

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 Homestead Apartments

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

Address 812 Jefferson Street, N.W., Washington, D.C. 20011

Square and lot number(s) Square 2999 Lot 0803 54

Affected Advisory Neighborhood Commission ANC 4D

Date of construction 1939

Date of major alteration(s) N/A

Architect(s) Louis de LaDurantaye Architectural style(s) Classical Revival; Late Gothic Revival

Original use Apartment Buildings

Present use Apartment Buildings

Property owner Hampstead Jefferson Partners, L.P.

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

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

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

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

(619) 543-4210

Name and title of authorized representative Jefferson Jallo, Managing Partner

Signature of representative _____

Date

6/7/17

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

Date received 7/1/17
H.P.O. staff 710

17-15

1914

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: The Homestead Apartments

Other names/site number: _____

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: 812 Jefferson Street, NW

City or town: Washington State: D.C. County: _____

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

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

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

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

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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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>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th & 20th Century Revivals/ Classical Revival

Late 19th & 20th Century Revivals/ Late Gothic Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Walls: Brick

Other/Decorative Elements and Sills: Brick, Concrete

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 Homestead Apartments is located at 812 Jefferson Street, Northwest in Washington, D.C., occupying Lot 0803 in Square 2999.¹

As defined by the *Multiple Property Documentation Form, Apartment Buildings in Washington, D.C., 1880-1945*, the Homestead is a low rise conventional apartment building with the added amenities of both an elevator and automobile garage, features more often reserved for the luxury apartment house. The building is designed with a variety of classical revival stylistic elements including Moorish and Gothic Revival motifs, as evidenced in, for example, the contrasting use of light-colored brick with decorative dark brown brick corbelling and herringbone ornamentation, horseshoe arches, leaded lights and a half-hexagonal projecting main entry bay complete with fanlight and cartouche. The building's H-shaped footprint allows the entry to be recessed from the sidewalk, thus providing a landscaped court of plantings and shrubs at the front; a rear exterior patio, as well a side patio area also featured. Situated in the Brightwood enclave known as Brightwood Park, the building rests near to the important transportation routes and nexus of Georgia and Missouri Avenues.

¹ D.C. Building Permit No. 223700, dated June 9, 1939.

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Narrative Description

Site

The Homestead Apartments is located approximately midway down the block between 9th Street NW and 8th Street NW. The building's immediate surroundings include Jefferson Street NW to the north, a separate apartment building to the east, a short alley to the south and additional housing to the west.

Exterior

The Homestead is comprised of a three-story plus basement concrete and brick structure with flat roof behind a parapet. It fronts Jefferson Street to the north on a lot that slopes down from north to south. Immediately to its west is the building's drive that provides access from Jefferson Street to a rear alley and entry into its basement level automobile garage. Early 20th-century residential row houses are located to the building's west, to the south beyond the alley, as well as across Jefferson Street. A narrow side court separates the Homestead property from a ca. 1920s multifamily apartment building at the east, with 8th Street beyond.

The exterior walls are constructed of brick laid in American bond with six courses of headers between courses of stretchers. The Jefferson or north and primary elevation is faced in light colored brick; this light color is continued on the flanking wing's courtyard elevations and wraps around to their east and west elevations through the first three bays from the north. The remainder of the east and west elevations, as well as the rear or south elevation is faced in red brick, laid in the same bond as the light-colored brick.

The H-shaped building consists of a center section and two flanking wings to the east and west, set at ninety-degree angles. The wings extend further south beyond the center section of the building by approximately 34-feet. The building is set back behind the Jefferson Street public sidewalk and a landscaped lawn of grass and low-lying shrubbery. Short stone steps announce a private walkway, which provides access from the sidewalk to the building's main entrance. The steps and walkway are lined with wrought iron hand railings and picket fencing. An ashlar stone wall with columns featuring a thin wrought iron arch over the walkway demarcates the entry into the Homestead's front courtyard. The east and west ends of the stone wall, which abut the respective flanking wings, feature shorter stone columns with pilaster caps and concrete balls. The ball of the east end is missing. The Homestead's main entrance is centered and is set back some 65-feet from the stone wall. The recessed courtyard is landscaped with a variety of flowering trees and bushes along either side of the centered walkway, which is paved in an aggregate concrete.

The center recessed section of the building is seven bays wide on the Jefferson (north) elevation. A three-bay wide, half-hexagonal 1½-story tall projecting main entry bay of light colored concrete with some light-colored brick accents holds the entry doors. The paired doors are non-historic replacements. A flat metal and wood canopy has been attached to the bay above the

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doors providing shelter and was likely added at some point after construction. Above this and centered over the door opening is a fanlight with multi-light wood window. A cartouche featuring the letter 'H' projecting from a crest is centered above the fanlight. The projecting bay culminates in a stepped parapet capped with a concrete coping. The angled walls of the projecting bay each feature a single window (one-over-one, non-historic replacements) inset within a window opening that is lined with dark brown brick. A concrete sill and squat triangular concrete lintel are featured. The openings are further accented above and below by dark brown brick laid in herringbone pattern.

The central three bays of the building's center section are maintained as a focal point on the second and third stories as well. At second floor, a central pair of windows aligns with the paired entry doors below. These are capped by a single lintel of light-colored soldier bricks which in turn are crowned by alternating light and dark headers. The central windows are flanked by a narrow leaded light with concrete sill on either side. A concrete belt course demarcates the top of second floor and serves as a continuous sill for the third-floor window openings across the entirety of the center section. The three center bays of the third floor are framed within three Moorish arches of dark brown brick laid in a triple basket weave. On either side of the arches are narrow lights, one of which retains the original leaded light like those of the second floor. A stepped parapet with copper roof coping caps the center section of the building. The remaining window bays of the center section (two single window openings on either side) hold non-historic replacements and feature concrete sills; lintels are announced solely by the use of header bricks.

The courtyard elevations of the flanking wings each hold eight window bays. Again, windows are non-historic replacements, some paired. First and second level windowsills are of concrete with the third-floor openings featuring the continuous belt course. Basement level sills are of rowlock brick. All lintels are indicated by header bricks. The second and fourth bays from Jefferson are capped with pitched gabled parapets, the copper roof coping included. Dark brown brick corbelling is featured at the roof line between these gables. The fourth bays, too, project slightly from the remainder of the wings and feature projecting quoins at first and second stories, as well as dark brown brick in a basket weave bond above the third-floor window openings. The courtyard is landscaped as previously noted; the landscaping helps to obscure several shallow window wells at basement level; these are delineated by light colored brick walls.

The Jefferson or north and front elevations of the flanking wings feature similar ornamental motifs seen on the courtyard elevations. The front elevations of the flanking wings are four bays wide each; window bays consist of paired openings in the center and single openings at the ends. A thick belt course denotes the top of the basement level. The upper level belt course continues across these elevations from the courtyard elevations. Each window bay on these elevations is demarcated by ornamentation of some kind. The parapets at the first, second and fourth bays from the courtyard, for example, are gabled or pitched; the copper coping continues from the courtyard and adheres to the gabled design. Third floor window openings at the ends of the wings, too, are crowned by round arches of dark brown brick with dark brown brick corbelling dripping below their lintels. Basket weave brickwork caps the third floor opening of the third window bay, and the fourth bay at third floor features a course of dark brown brick elevated above its lintel, as well as corbelling at the roofline. Bays on the wings are further partitioned at

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lower floors by projecting bricks or quoins. The light-colored brick wraps around to the building's east and west elevations through the first three bays from the street. The contrast corbelling is featured at the roof line here. At the east elevation, the light-colored brick face ends with the extension of the chimney that rises from between the third and fourth bays. The chimney cap is of dark brown brick, but is deteriorated.

The remainder of the east and west elevations, as well as that of the rear, including those elevations flanking the rear patio are of red brick laid American bond with six courses of headers between courses of stretchers. These elevations are far less ornamented than the front and courtyard elevations, although some aspects related to fenestration have been continued. Fenestration continues to be symmetrical. Windows have concrete sills and header lintels, with the exception of the basement level windows associated with the garage. These openings are generally square shaped with rowlock brick sills and hold slider windows (non-historic). They have also received metal security grills in most instances.

The rear elevation at basement level holds two rectangular garage door openings with heavy concrete lintels. One of the doors is a recent metal replacement. The building features two additional egress doors (modern replacements) at basement level, one at the east and one at the west elevation. The one at the west opens to the vehicular drive. The vehicular drive is denoted by two ashlar stone columns and a wrought iron gate at its north end. The egress at the building's east exits to the side court and a walkway; the area is paved in a variety of concrete materials with limited areas of grass. The space is utilized partially by the adjacent (unrelated) building for trash access. The space is enclosed at the north end by an ashlar stone fence and wrought iron gate, similar to that which encloses the Homestead's front courtyard. The walkway extends from the public sidewalk to exterior concrete steps which lead down to the alley located behind the building. This side court also provides access to an elevated deck attached to the east side of the Homestead. This concrete deck is faced in red brick and paved in aggregate concrete; it is surrounded by a chain link fence. The Homestead also features egress from the center rear of the building at first floor to a first-floor rear patio. This door is a wood door with historic wood transom above. The patio is paved in red tile and enclosed by chain link fencing between evenly-spaced brick columns.

Interior

The single main entrance provides access into the building's short foyer (the projecting bay). This widens to the building's lobby. Rectangular in plan, the lobby's south side features four marble steps centered beneath a flat arched opening. The steps are delineated by thin metal railings as is the north side of the elevated first floor level beneath the opening. The steps lead up to the east-west corridor, as well as directly south down a short hall to the rear exterior patio. The steps feature treads of taupe marble with grey veins and risers are black. This combination of stone is utilized consistently in the lobby area; taupe marble wainscoting with a black base and chair rail is featured along the perimeter walls of the lobby and is continued along the walls of the center portion of the east-west corridor and in the hallway to the rear patio. The mail room, which is located beyond a segmental arched opening to the west side of the lobby also features

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this treatment. Flooring is taupe with grey veins, delineated in black marble throughout these referenced spaces. A heavy crown molding delineates the lobby ceiling. Walls and ceilings are painted plaster. A leasing office is located to the east of the lobby, but is only accessible via a door located off the east-west corridor.

The building consists of three floors and a basement, each featuring an east-west corridor along the center section which then heads north-south at both ends, thus in full, reflecting the H-shaped footprint. The basement and upper floors are accessible by two stairwells, one in the east side and one in the west side. The stairs are concrete with wrought metal railings and balusters. A single elevator is located adjacent to the west side stair. The building retains its mail box and chute, located adjacent to the elevator.

The marble floor is halted at the east and west ends of the first floor's east-west corridor. The north-south corridors at each side are announced by segmental arched openings. These corridors are carpeted and have a heavy black concrete baseboard. Carpeting treatment of corridors is continued on the upper floors, although the areas in front of the elevator are resilient. With the exception of the painted concrete base, there is no ornamentation in the corridors. Corridor walls and ceilings are painted; walls evidence a lightly textured paint treatment giving the appearance of stucco. Unit entries appear to feature what is likely their historic paneled metal doors with louvers in the upper portion, however, these are often dented and damaged. Stairwell doors are also metal panel doors, dented.

According to the permit to build application, the construction of the Homestead was to cost \$150,000 for 54 units. The Homestead today features 55 leasable efficiency and one-bedroom apartments on the basement through third floors. All units are equipped with a bathroom, kitchen and living space. The plaster walls and ceilings are painted. Historic parquet flooring remains in living spaces, as does painted wood baseboard. Interior window sills are wood and appear to be historic. Segmentally arched openings to hallways and kitchens within units are an additional original design feature. Unit baths feature tile flooring and wainscoting. A variety of colors is evident; some may have been replaced over time. Kitchens have received resilient flooring and have historic or replacement cabinetry, or a combination of both, also evidencing replacements over time on an as needed basis. Kitchen appliances and bathroom vanities have been updated. In addition to a limited number of residential units, the basement level features a shared laundry facility, as well as some utility spaces, and access to the building's automobile garage. The garage is an unfinished space featuring evenly-spaced exposed concrete columns, concrete floor and ceilings and concrete and brick walls. Some wall surfaces have been painted.

Alterations

The Homestead retains a high degree of integrity. Exterior alterations are minimal and include the replacement of entry and egress doors and windows. A limited number of inconspicuous through-wall vents have been provided at the courtyard-facing and non-ornamented elevations, but these are discreet in size, flush with the walls, and the few of the courtyard elevations blend in with the light color of the brick. Interior alterations are at the surface level only. Some corridors have been carpeted. In units, select finishes (e.g. flooring) or furnishings (e.g.

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cabinetry, appliances, vanities, toilets) of kitchens and baths have been updated over time where needed. The interior layout of both units and the building overall however, as well as the historic finishes of the lobby have been retained.

Integrity

As required by the Multiple Property Documentation Form, the Homestead retains the seven aspects of integrity.

- It has not been moved from its original location and thus has integrity of **location**. The building continues to display evidence of original landscape amenities, including the front courtyard, rear patio and side deck. The Homestead remains situated within Brightwood Park, in the continued immediate vicinity of early-to-mid-century rowhouses, as well as its contemporaries of Brightwood Courts, Jefferson Terrace and 700 Jefferson Street apartment buildings. The Homestead also retains its significant association with Georgia and Missouri Avenues, their associated transportation and commercial corridors, as well as with the greater surrounding Brightwood neighborhood. The complex exhibits integrity of **setting**.
- It is a low rise conventional apartment building that reflects the stylistic influences, as well as the popular building forms and materials in the city. In this instance, influences of the traditional classical revival style are featured, consisting of symmetrical fenestration and a footprint featuring flanking projecting bays. Reflecting the proclivity of many apartment architects who drew inspiration from the romantic styles, in particular from the 1920s, the Homestead exhibits Moorish and Gothic vocabulary in the use of Moorish arches, leaded lights and repetitive decorative brick patterns, which remain intact. Replacement of original sash and entry doors is common for this particular housing type and does not detract from the historic character. The interior floor plan of the building is also unaltered even though upgrades relating to some finishes, namely in kitchen and baths have occurred. The building thus, has integrity of **design, materials** and **workmanship**.
- By retaining the original design, majority of materials, workmanship and setting and remaining a multi-family residential apartment, The Homestead retains integrity of **feeling** and **association**.

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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.)

Criterion A – Community Planning and Development

Criterion C – Architecture

Period of Significance

1939

Significant Dates

1939 (construction)

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Louis de LaDurantaye, Architect

W. Charles Heitmuller (Owner and 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 Homestead Apartments, located east of Georgia Avenue and south of Missouri Avenue in the Brightwood enclave of Brightwood Park, is significant for its contribution to the development of multi-family residential construction in the neighborhood. The building's location just a short walk or drive to the bustling corridor of Georgia Avenue is representative of the efficient housing solutions sought for a rapidly expanding population. Between World Wars One and Two, the federal government's expansion brought many employees to the D.C. metropolitan area. Without adequate numbers of single-family houses available, developers and in this instance, individual entrepreneurs sought to construct apartment buildings as suitable alternatives, effectively re-shaping the once rural landscape of Washington, D.C. and particularly that north of Florida Avenue. Apartment buildings were initially associated with overcrowded tenements and considered unnecessary in Washington due to the large amount of undeveloped land available for detached houses.² Primarily out of necessity, however, apartment buildings were soon accepted as comfortable solutions for middle-income individuals and families. The Homestead was built to house some fifty households. The modest low-scale size of the building, yet spacious layout of units, landscaped surroundings, automobile garage and location adjacent to major transportation networks made it an attractive, convenient and affordable alternative to single-family housing.

The Homestead is also significant in the context of apartment buildings designed by Canadian born architect Louis de LaDurantaye (b. 1883-death unknown). Although information on LaDurantaye's life is scarce, his career is recorded to have spanned from 1923 to at least 1949 in the District, during which time he was associated with a minimum of 77 permits to build, correlating to some 87 buildings.

The Homestead Apartments is nominated with a local level of significance under D.C. Inventory of Historic Sites criteria **(b) History, (d) Architecture and Urbanism, and (f) Creative Masters** under the context provided in the Multiple Property Documentation Form entitled *Apartment Buildings in Washington, D.C. 1880-1945* prepared by Tracerie and adopted by the D.C. Historic Preservation Review Board and listed in the National Register of Historic Places in 1994.

The Homestead is classified as a **Conventional Low-Rise Apartment Building subtype** and meets several criteria specifically developed to evaluate apartment buildings pursuant to the D.C. Apartment Building Survey and adopted by the Historic Preservation Review Board in December 1989. These criteria correspond to **National Register Criterion A** (Association with events that have made a significant contribution to the broad patterns of our history) and **National Register Criterion C** (Distinctive physical characteristics of design or construction) and include:

² *Apartment Buildings in Washington, D.C. 1880-1945*, NR Nomination, P. E – 6-7.

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- A-3: Buildings that are part of clusters, corridors, or districts that illustrate the patterns of development of the city.
- A-4: Buildings that reflect economic forces, both external and internal, that altered the development of the city.
- C-6: Buildings that illustrate expressions of architectural styles, rare, notable, or influential to the aesthetic development of the apartment building or architecture in general.
- C-7: Buildings that are the work of skilled architects, landscape architects, urban planners, engineer, buildings, or developers.

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

The Homestead Apartments meets **Criterion A-3** as a representative example of the interwar development of low-rise apartment buildings following developments of increased transportation along Georgia Avenue.³ Both streetcar lines and automobiles used Georgia Avenue as a primary node for traveling north and south, to and from, downtown Washington, D.C., while Missouri Avenue, too, a few blocks north of the Homestead, provided east to west access to and from the major node of North Capitol Street. The extension of streetcar lines north and the later use of buses encouraged associated residential development farther from downtown. The construction the Homestead Apartments, which were built to include an automobile garage, shows the intent that residents would be able to and likely relied heavily on this nexus of transportation thoroughfares to downtown.

The Homestead Apartments meets **Criteria A-4** as a representative example of a building that reflects the unprecedented growth of multi-family units in northwest Washington, D.C. during the interwar period. Between 1935 through 1941, of the \$102 million expended for residential housing, sixty percent went toward apartment buildings.⁴ The buildings were constructed in response to the influx of federal workers moving to Washington to service the New Deal government. However, salaries for federal workers did not keep pace with the cost for single-family housing, which in Brightwood was approximately \$6,750 - \$8,250 for a semidetached house.⁵ Comparatively, monthly rent in the recently opened Homestead ranged from \$45 to \$60.00, and included gas and electricity. This was on average of the rental spectrum for apartments in the city and was more importantly competitive within the Brightwood Park area.⁶ (A 1937 Federal Housing Administration analysis of rental housing by city block within the District found that generally, rentals within Brightwood Park averaged between \$40 and \$49.99 monthly, with a limited number averaging between \$50 and \$74.99. In the overarching

³ *Fort View Apartments National Register Nomination*, section 8, page 5.

⁴ *Apartment Buildings in Washington, D.C. 1880-1945*, section E, page 55.

⁵ "Thriving Brightwood Section Can Recall Rich Historical Past," *The Evening Star*, September 4, 1950.

⁶ "Display Ad 30 – No Title," *The Washington Post*, December 20, 1939.

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Brightwood neighborhood, especially along 14th and 16th Streets, average rentals were found to often be over \$75 per month.⁷⁾ Thus, the Homestead filled a void for the individual or small family of modest means.

Additionally, the need for housing in the District had become more acute as apartment buildings downtown were converted to offices, pushing residential needs north, necessitating the dramatic increase of cheaper and more concentrated housing. Prior to the early 20th century, the Brightwood region was in fact largely rural farmland and served as grounds for summer cottages and entertainment on the outskirts of downtown Washington, D.C. As late as 1916, Square 2999 in the Brightwood Park enclave and upon which the Homestead sits, for example, was vacant with the exception of two lots. The area's initial development can be attributed to the toll road established as the 7th Street Turnpike (later Brightwood Avenue and now Georgia Avenue) in 1818. Brightwood was gradually made more accessible by streetcar lines carrying residents along Georgia Avenue out of the city to racetracks and pleasure grounds north of downtown. Although initially void of much development, the area received more infrastructure with the development of Fort Stevens during the Civil War.

The end of the war brought a transition to a more populated area with the development of single-family houses, prompting the establishment of new city services such as electric streetcars. Brightwood Park was a subdivision established in 1891 when a descendent of James White sold 82 acres of land.⁸ By 1907, four additional subdivisions were established in Brightwood. The 1893 Highway Act further changed the shape of a burgeoning urban enclave by redrawing the grid pattern of the streets, transitioning a still somewhat rural region into a fully suburban community.⁹ The Homestead, constructed in 1939, is representative of the type of apartment development that evolved along and in close proximity to transportation corridors, as the District population grew, creating housing for workers in a location convenient to commercial amenities and providing a brief commute to and from downtown D. C. jobs.

The Homestead Apartments meets **Criteria C-6 and C-7** as it reflects the evolution of architectural styles used in Washington, D.C. and the diversity of Louis de LaDurantaye's designs in the interwar period. Although information on LaDurantaye's life is scarce, his career is known to have spanned from 1923 to at least 1949 in the District, during which time he was associated with 77 permits to build, correlating to some 87 buildings, mostly private dwellings, but also apartments, offices, as well as a warehouse, showroom, a bakery and auto parts store. Louis Napoleon de LaDurantaye was born in Quebec, Canada in 1883 and immigrated to the United States as a young boy. By 1919, according to city directories, he had moved to Washington, D.C. In the 1920s he was apprenticing as a draftsman with the architectural offices of the noted Frederic B. Pyle. His work in the 1920s consisted mainly of two-story, typically frame dwellings. The majority were constructed in the Northeast quadrant of the city in the Brookland and Woodridge neighborhoods, for example, on Monroe, Kearney, Perry, Otis and

⁷ United States Federal Housing Administration. *Map of the District of Columbia*. (Washington?: s.n., 1937).

⁸ Robert Benedetto, Jane Donovan, Kathleen DuVall, eds. *Historical Dictionary of Washington, D.C. Part 3*. Lanham and Oxford: Scarecrow Press, 2003, 41.

⁹ Katherine Grandine, *Brightwood: From Tollgate to Suburb*, ed. Kathryn Schneider Smith (Baltimore: The Johns Hopkins University Press, 2010), 132.

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Newton Streets, Northeast.¹⁰ LaDurantaye lived on Lawrence Street, in fact. The 1930s saw his commission of private dwellings continue in northeast D.C., but with brick as the primary building material. It appears that at this time too, he left Pyle's firm for self-employment.¹¹

Interestingly, the Homestead represents a brief subsequent career burst (1938-1939) in which LaDurantaye's work consisted of large-scale multifamily apartment buildings, all in the Northwest quadrant of the city, certainly evidencing the droves of new residents to Washington and the speculative investment potential that apartment buildings presented at that time for developers and entrepreneurs. In these commissions, LaDurantaye displays his knowledge of apartment building architecture in Washington D.C., both traditional forms, as well as those evolving.¹² His commissions at 1439 Euclid Street, N.W. and 4564 MacArthur Boulevard, N.W., both permitted in 1939, represent classical revival designs, that on MacArthur drawing clearly from the Italianate. He thence continues to utilize traditional forms and materials in his two high-rise buildings -- orderly fenestration and a traditional brick façade, yet incorporates elements of the emergent Art Deco and Moderne styles. The eight-story Bader (1939) at 2515 K Street, N.W., for instance, features ribbon windows that wrap the corner. At the Swarthmore (1938), another eight-story building at 1010 25th Street, N.W., LaDurantaye experiments with setbacks of the façade and banding between windows. In the case of the Homestead, LaDurantaye draws from the romantic Moorish and Gothic Revival vocabulary to provide contrasting ornamentation against the light-colored brick façade. This, along with the building's projecting and crested entry bay, recessed amongst a lush landscape, helps to evoke a sense of luxury for those of modest means.

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

- Is a purpose-built apartment building;
- Contains at least five self-sufficient units;
- Is at least two stories high and no more than four;
- Retains sufficient architectural integrity and historic characteristics to enable identification with the subtype, including façade appearance;
- Was constructed primarily between 1880 and 1945;
- Is located within the District of Columbia.

The Conventional Low-Rise Apartment Building subtype "holds the principal role as the basic and most prevalent example of the building type that defines the apartment building in its seminal period in the District of Columbia."¹³ Although the Homestead boasts an elevator, as well as an automobile garage, its reduced apartment sizes (a combination of efficiencies and one-

¹⁰ District of Columbia Historic Building Permits Database, 2009.

¹¹ *Washington, D.C. City Directories, 1919, 1923, 1924, 1930, 1934.*

¹² D.C. Building Permit #209742, January 20, 1938; D.C. Building Permit #221258, March 27, 1938; D.C. Building Permit #222934, May 17, 1939; D.C. Building Permit #223700, June 9, 1939; D.C. Building Permit #227551, October 26, 1939.

¹³ *Apartment Buildings in Washington, D.C. 1880-1945*, p. F-6.

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bedrooms) separates it from the luxury apartment houses of the past. The building retains sufficient integrity of materials, design, workmanship, setting, feeling, location, and association to communicate their significance within the context of the Conventional Low-Rise Apartment buildings and of apartment building architecture in Washington, D.C.

The Homestead / Neighborhood Context

The Homestead is located on the south side of Jefferson Street, between 8th and 9th Streets, within walking distance of Georgia Avenue to the west and Missouri Avenue to the north. The building is located in the Brightwood Park subdivision of the broader Brightwood neighborhood of northwest Washington, D.C. Long a nexus of various transportation routes, both military and civilian, the lots in this once rural landscape were gradually defined by more specific neighborhoods with distinct identities and names as commercial and residential patterns were established along transportation routes north to the border with Maryland. The Homestead illustrates the extended residential patterns east of Georgia Avenue and the rise of apartment houses in Brightwood and more specifically, Brightwood Park to accommodate a growing population.

Established primarily between 1810 and 1940 in response to infrastructure developments and population growth in the capital city, the area referred to as Brightwood encompassed a large, rural area north of downtown Washington, populated by farmers and livestock. The area became more clearly defined and developed after Congress funded a project to construct three turnpikes extending from Washington City to the northern border with Maryland. The 7th Street Turnpike (presently Georgia Avenue, NW) opened in 1822 and remained a dirt road until a toll was established for travelers of the turnpike to fund the paving of the road with wooden planks. The road connected the Potomac River to Rockville, Maryland, allowing for people to travel north from the city to enjoy nature and recreation and for produce to travel south to markets in more populous communities.¹⁴

The construction of additional roads allowed for the further development of the Brightwood neighborhood in a still rather rural area. In the 1860s, several roads were constructed with the primary purpose of connecting northern fortifications, notably Fort Stevens, in order to better protect Washington, D.C. during the Civil War. Military Road was completed in 1862 with the intention of protecting the city from the north, becoming the third road to transverse the Brightwood neighborhood.¹⁵ At this same time, the area received the name "Brightwood," for the nearest post office, located on Milkhouse Ford Road and the 7th Street Turnpike. The construction of a post office illustrates the infrastructure needed to service a growing area. The completion of Piney Branch Road in 1871, a result of clever citizens attempting to circumvent the 7th Street Turnpike toll, and the electrification of streetcars in 1893, sealed the fate of Brightwood as an accessible, yet removed, residential suburb of downtown Washington, D.C.¹⁶

¹⁴ Cultural Tourism D.C., *Battleground Community: Brightwood Heritage Trail*, (Washington, D.C.: Cultural Tourism D.C., 2008), 17.

¹⁵ Katherine Grandine, *Brightwood*, 128.

¹⁶ Cultural Tourism D.C., 21.

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Despite the relatively small population residing north of Florida Avenue and south of the Maryland state line, an elaborate network of additional transportation lines was established over the next thirty years at the behest of a relatively vocal minority. The construction of an electrified streetcar to Brightwood was the result of lobbying done by the Brightwood Citizens Association. Established two years earlier in 1891, Brightwood Citizens Association's founding members had the primary goal of securing more reliable transportation to people living "far out in the country" who were otherwise dependent on unreliable and often exhausted horses to travel uphill to the remote Brightwood region.¹⁷ The establishment of an electric streetcar to Brightwood and the 1893 Highway Act both had profound impacts on the rapid development of Brightwood's infrastructure. The Highway Act required that the L'Enfant Plan of grid streets with radial avenues be applied to all neighborhoods across D.C. Rather than a tangle of roads built on an as-needed basis, the Highway Act made the growing Brightwood neighborhood an attractive place with orderly streets, sidewalks, and accessible modes of transportation.¹⁸ Over the next twenty years, the Citizens Association, led by Louis Shoemaker, also secured funding for the "widening, grading, macadamizing, and finally asphaltting" of Georgia Avenue, 14th Street and 16th Street, the establishment of a sewer, and the expansion of the Brightwood Elementary School. The Citizens Association essentially reconfigured the previously rural landscape of Brightwood and established the foundation and associated infrastructure for a great deal of residential development.

With increased accessibility and modern urban amenities, Brightwood attracted rapid residential construction, as former farmlands were shuttered and lots were sold for development. In 1891, the subdivision of Brightwood Park was established when a descendant of James White sold 82 acres of land to be divided into 34 lots. Brightwood Park is generally known today as the area between Georgia Avenue, Missouri Avenue and Emerson Streets. By 1907, four additional subdivisions had been established in Brightwood. A few years later in 1910, the area had three times as many houses as it had thirty years earlier. Builder and developer Harry Wardman was very influential in Brightwood, building prolifically in the area after World War I. Wardman responded to Herbert Hoover's request to provide adequate, single-family housing to middle-class military families by building 700 brick semidetached row houses.¹⁹ As the population of Washington grew, however, it became clear that the need for denser housing simply necessitated the construction of more apartment buildings, in lieu of row, semi-detached, or single family houses. Although no firm would build as extensively in Brightwood as Wardman, other developers viewed Brightwood as a locational solution for the housing shortage due to the area's attractive amenities, such as proximity to Georgia Avenue, 14th Street, and 16th Street stores, shops, and bus and streetcar lines, well into the 1940s.²⁰ In fact, apartment buildings, with their accompanying speculative investment potential, became Washington's prime real estate venture.²¹ The Homestead is one such venture.

¹⁷ "Brightwood Proud of Thirty-Year Fight for Civic Improvement," *The Washington Herald*, January 1, 1922, 4.

¹⁸ Katherine Grandine, *Brightwood*, 132.

¹⁹ *Ibid*, 135.

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

²¹ *Apartment Buildings in Washington, D.C. 1880-1945*, p. E-55.

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City directories indicate that W. Charles Heitmuller (1869-1958) was living in a two-story detached dwelling with porch and several outbuildings at 812 Jefferson Street, Lot 0803 of Square 2999 in 1911.²² No permit has been located for the construction of this dwelling, but directories indicate it was likely constructed ca. 1907. Heitmuller was a proprietor of a well-known produce company in the District. And, soon after his residential move to Jefferson Street, Heitmuller witnessed the development of Brightwood Park. The rowhouses immediately across from his dwelling were constructed in 1912 and 1913. Those on the south side of Square 2999 and in the southeast corner arrived between 1921 and 1922, as did those at the northwest corner. In 1926, a 13-family apartment building was constructed opposite the square on 8th Street. In 1927, the lot immediately east of Heitmuller's residence received the construction of the two-story Brightwood Park Court Apartments (5320-5328 8th Street), a 40-unit building designed by the notable and prolific George Santmyers, Jr. (1889-1960). In 1937, the nearby two-story Brightwood Park Public School at Ingraham and 9th Street was replaced with the larger three-story George Truesdell Public School. Clearly, the enclave was growing and Heitmuller saw a business opportunity. He thence demolished his dwelling and as owner and builder, hired the design services of de LaDurantaye. His planned four-story Homestead was first announced in the May 7, 1939 issue of the *Washington Post*. It is clear LaDurantaye and Heitmuller, too, knew that the Homestead would compete for tenants with its' contemporaries in the immediate vicinity, including Jefferson Terrace at 700 Jefferson (1937), a three-story apartment reflecting a stripped down Colonial Revival style and the adjacent Santmyers-designed building on 8th Street. Brightwood Park Court Apartments exhibits Santmyers' Colonial Revival vocabulary in full consisting of a traditional plan with two projecting bays flanking the central entrance that holds fluted pilasters and pediment. Thus, it is perhaps not unsurprising that the Homestead's façade exhibited more elaborate and distinct ornamentation, as well as the fact that the amenities of rear and side patios, and an elevator were included in the design. (Garages were mandated in larger buildings beginning in the 1920s. It is unclear at this point as to whether the Homestead's basement garage was a requirement, or the whim of the owner.)

The Homestead's ideal residents were young professional commuters or couples starting their first home of modest means. The 1940 United States Federal Census of those living at 812 Jefferson indicates mainly professional workers, including accounting-, Social Security and Post Office-clerks, as well as a stenographer, a child welfare case worker and a geographer. Only two children, both under the age of three, are listed. When the Homestead opened, it advertised as a "*New Building – One of Washington's Finer Apartment Buildings – Including Gas and Electricity – Elevator Service - Garage*"²³ mirroring well the growing residential needs, desires and patterns of young professionals and newlyweds in a rapidly developing tract of the city.

In addition to the Homestead, multi-family buildings erected in Brightwood within the vicinity include the nearby Jefferson, at 5401-5407 9th Street, constructed in 1941 (extant); Brightwood Manor at 939 Longfellow, constructed in 1941 (extant) and Brightwood Gardens at 931 Longfellow, constructed in 1942 (extant). Others include the Concord Gardens Apartments, at 5906 13th Street, NW constructed in 1936 (extant); the Townley Park Apartments at 5912 14th

²² "Charles Heitmuller, Former Marketman," *The Washington Post*, November 11, 1958.

²³ "Display Ad 30 – No Title" classified ad, *The Washington Post*, December 20, 1939.

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Street, NW constructed in 1940 (extant); and the Rolling Terrace Apartments at 1360 Peabody Street, NW, constructed in 1940 (extant).²⁴ As a result, moderately-sized apartment buildings were added to the Brightwood landscape between 1937 and 1945 and were typically located near to the major thoroughfares of Georgia Avenue, the commercial center for stores, gas stations and garages, and 14th Street. (The third major thoroughfare of 16th Street remained a corridor primarily for high-style, single-family dwellings.)

The Homestead today, continues to serve as an intact representative that reflects not only the burst of apartment design commissions that de LaDurantaye experienced in the late-1930s, but moreover, the development of the Brightwood neighborhood, inclusive of that of the Brightwood Park enclave, which grew from a rural to a residential, commuter neighborhood prominently situated near and strongly associated with ties to crucial transportation lines.

²⁴ D.C. Building Permit #241586, March 19, 1941; D.C. Building Permit #246881, August 26, 1941; D.C. Building Permit #253808, July 2, 1941; D.C. Building Permit #188019, February 1, 1936; D.C. Building Permit #234578, July 15, 1940; D.C. Building Permit # 236532, Sept. 13, 1940.

The Homestead Apartments
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9. Major Bibliographical References

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

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Washington, D.C. City Directories, 1919, 1923, 1924, 1930, 1934.

Washington Herald

Washington Post

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property .6 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: 38.954872	Longitude: -77.024738
2. Latitude:	Longitude:
3. Latitude:	Longitude:
4. Latitude:	Longitude:

The Homestead Apartments

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Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

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

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

The Homestead Apartments are located at 812 Jefferson Street NW, Washington, DC, occupying Lot 0803 in Square 2999. The building is bounded by Jefferson Street at the north, an apartment building under different ownership to the east, short alley to the south and private residential unit to the west.

Boundary Justification (Explain why the boundaries were selected.)

The selected boundaries encompass the entire Lot 0803 in Square 2999.

11. Form Prepared By

name/title: Jennifer Hembree and JulieAnn Murphy
organization: MacRostie Historic Advisors, LLC
street & number: 1400 16th St. NW Suite 420
city or town: Washington state: DC zip code: 20036
e-mail: jhembree@mac-ha.com
telephone: (202) 483-2020
date: June 2017

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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.)

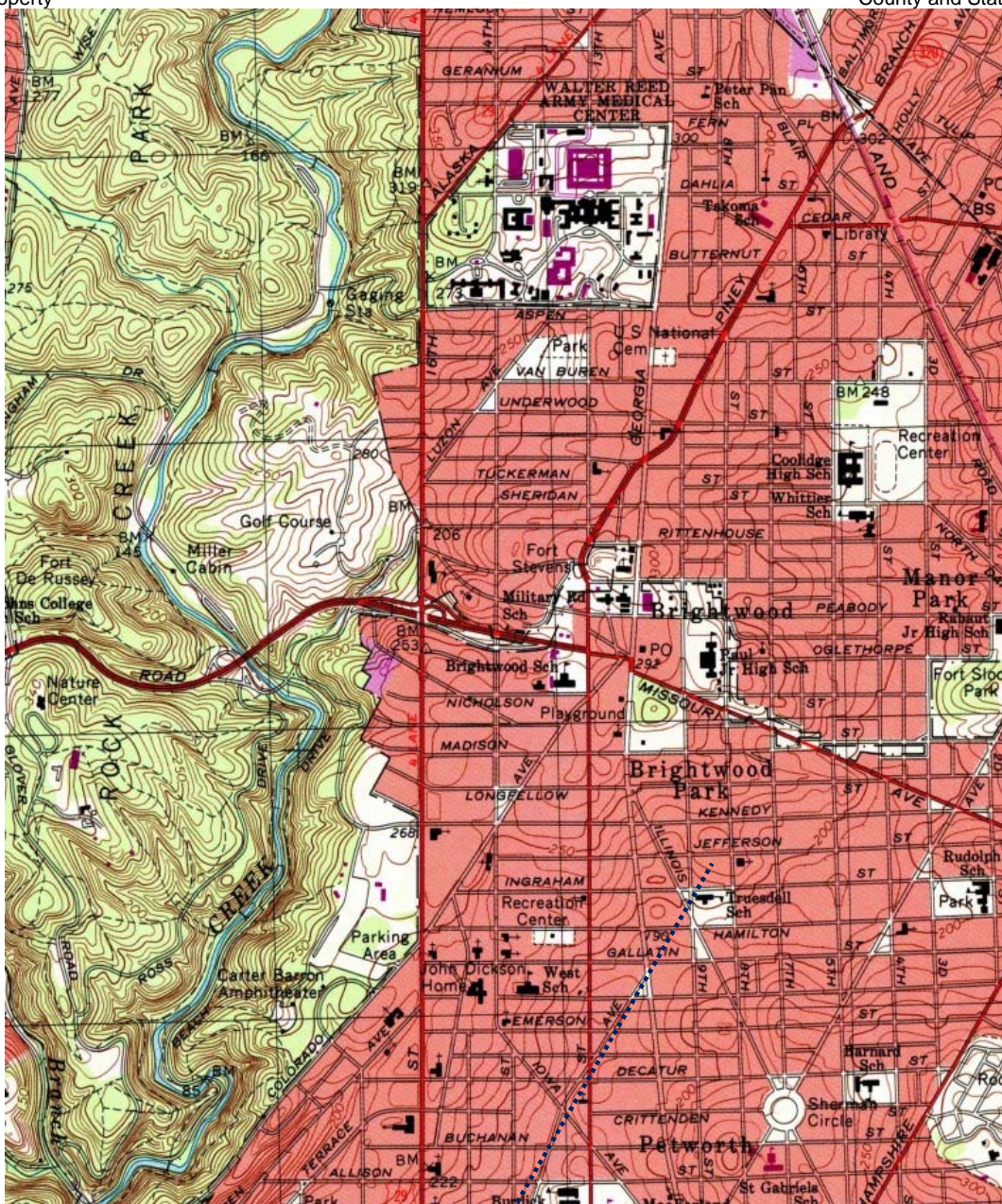
Maps: USGS Map or equivalent (7.5 or 15 minute series), indicating the property's location

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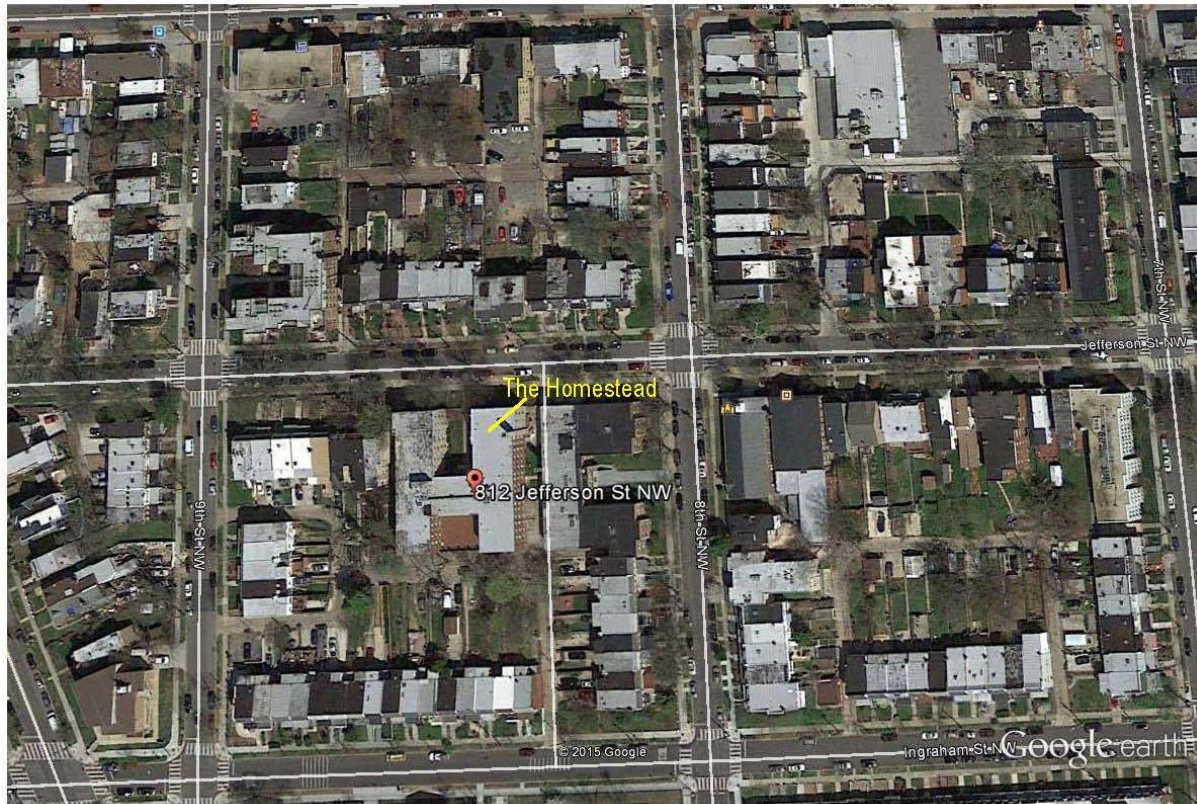


**USGS Quad Map
(Washington West, 1983)
The Homestead Apartments
812 Jefferson St. NW**

Maps: USGS Quad Map, Washington West, 1983

The Homestead Apartments
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Google earth

feet 500
meters 100



Maps: Google Earth Map showing location

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↑ FIRST FLOOR
North arrow

Additional Items: Building foot-print and first floor plan,
showing rear and side patios
(credit: Arcadia Group)

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Additional Items: Historic newspaper advertisement, "New Building –Homestead – 812 Jefferson St., N.W." listing amenities, prices, and management company, *The Washington Post*, December 20, 1939.

The Homestead Apartments
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Photographs

Photo Log

Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

North elevation, facing south along walkway to arched gateway in courtyard.
1 of 13.



The Homestead Apartments

Name of Property

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Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

View south in courtyard towards main entry.

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The Homestead Apartments

Name of Property

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Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

View southeast toward west flanking wing's north elevation; vehicular drive to alley at right.
3 of 13.



The Homestead Apartments

Name of Property

District of Columbia

County and State

Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

View northwest toward west flanking wing in courtyard.

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Name of Property

District of Columbia

County and State

Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

Detail of contrasting brick corbelling and detailing found on north elevation.
5 of 13.



The Homestead Apartments

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Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

View north along west elevation from drive to alley and garage.
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Name of Property

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County and State

Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

View northeast in alley towards rear elevation; garage doors visible at left; rear exterior patio above grade at center left.

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The Homestead Apartments

Name of Property

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Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

View east from rear exterior patio.

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Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

View south from main entry doors in lobby to east-west corridor and hall that leads to rear exterior patio

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City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

View northwest in lobby from first floor east-west corridor, looking to main entry and mailroom

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Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

View west towards elevator and mail chute from east-west corridor and lobby steps at first floor

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State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

Typical unit living area.

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Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

Unit kitchen with historic cabinetry; limited instances.

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

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