Revival in style, though they also exhibit some Spanish influences.

Under Criterion C-10, the Harrison Street Apartments are significant for their association with architect Appleton P. Clark, one of Washington's most prominent architects in the first half of the twentieth century and a designer of multiple sanitary housing complexes. Clark also served as director of the WSHC.

The period of significance for the Harrison Street Apartments is 1936, the year of construction.

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

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### *The Origins of the Sanitary Housing Movement*

The sanitary housing movement was an offshoot of the philanthropic housing movement, which began in England in the 1850s and soon spread to the United States. The aim of the movement was to provide inexpensive but quality housing for the working classes. It also aimed to encourage speculative builders to independently improve housing for that demographic. It hoped to achieve these goals by offering limited dividends to investors on the construction of working class housing, utilizing efficient design and improved management.<sup>5</sup> The term “philanthropic housing” arose from the below-market rate of return earned by early projects; however, by the late nineteenth century a five percent rate of return was common, which was close to market rate. Early American philanthropic housing efforts included the construction of model tenements in New York and Boston, which incorporated sanitation and ventilation into five- and six-story buildings.<sup>6</sup>

In Washington, the sanitary housing movement was spurred by concern for conditions in the city’s alley dwellings. Primarily inhabited by African-Americans, many of Washington’s alleys were lined with cheap housing lacking proper sanitary conditions. According to a report printed in the *Evening Star*, an 1895-1896 survey conducted by the Civic Center committee on housing found that 79% of alley apartments housed more than ten residents. Additionally, many alley residences had no water or sewer connections, which, in combination with the close quarters, was thought to cause “crowd-poison.” The report deplores alley communities as hotbeds not only of disease, but also of “immorality and crime.”<sup>7</sup> In spite of these conditions, the survey found that returns on alley dwellings for landlords commonly ranged from ten to twenty percent.<sup>8</sup>

The Washington Sanitary Improvement Company (WSIC) was founded soon after the dissemination of the survey results. The founding members included General George M. Sternberg, an expert on communicable diseases, and George Martin Kober, a professor of hygiene at Georgetown. They presented the WSIC as a commercial venture rather than as a charity, and aimed to attract middle class investors with the promise of a five percent return. Although the recommendations of the 1895-1896 survey did not include the abandonment of alley housing, the WSIC decided to focus its efforts on unimproved lots on existing streets. The majority of these lots were located on the periphery of the city where land was more affordable.<sup>9</sup> The WSIC adopted a program of constructing well-built and designed, two-flat homes with yards and separate entrances that would negate any associations with the city’s tenement housing and alley dwellings. The two-flat form was chosen because it was hoped that resemblance to a single-family home would introduce middle-class respectability to the lower-class residents,

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<sup>5</sup> Elizabeth Hannold, “The Influence of Sanitary Houses Can Not Be Over Estimated,” in *Housing Washington*, ed. Richard Longstreth (Chicago: University of Chicago Press, 2010): 133-134

<sup>6</sup> Douglas Peter Sefton, “Saint James Mutual Homes,” National Register of Historic Places Registration Form (2015): 19.

<sup>7</sup> *Evening Star*, “Life in the Alleys,” January 12, 1907, [www.newsbank.com](http://www.newsbank.com) (accessed August 12, 2016).

<sup>8</sup> Hannold, 135.

<sup>9</sup> Hannold, 135-139.

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while having more than one unit per structure would keep costs down.<sup>10</sup> In a 1908 report, George M. Sternberg testified, "Each house is of two stories, and each floor consists of an independent flat of three, four, or five rooms. Each flat has a separate entrance from the street, a back yard, a small cellar, and an exit to the alley in the rear. That is, there are two independent homes under one roof, which have nothing in common."<sup>11</sup> In general, the homes built by the WSIC and WSHC were simple in appearance but did not use cheap materials; they tended to be built of concrete block with brick veneer. The term "sanitary" arose from the commitment to provide indoor bathrooms, running water, sewer connections, adequate ventilation, and ample living space.<sup>12</sup>

The WSIC's first project, begun shortly after its formation, consisted of eight two-flat houses located on Bates Street, N.W. Between 1897 and 1902, the WSIC constructed a further 168 two-flats in the North Capitol Street Corridor. Several of these were designed by Appleton P. Clark. Although the WSIC rented to both Caucasian and African-American tenants, developments tended to be reserved for one or the other, and early residents skewed heavily towards occupancy by Caucasians.<sup>13</sup>

### *Sanitary Housing in the Twentieth Century*

In late 1903, the WSIC was joined by Washington Sanitary Housing Company (WSHC). The WSHC was founded to provide even less expensive housing for workers that could not afford WSIC rents. It achieved these lower rents by offering a four percent dividend for investors, rather than the five percent offered by the WSIC. It also eliminated some features in the residences it constructed, such as bay windows and cellars.

Appleton P. Clark became one of the WSHC's directors upon its founding and, from that point, also designed the majority of the structures built by the WSIC and WSHC. Clark was born in Washington in 1865. Though he had no formal architectural training, he served as an apprentice under Alfred B. Mullet in the 1880s before beginning his own practice in 1886. He designed a wide range of structures throughout the District of Columbia, including apartment houses, churches, banks, and office buildings.<sup>14</sup> At least eight of his buildings have been designated District of Columbia landmarks, including the St. James Mutual Homes, a sanitary housing development at 201-217 P. Street, S.W. (1937). Clark was active in the WSHC for over fifty years, and served as the president and executive director from the late 1930s to the early 1940s.<sup>15</sup>

The WSIC and WSHC popularized the two-flat house throughout Washington, and private developers began adopting the form. Between 1903 and 1908, only 139 out of 1,748 two-flat homes were built by the sanitary housing companies. However, many of the two-flats that were

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<sup>10</sup> Sefton, 20.

<sup>11</sup> George Miller Sternberg, "Report of Committee on Building of Model Houses" (Washington, D.C.: The President's Homes Commission, 1908), 18-19.

<sup>12</sup> Sefton, 21.

<sup>13</sup> Sefton, 20.

<sup>14</sup> EHT Traceries, "DC Architects Directory," 2009.

<sup>15</sup> Sefton, 22.

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constructed were not compatible with the philanthropic goals of the sanitary housing companies. Commercial builders who adopted the two-flat design often sold rather than rented the flats, rendering them inaccessible to those of limited means. Additionally, many of the new two-flats had luxurious details, such as wallpaper, that put them out of the price range of the working class.<sup>16</sup>

By the arrival of World War I in 1916, the WHSC had amassed debts of over \$200,000. The war also introduced much higher costs for materials and labor. Consequently, the WSIC adopted a policy of “watchful waiting” through the end of the war and lasting until the early 1920s. They resumed their efforts to construct additional sanitary housing beginning in 1923 with the purchase of seven lots on the south side of Bates Street, N.W.<sup>17</sup> Following the recommencement of construction activities, the sanitary companies switched their focus from two-flat homes to apartment buildings. By this time, apartment living had become more acceptable than at the turn of the twentieth century, when single-family homes were considered the height of respectability. Additionally, the cost of building had increased, making two-flats too expensive to keep rents low. The new apartment buildings were house-type apartments of two- or three-stories that appeared on the exterior to be single-family homes. A single front door led to interior entrances for the flats within.

Beginning in the 1930s, many apartments constructed by the sanitary housing companies were also influenced by the Garden City movement, which advocated the incorporation of more green space and air circulation into residential development for the health of the residents. The emphasis on healthfulness dovetailed neatly with the goals of the sanitary housing movement. In addition, “[d]evelopers [of garden apartments] hoped that by providing open space and landscaped gardens around apartments, they could dispense with many of the stigmas attached to city apartment buildings.”<sup>18</sup> This aim was also in line with the goals of sanitary housing, which had always aimed to bring respectability to apartment life. Though WHSC and WSIC properties had always incorporated rear yards, new properties also incorporated smaller front lawns or introduced courtyard spaces. The garden apartments of the sanitary housing companies were often built in the Colonial Revival style, the dominant style of 1930s residential architecture.

In addition to the Harrison Street Apartments, other examples of garden apartments constructed by the sanitary housing companies include Sternberg Courts at 1401-1421 Half St., S.W. (WSHC, 1939) and the apartments at 1212-1280 Raum St, N.E. (WSIC, 1934-1936), both designed by Appleton P. Clark. Like the Harrison Street Apartments, both of these complexes utilize a mix of brick and stucco on their Colonial Revival exteriors, and both offer apartments reachable via a shared front entrance. As with the Harrison Street Apartments, the trowel-work stucco at Sternberg Courts suggests the influence of Spanish Revival architecture, though Sternberg Courts lack the Harrison Street arched window openings. Though Sternberg Courts has larger massing than Harrison Street and more units per building, the multiple doorways reached by paths from the sidewalk still suggests a smaller scale than would a single-entrance

<sup>16</sup> Hannold, 153.

<sup>17</sup> George Martin Kober, “The History of the Development of the Housing Movement in the City of Washington” (Washington, D.C.: Washington Sanitary Housing Companies, 1927), 27.

<sup>18</sup> Eig and Hughes, section E, page 51.

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apartment building. The Raum Street apartments more clearly mirror the domestic scale utilized at Harrison Street, as they too have detached buildings with only four flats each.<sup>19</sup> The four-flat, like the two-flat formerly favored by the sanitary housing companies, offered a middle ground between the respectability of a single-family home and the economy of larger multi-unit building. At Raum Street, as at Harrison Street, the comparison to single-family homes is again reinforced by the inclusion of front lawns and entrances reached by paths from the sidewalk.

### *Development of Friendship Heights*

Friendship Heights remained largely undeveloped through the beginning of the twentieth century. Between 1907 and 1909, the Washington Railway and Electric Company purchased the property immediately north of the current Harrison Street Apartment lots and erected a streetcar barn on the site along the Georgetown and Rockville Road (later Wisconsin Avenue, N.W.). By 1909, developers were beginning to establish suburban subdivisions east of the Georgetown and Rockville Road and to the southwest across River Road.<sup>20</sup> Lots continued to be subdivided through the 1920s, and by 1925 the subdivisions had filled in the area south of Fessenden Road and were still moving north. At this time, lots were primarily occupied by single family homes. Commercial developments also began to appear along the Georgetown and Rockville Road.<sup>21</sup> These developments included an A&P grocery store and a Sanitary store, both opened in 1925.<sup>22</sup> By 1931, suburban lots were also approaching from the west across 44<sup>th</sup> Street, and had begun to be filled by apartments and duplexes in addition to single-family dwellings. However, the Harrison Street Apartments site remained undeveloped.<sup>23</sup> In 1931, the Tolman Laundry opened a plant in the north portion of square 1657 at 5310 Wisconsin Ave.<sup>24</sup> In 1936, the Capital Transit Company (successor of the Washington Railway and Electric Co.) erected a new bus terminal at the site of their former streetcar barn on Wisconsin Avenue.<sup>25</sup> The presence of these new businesses likely inspired the construction of workers' housing nearby on Harrison Street.

### *The Harrison Street Apartments*

The permit for the Harrison Street Apartments was filed August 22, 1936. The permit authorized the construction of ten brick and cinder block flats to house a total of forty families. Each

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<sup>19</sup> Hannold, 154-155.

<sup>20</sup> G.W. Baist, *Baist's Real Estate Atlas of Washington, District of Columbia: Complete in Four Volumes* (Philadelphia: G.W. Baist, 1907), Vol. 3, Plate 33; G.W. Baist, *Baist's Real Estate Atlas of Washington, District of Columbia: Complete in Four Volumes* (Philadelphia: G.W. Baist, 1909), Vol. 3, Plate 33.

<sup>21</sup> G.W. Baist, *Baist's Real Estate Atlas of Washington, District of Columbia: Complete in Four Volumes* (Philadelphia: G.W. Baist, 1925), Vol. 3, Plate 33.

<sup>22</sup> Judith Beck Helm, *Tenleytown, D.C.: Country Village into City Neighborhood* (Washington, D.C.: Tennally Press, 1981), 458.

<sup>23</sup> G.W. Baist, *Baist's Real Estate Atlas of Washington, District of Columbia: Complete in Four Volumes* (Philadelphia: G.W. Baist, 1931), Vol. 3, Plate 33.

<sup>24</sup> *Evening Star*, Classified Ad, December 5, 1931, [www.newsbank.com](http://www.newsbank.com) (accessed August 23, 2016).

<sup>25</sup> EHT Traceries, "Streetcar and Bus Resources of Washington, D.C., 1862-1962," National Register of Historic Places Multiple Property Documentation Form, 2005.



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building would have four apartments, two upstairs and two downstairs, accessible via a shared hall and stair. As was now common for sanitary housing developments, a single front door served each building, giving them the outward appearance of single-family homes. A plat attached to the permit shows that each building was intended to have its own rear yard, a hallmark of sanitary housing in the District of Columbia since the beginning of the movement.<sup>26</sup> At the same time, the shared front yard suggested the influence of the garden apartment, where separate apartment buildings of the same development had common green spaces.

The owner and applicant, Michael A. Mess, was based in Alexandria, Virginia. In addition to 4315-4351 Harrison Street, he also constructed a group of apartment flats at 2201-2221 40<sup>th</sup> Place, N.W., and a second group at 3921-3929 Fulton Street, N.W., both of which are also Colonial Revival four-flats units. All three projects were overseen by the building company Clarence W. Gosnell, Inc.<sup>27</sup> Like architect Appleton P. Clark, Gosnell, Inc. had a history of working with the WSIC. For the week of April 21, 1934 alone, they were listed as builders on permits for WSIC projects designed by Clark at 1261, 1265, 1269, 1273, 1277 and 1281 Simms Place, N.E.; at 1260, 1264, 1268, 1272, 1276, and 1280 Raum Street, N.E.; and at 1706 and 1710 Trinidad Avenue, N.E.<sup>28</sup>

B.F. Saul Co. served as the realtor for the apartments. An advertisement of November 8, 1936 that the company placed in the *Evening Star* advertised new four-family apartments ready for occupancy November 19. The units were available for rents of between \$41.50 and \$48.50 per month. The advertisement reveals that each unit contained two rooms, a kitchen, dining alcove, and bath. It promised gas furnaces, insulated second-floor ceilings, furred outside walls, metal weather-stripped windows, built-in tubs and showers, screened rear porches, and rear yards for each unit.<sup>29</sup> The emphasis on quality of construction as well as the provision of rear porches and yards exhibit the clear impact of the sanitary housing movement.

The 1940 census reveals that majority of the Harrison Street units were occupied by multiple generations of the same family, many including children. A large proportion of the residents were also working class. Eleven were bus operators, suggesting that the location was chosen to take advantage of the proximity of the Western Bus Garage on 44<sup>th</sup> St., N.W., which abutted the back of the Harrison Street Apartments lots.<sup>30</sup> The presence of working class professionals as well as the decision to rent rather than sell the apartments demonstrate the influences of sanitary

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<sup>26</sup> Building Permit #194598.

<sup>27</sup> *Evening Star*, "Winter Building in Capital Area Reported Active," January 25, 1936, [www.newsbank.com](http://www.newsbank.com) (accessed August 9, 2016); *Washington Post*, "Lerner Stores Plan Addition Costing \$90,000," July 12, 1936. [www.proquest.com](http://www.proquest.com) (accessed December 7, 2016) District of Columbia Department of Consumer and Regulatory Affairs, Building Permit #194598. No further information on the Michael A. Mess in question was located in historical newspapers, census records, or city directories, so the reason for his involvement in these projects remains shrouded.

<sup>28</sup> *Evening Star*, "Building in D.C. Shows Recovery," April 21, 1934, [www.newsbank.com](http://www.newsbank.com) (accessed August 11, 2016).

<sup>29</sup> *Evening Star*, No title, November 8, 1936, [www.newsbank.com](http://www.newsbank.com) (accessed October 18, 2016).

<sup>30</sup> United States of America, Bureau of the Census. *Sixteenth Census of the United States, 1940*. Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Online at Ancestry.com (accessed December 7, 2016).

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housing. Additionally, as was typical of sanitary housing, all of the tenants were of one race—in this case Caucasian. However, the tenants also included two engineers, a physicist, a librarian, a chemist, and three clerks. The presence of these professions evinces the growing acceptability of apartment life among the middle class.<sup>31</sup>

The Harrison Street Apartments were unique in providing a domestic scale and environment in a four-flat configuration in this part of the city. Although, there were other rentals in the neighborhood, they were all single family dwellings. Additional rental residences were found nearby on the 4400 block of Harrison Street to the west. 4423-4445 were constructed in 1926 by Ball (H.C.) Construction Co. and were designed by Claughton West, while 4410-4432 Harrison Street were constructed in 1927 by Luxor Construction Co. and were also designed by architect Claughton West.<sup>32</sup> All of these addresses were single-family, semi-detached houses. In 1940, the residents in of these rentals had similar occupations to the residents of the Harrison Street Apartments, including two clerks, a bus operator, a machinist, and an attorney. They were also all Caucasian.<sup>33</sup> The neighborhood also had single-family houses, as was the case at 5101, 5105, and 5113 44<sup>th</sup> Street, N.W., around the corner from the Harrison Street Apartments. The three houses at these addresses were all built in 1935 by different owners, architects, and builders.<sup>34</sup> Although they had similar occupations to the rental apartment residents, including accountant, plumber, and foreman, the Caucasian residents of these properties owned their homes.<sup>35</sup> Additional single-family detached and semi-detached homes were constructed on streets to the west and south. Thus, while the residents of the Harrison Street Apartments had many commonalities with residents of the surrounding neighborhood, the Harrison Street Apartments were the first and only four-flats to be constructed in the vicinity. The Harrison Street apartments offered a humanistic scale in well-designed and affordable units, rendering this D.C. apartment complex house-like in appearance, pleasing and respectable to residents and passersby alike.

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<sup>31</sup> Sefton, 25.

<sup>32</sup> D.C. Office of Planning, HistoryQuest DC, <https://dcgis.maps.arcgis.com/apps/webappviewer/index.html?id=4892107c0c5d44789e6fb96908f88f60> (accessed December 7, 2016).

<sup>33</sup> United States of America, Bureau of the Census. *Sixteenth Census of the United States, 1940*.

<sup>34</sup> D.C. Office of Planning.

<sup>35</sup> United States of America, Bureau of the Census. *Sixteenth Census of the United States, 1940*.

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*Washington Post*. "Lerner Stores Plan Addition Costing \$90,000." July 12, 1936.  
[www.proquest.com](http://www.proquest.com) (accessed December 7, 2016)

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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

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**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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### 10. Geographical Data

**Acreege of Property** .77 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: 38.957417 | Longitude: -77.084907 |
| 2. Latitude: 38.957086 | Longitude: -77.084700 |
| 3. Latitude: 38.957111 | Longitude: -77.086099 |
| 4. Latitude: 38.957418 | Longitude: -77.086103 |

**Or**

#### UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

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

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

The Harrison Street Apartments occupy lots 11-20 of square 1657. The properties are bounded by Harrison Street to the south, 44<sup>th</sup> Street to the west, and by an angled interior alley to the north and east.

**Boundary Justification** (Explain why the boundaries were selected.)

These boundaries were selected because they represent the current and historic lot boundaries of the ten buildings originally included in the Harrison Street Apartments.

---

**11. Form Prepared By**

name/title: Kendra Parzen, Historic Preservation Specialist  
organization: EHT Traceries, Inc.  
street & number: 440 Massachusetts Ave.  
city or town: Washington state: DC zip code: 20001  
e-mail kendra.parzen@traceries.com  
telephone: (202)393-1199  
date: 10/25/2016

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**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.)

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### 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: Harrison Street Apartments

City or Vicinity: Washington

County: - State: District of Columbia

Photographer: Kendra Parzen

Date Photographed: October 24, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

View of Harrison Street Apartments, facing northwest.

1 of 20

Primary elevation and side (east) elevations of 4315 Harrison Street, facing northeast.

2 of 20

Side (east) elevation of 4315 Harrison Street showing projecting bay, facing northwest.

3 of 20

Primary elevation of 4319 Harrison Street, facing northwest.

4 of 20

Original window at 4319 Harrison Street, facing north.

5 of 20

Primary elevation of 4323 Harrison Street, facing northwest.

6 of 20

Second story window detail at 4323 Harrison Street, facing northwest.

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Primary elevation of 4327 Harrison Street, facing north.  
8 of 20

Detail of above door at 4327 Harrison Street, facing north.  
9 of 20

Primary elevation of 4331 Harrison Street, facing northwest.  
10 of 20

Brickwork detail at 4331 Harrison Street, facing northwest.  
11 of 20

Primary elevation of 4335 Harrison Street, facing northwest.  
12 of 20

Side (east) elevation of 4335 Harrison Street, facing northwest.  
13 of 20

Primary elevation of 4339 Harrison Street, facing northwest.  
14 of 20

Roof detail at 4339 Harrison Street, facing northeast  
15 of 20

Primary elevation of 4347 Harrison Street, facing northeast.  
16 of 20

Detail of basement level railing and window at 4347 Harrison Street, facing northeast.  
17 of 20

Primary elevation door detail of 4351 Harrison Street, facing north.  
18 of 20

Side (west) elevation of 4351 Harrison Street, facing east.  
19 of 20

Rear elevation of 4351 Harrison Street, facing southeast.  
20 of 20

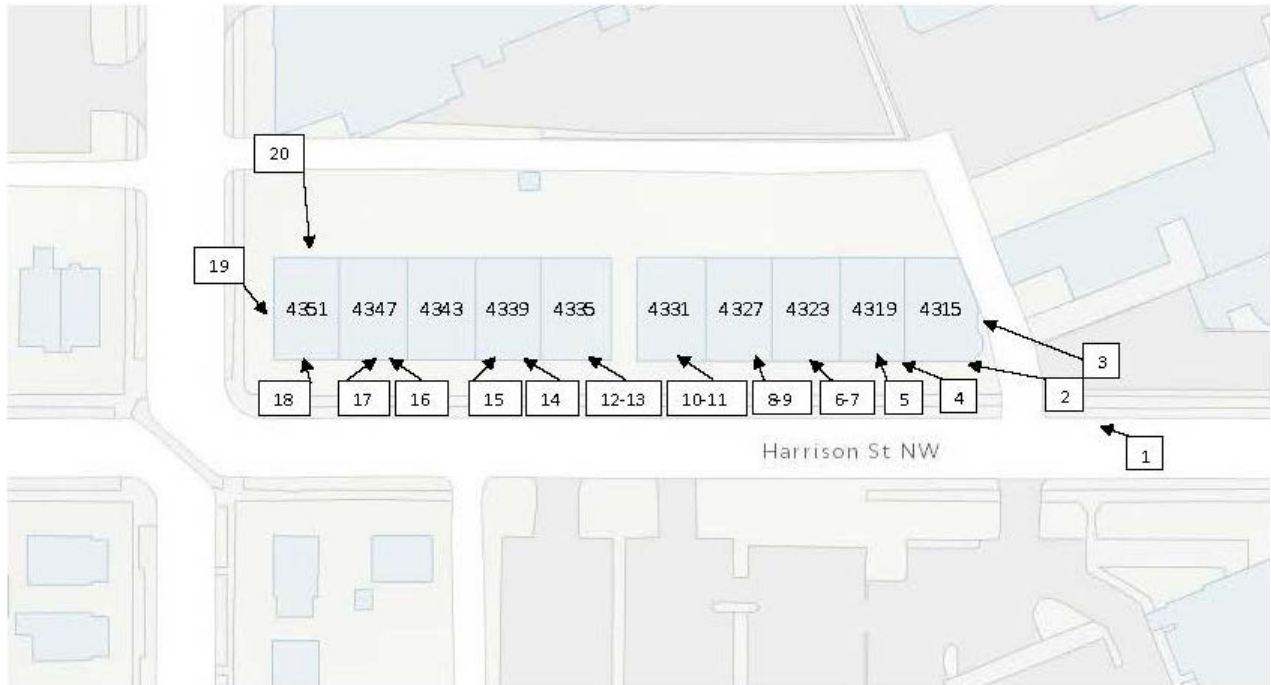
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to 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.



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**Photograph Key (D.C. Office of Planning GIS Map, 2016)**

Harrison Street Apartments  
Name of Property

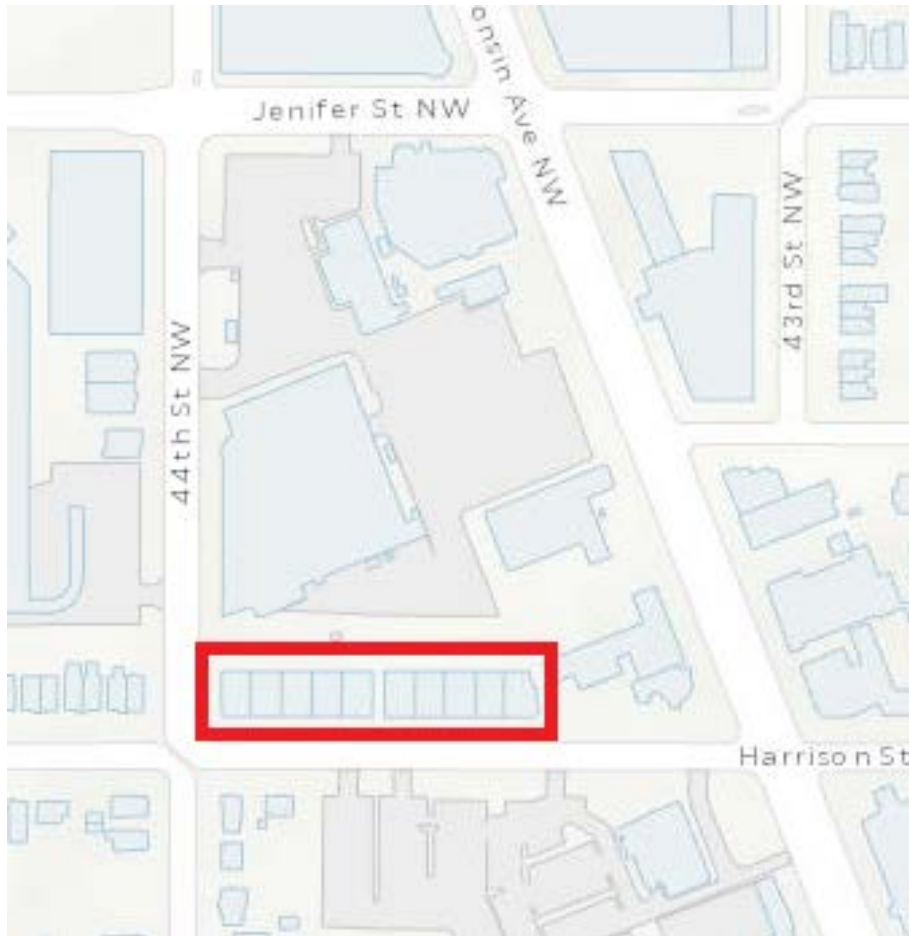
Washington, D.C.  
County and State



USGS 7.5 Topographic Map – Washington West showing location of Harrison Street Apartments in red.

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**Site Plan of Harrison Street Apartments from D.C. Office of Planning GIS Map, 2016.**

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**1937 Map of Square 1657 Harrison Street Apartments to the south of the square, just after construction. From G.W. Baist, *Baist's Real Estate Atlas of Surveys of Washington, District of Columbia* (1937).**

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OFFICE OF THE INSPECTOR OF BUILDINGS  
DISTRICT OF COLUMBIA

PERMIT  
No. 194598 *Build* PERMIT *Aug. 22, 1936*

THIS IS TO CERTIFY THAT *Michael A. Mess*  
has permission to *build ten 2 story brick  
and cinder block flats  
as per plans.*

Primes No. *4315-51 Harrison Street* Lot *11.10* Square *1657*  
*(1) 24' 7" 6-34'-0"* Length *40' 4"* Height *30'-0"* Cost \$ *80000*

Width of Building *21' 34'-0"*

in accordance with application and plans on file in this office, and subject to the Building Regulations of the District of Columbia, the right being reserved to enter and examine the buildings during operations conducted under authority of this permit, and to require any change in construction that may be necessary to insure sufficient structural strength, or safety from fire. Work authorized upon this permit shall not be begun until six months of date of permit automatically becomes void and cannot be renewed. If work has been BEGUN under authority of this permit application for refund must be made.

NOTE  
Projections beyond the building line are not authorized by this permit.  
This permit does not authorize the installation of any electric wiring, nor the connection of any electrical apparatus.  
Walls shall not be erected to a height greater than one foot (1'-0") above footings until their correct location is verified by the Surveyor, D. C. in accordance with Paragraph C, Part 2, Section 11, of the Building Regulations, D. C.  
Party walls are subject to the right of adjoining owners in all squares located outside the City of Washington as defined in the Building Regulations, D. C.  
Storage of building materials on public space is prohibited unless specifically authorized by permit.

Permit Fee, \$ *231-*  
Deposit No. *1001* Amount, \$ *100-*  
The above amounts have been paid to the Collector of Taxes, D. C.

Noted by *[Signature]*  
Building Dept.

JOHN W. OEHMANN  
Inspector of Buildings  
*[Signature]*  
District Clerk

Build Permit – August 22, 1936

Harrison Street Apartments  
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(Answer all questions with ink)

### APPLICATION FOR PERMIT TO BUILD (NEW BUILDING)

Form No. 100  
 Building Regulations

Permit No. 1944-77  
 Issued Aug. 22, 1936

Owner's name: Michael A. Mess Lot No. 11 - 20 Inc.  
 Premises number: 425-17-27-31-35-39-43-47-51 Square No. 1117  
 Purpose of building: Residence Flat Material of building: Brick  
 How many buildings? 10 Stories high? 3 Estimated cost \$ 80,000.  
 Number of rooms: 40 Number of families: 40 Number of brick: 200,000  
 Concrete: 301 (cu. yds.) Cubic contents of each building: 61,771

**To the Inspector of Buildings:**  
 The undersigned hereby applies for permission to build by the following specifications:  
 Name of builder: Clarence W. Woodruff, Inc. Address: 1414 Monroe St., Wash.  
 Name of architect/designer: A. E. Clark, Jr. Address: 618 - 14th St., Wash.  
 Have dimensions of all buildings and yards been properly indicated on plat? Yes  
 Will any part of building be used for commercial purposes? No  
 Will there be any projections beyond the building line? Yes  
 If so, check below:  
 Main steps  Areas \_\_\_\_\_  
 Porches  Marquises \_\_\_\_\_  
 Bay windows  Vaults \_\_\_\_\_  
 Show windows  Area steps \_\_\_\_\_  
 Submit separate application for projections (see note on back).  
 Size of lot: Width 24.87 Depth 96.87  
 Wall bearing Yes Skeleton \_\_\_\_\_  
 Height of building at front center, from sidewalk to highest point of roof: 30.52 (Height from 1)  
 Height of terrace above sidewalk 18" Height of first floor above sidewalk 5'-0"  
 Give MATERIAL and THICKNESS of external walls. Foundation to 1st floor 12" brick 1st to 2d 24" brick 2d to 3d 24" brick 3d to 4th \_\_\_\_\_ 4th to 5th \_\_\_\_\_  
 Give MATERIAL and THICKNESS of party walls. Foundation to 1st floor 12" brick 1st to 2d 24" brick 2d to 3d 24" brick 3d to 4th \_\_\_\_\_ 4th to 5th \_\_\_\_\_  
 Will the roof be pitch, mansard, or flat? Flat Roof covering Asph  
 Will the front wall project beyond the front walls of other buildings in block? No  
 Will building be wired for electricity? Yes How will building be heated? Central plants  
 Number and type of elevators None Have elevator plans been filed? No  
 Is there a sidewalk, curb, or improved roadway in front of proposed building? No  
 Has the curb grade been obtained from the Engineer of Highways? Yes Alley grade? Yes  
 Has a certificate of parking been obtained from the Superintendent of Parking? Yes  
 Approval of plumbing plans must be obtained from the Plumbing Inspector before this application will be considered by the Inspector of Buildings.

I hereby certify that I have the authority to make the foregoing application.  
 By: Michael A. Mess (Signature of owner)  
A. E. Clark, Jr. (Signature of authorized agent)  
 1414 Monroe St. (Address of owner)

Be sure to read instructions on back of this application.

RECOMMENDED FOR PERMIT  
 AUG 11 1936  
 A.R. MCCONEGAL  
 INSPECTOR OF BUILDINGS

ROUGHING IN ONLY  
 NO SEWER AVAILABLE

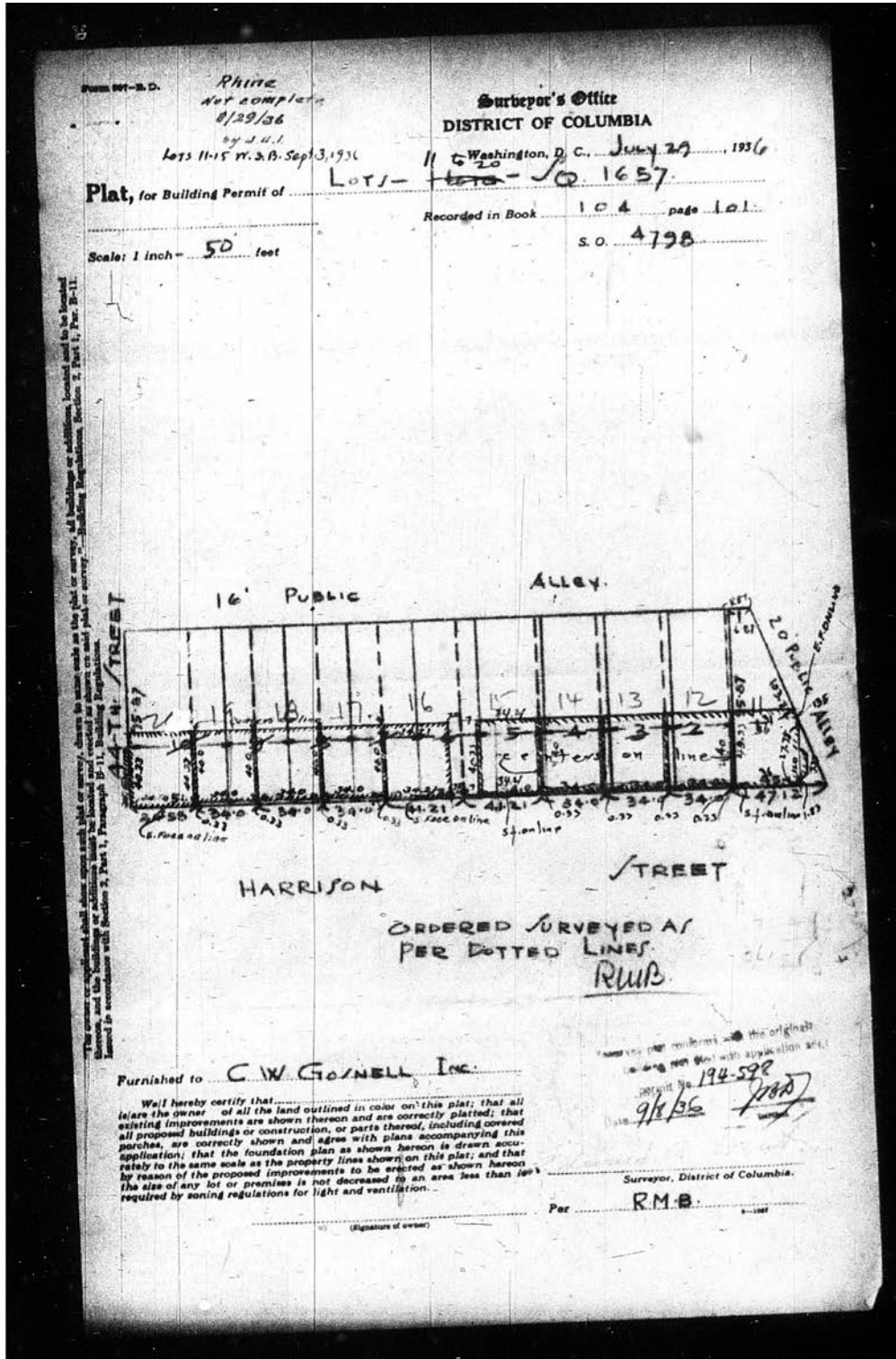
SUBJECT TO PLANS FILED 7/11 1936

See projection approval See E.O. 24539 8/19/36

Permit Application – August 22, 1936

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Plat Map from 1936 Building Permit – August 22, 1936











4319









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AVAILABLE

4327



4327





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AVAILABLE

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or 301-588-4000





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PROPERTIES, LLC  
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Jeep



FOR RENT  
METROPOLITAN  
PROPERTIES,  
Ltd.  
(202) 333-0775





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Managed by  
**ALBINOCE**  
MANAGEMENT  
301-656-9000





NO  
PARKING  
ANY  
TIME

NO  
PARKING  
ANY  
TIME

NO  
PARKING  
ANY  
TIME