

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 Valencia Apartments

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

Address 5922 13th Street, N.W., Washington DC 20011

Square and lot number(s) PAR 0087 0400

Affected Advisory Neighborhood Commission ANC 4A

Date of construction 1937 Date of major alteration(s) N/A

Architect(s) Joseph G. Herbert Architectural style(s) Moderne

Original use Apartment Buildings Present use Apartment Buildings

Property owner Hampstead Brightwood Partners, L.P.

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

NAME OF APPLICANT(S) Hampstead Brightwood 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) 543-4200

Name and title of authorized representative Greg Cassard, Principal

Signature of representative [Signature] Date 06/08/16

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

16-15 Date received [Signature]
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: Valencia Apartments

Other names/site number: 5922 13th St., N.W.

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: 5922 13th Street, N.W.

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

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

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

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>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=Apartment Building

Current Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling=Apartment Building

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement/Art Moderne

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 Valencia Apartments are located at 5922 13th Street NW in Square 2792, lots P87/400.

Designed by Washington, D.C. architect Joseph G. Herbert and constructed in 1937, the building is a three story plus basement brick and concrete building occupying the west side of 13th Street, Northwest, bounded by Rock Creek Ford Road, Northwest to the south and Peabody Street, Northwest to the north. It was historically referred to simply as "5922 13th Street, N.W." but subsequently named Valencia Apartments in recent times. The building is located in the Brightwood neighborhood of northwest Washington, D.C. As defined by the Multiple Property Documentation Form, *Apartment Buildings in Washington, D.C. 1880-1945*, Valencia Apartments is a conventional low-rise apartment building. The building is designed with Moderne stylistic elements, including an asymmetrical footprint and angular concrete ornamentation in low relief. The location and siting of the building also reflect the growth of transportation networks and residential construction patterns in the interwar period, as the population of the city expanded north from central Washington, D.C.

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Narrative Description

Site

Valencia Apartments is located at the eastern end of a triangular shaped block delineated by 13th Street at the east, Peabody Street at the north, 13th Place to the west and Rock Creek Ford Road to the south (along the hypotenuse). The Valencia Apartments property encompasses a majority of the block; the western third of the block is under separate ownership and a discontinuous component of Rock Creek Park, a National Park. The building fronts 13th Street to the east, with the entire footprint angled slightly southward. When viewed from the east, the grading of the overall site appears to slope down gently and minimally from north to south. A steep grade is evident however when the building is viewed from the rear, with an abrupt embankment east of the western wing. A short service drive, to the building's trash facilities, is accessed from Rock Creek Ford Road at the southern portion of the west side. An existing curb cut and apron exist from Peabody Street near the western edge of the property. In the immediate vicinity of the apartment building across the adjacent streets to the east, south and north are other residential multi-family apartment buildings constructed in the first half of the 20th century. Park land is located to the building's immediate west and northwest; schools and religious institutions are also nearby, as is the commercial corridor of Georgia Avenue, N.W., approximately one block east.

Exterior

Valencia Apartments is a three story plus basement, brick and concrete building with a flat, built-up roof behind a parapet at the east, south and north sides. The building fronts 13th Street to the east, with the entire footprint angled slightly southward. The irregular U-shaped building consists of a center section recessed behind two flanking wings that extend eastward unevenly, each set at ninety degree angles and with a centered projecting bay. The building runs a total of 96' along the east side. Its elongated northern wing (which extends both eastward and westward from the center portion) runs some 103' along Peabody Street and is set back from the sidewalk behind a landscaped lawn. The southern wing, along Rock Creek Ford Road is shorter at 72' feet in length and is built up to the city sidewalk. This wing's southern side is non-linear and instead resembles the outer edge a honeycomb along its easternmost bays. All exterior walls are constructed of red brick laid in six-course common bond with one header course.

The center section of the building's primary (east) elevation is three bays wide. It is approached by a paved walkway from the 13th Street sidewalk. Two concrete steps provide access to a concrete landing delineated by painted thin metal railings. A third step accesses the central entrance. The single entry door features sidelights and transom with a curved canopy; the canopy obscures the transom from the outside. The first story up to the second floor window sill of this center section is faced in concrete with a continuous concrete lintel capping the three bays. The building's flanking wings project outward from the center section three bays and extend four bays across each. They each feature a centered 20' bay with two evenly-spaced window

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openings at every floor level. Each bay is flanked by paired window openings at all floor levels. In the center of the bays, extending between the top of the building's metal coping and the center of the third floor windows is a Deco-like ziggurat teardrop cast in a three-tiered concrete relief. The center of the teardrop is extended down to between the second and third floor level by a thin line of concrete.

All window openings of the primary elevation have concrete sills and flat soldier course lintels. Windows are one-over-one modern replacements. A heavy painted wood cornice sits above the third floor window lintels, demarcating the roof line. Above it is featured a brick parapet that extends along the east, as well as south and north elevations, breaking only at the two projecting east side bays. The parapet features an evenly-spaced repeating geometric diamond-shaped brick motif on the east and north elevations only.

The north elevation, also a street-facing elevation consists of ten bays. At the third and fourth bays from the west is a 16'-wide projecting bay. Fenestration is consistent along this elevation with a repeating pattern of two single bays followed by a paired window opening from east to west.

The south elevation fenestration is similar in pattern. The south elevation's six eastern-most bays are part of the east wing and abut the Rock Creek Ford Road sidewalk. Two of the honeycomb-like or hexagonal corners here feature dogs-tooth courses. The first floor's fourth bay from the east features an egress door deeply recessed behind a semicircular arched opening ornamented by a three-course brick surround. The remainder of the south elevation is set back from the street by four bays. A portion of the area between street and building provides the building's dumpster facilities.

The east elevation of the building, which has seven bays, features three single openings followed by alternating paired and single openings, from north to south. This is the rear of the building, and fronts the park land; it is devoid of ornamentation.

Interior

The single main entrance provides access directly into the building's lobby. Rectangular in plan, the lobby's west side features three taupe marble steps centered beneath a depressed-arched opening. This opening is flanked by two smaller depressed-arched openings. The steps lead up to the main north-south corridor; they are delineated by a thin metal railing as are the smaller arched openings. Marble wainscoting is featured along the perimeter of the lobby; a crown molding with vegetative relief delineates the lobby ceiling. The lobby's multi-colored tile flooring, geometric in pattern, appears to be historic.

The building consists of three floors and a basement, each featuring a main north-south corridor, as well as east-west corridors in the wings. Floors are accessible only by stair. A secondary egress is available from the basement to Rock Creek Ford Road. Residential units are generally located on either side of the corridors, with a stairwell just north of the lobby steps, as well as

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one in the south wing of the building. The concrete stairs are painted and have thin metal railings.

The first floor corridor in the space just beyond the arched openings is delineated by concrete beams at the north and south ends and features a marble baseboard and crown molding with decorative scrolls at the concrete beams. All other corridor flooring appears to be vinyl tile (although the basement has painted concrete); a painted concrete base is featured throughout. All corridor walls are painted stucco.

Many unit entries feature what appear to be their historic paneled wood doors and wood trim surround. Stairwell doors are also paneled wood doors and appear to be historic.

According to the D.C. permit to building application, the construction of the building was to be \$80,000 for 32 family units. The Valencia today continues to feature 32 one- or two-bedroom units. All units are equipped with a bathroom, kitchen and living space. The walls and ceilings are painted. Historic hardwood flooring remains in living spaces as does wood baseboard. Interior window trim and sills remain in many cases, although some windows, such as those that have received air conditioning units, have received replacement vinyl sills and trim. Many units feature interior wood paneled doors; those that have been replaced are slab. Unit baths feature tile flooring and wainscoting, although some tile flooring is a modern replacement. Kitchens have received linoleum or vinyl tile flooring and in most cases have replacement cabinetry; a limited number retain historic cabinetry. Kitchen appliances and bathroom vanities have also been updated over time.

Alterations/Integrity

Valencia Apartments retains a high degree of integrity. Exterior alterations are limited to the installation of the entry canopy and replacement of windows (and in some cases, interior window trim and sills) and the exterior doors and sidelights.

Interior alterations are largely at the cosmetic level. Corridors have received replacement flooring. In units, select finishes (e.g. tile flooring) or furnishings (e.g. cabinetry, appliances, vanities, toilets) of kitchens and baths have been updated over time as needed. However, the interior layout appears to remain original to the building.

Valencia Apartments retains sufficient integrity of materials, design, workmanship, setting, feeling, location, and association to communicate its significance within the context of the Conventional Low-Rise Apartment buildings and of apartment building architecture in Washington, D.C. The largely intact exteriors and interiors of the Valencia Apartments indicate few alterations over the years. Character-defining features at both exterior and interior continue to reflect stylistic evidence of Moderne architecture. These features include asymmetrical footprint, projecting bays, the concrete entrance surround and angular concrete ornamentation in low relief. In addition, brick geometric ornamentation, hexagonal walls and the heavy cornice remain, all of which illustrate the architect Herbert's late work with forms reflecting the Modern Movement. Inside, the architectural features of the lobby's marble wainscoting and the

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building's stucco finished walls remain, as do the depressed arches, a feature carried from the lobby throughout the units, delineating openings between living spaces and hallways, for instance. The location of the property retains its significant association with nearby 14th Street and its transportation corridors, as well as with the commercial corridor of Georgia Avenue and the surrounding Brightwood neighborhood.

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
-

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G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Criterion A – Community Planning and Development

Criterion C – Architecture

Period of Significance

1937

Significant Dates

1937 (construction)

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Joseph G. Herbert, Architect

Morris Silver (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.)

Valencia Apartments, located north of Missouri Avenue, Northwest in the Brightwood neighborhood, is locally significant under Criterion A in the area of Community Planning and Development for its contribution to the development of residential construction north on 13th Street, Northwest.

The building's location between the two bustling corridors of 14th Street and Georgia Avenue, at the nexus of several transportation routes, 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 area. Without adequate numbers of single-family houses, architects, (Joseph G. Herbert being one of the prolific), sought to construct apartment buildings as suitable alternatives, effectively re-shaping the once rural landscape of Washington, D.C. 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.¹ Primarily out of necessity, however, apartment buildings were soon accepted as comfortable solutions for middle-income individuals and families. Valencia Apartments was built to house 32 families and continues to do so today. The modest size of the building, yet spacious layout of units, and locations adjacent to major transportation networks made apartments, including Valencia Apartments, an attractive and convenient alternative to single-family housing.

The Valencia Apartments is also locally significant under Criterion C in the area of Architecture within the context of apartment buildings designed by local architect Joseph G. Herbert, specifically as being representative of the culmination of his apartment building career.

Herbert's career spanned more than thirty years, in which he designed and built some 315 Washington, D.C. buildings, including single-family dwellings, warehouses, flats, mixed-use buildings, stores, as well as 32 low- to mid-rise apartment buildings. Historic District of Columbia building permits research indicates that Valencia Apartments was his last single-use apartment building permitted before his death in 1938.

¹ *Apartment Buildings in Washington, D.C. 1880-1945*, National Register Nomination, 1994, section E, pp. 6-7.

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

Valencia Apartments is classified as a Conventional Low-Rise Apartment Building subtype as defined by the Multiple Property Documentation Form, *Apartment buildings in Washington D.C. 1880-1945*, 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 include:

- 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.

The Valencia Apartments meets Criterion A-3 as a representative example of the interwar development of low-rise apartment buildings following developments of increased transportation networks along 14th Street and Georgia Avenue.² Both streetcar lines and automobiles used 14th Street and Georgia Avenue as two of the primary modes for traveling north and south, to and from, downtown Washington, D.C. The extension of streetcar lines north from Park Road up 14th Street encouraged associated residential development farther from downtown. The construction of Valencia Apartments within a short walk to both 14th Street and Georgia Avenue and its' lack of dedicated garages, demonstrates that most residences likely commuted to work by streetcar or bus and relied heavily on this nexus of several transportation routes.

Valencia 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. Between 1935 through 1941, of the \$102 million expended for residential housing, sixty percent went toward apartment buildings.³ 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.⁴ Comparatively, rent in Valencia Apartments when the building opened ranged from \$44.50 to \$77.00 per unit, each of which included, in addition to a bedroom(s), a dinette, kitchen, living room, and bathroom. This was on the lower end of the rental spectrum for apartments. (For example, the Gilliot Courts building, located at 16th and Sheridan Streets, rented in the more expensive range of \$52.50 to \$87.50; rent for two rooms in a large house in the Mount Pleasant Neighborhood to the south of Brightwood was approximately the same price as Valencia Apartments, but offered far less space and less

² *Fort View Apartments National Register Nomination*, 2009, section 8, p. 5.

³ *Apartment Buildings in Washington, D.C. 1880-1945*, National Register Nomination, section e, p. 55.

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

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privacy.⁵) Additionally, the need for housing was made 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 largely rural farmland and served as grounds for summer cottages and entertainment on the outskirts of downtown Washington, D.C. until the early 20th century. Fourteenth Street developed as an off-shoot of the toll road established on 7th Street (now Georgia Avenue) in 1818 and the surrounding area was gradually made more accessible by streetcar lines carrying residents along 14th Street and Georgia Avenue out of the city to racetracks and pleasure grounds north of downtown. Although initially void of much development along the road, 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. The 1893 Highway Act further changed the shape of a burgeoning urban enclave by re-drawing the grid pattern of the streets, transitioning a still somewhat rural region into a fully suburban community.⁶ The Valencia Apartments, constructed 1937, is representative of the type of apartment development that grew along transportation corridors, as the 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.

Valencia Apartments is also eligible under National Register Criterion C (Distinctive physical characteristics of design or construction) under the following specified criteria:

- C-5: Buildings that reflect changes in aesthetic philosophies.
- C-6: Buildings that illustrate expressions of architectural styles, either 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.

Valencia Apartments meets Criteria C-5, C-6 and C-7 as it reflects the evolution of architectural styles used in Washington, D.C. and those by Joseph G. Herbert (1890-1938) in the interwar period. Joseph G. Herbert was known throughout Washington as a prominent architect, builder, and contractor. He died relatively young, at the age of 48 shortly after the completion of his last apartment building, 5922 13th Street, NW (now Valencia Apartments). Herbert was a native of St. Mary's, Maryland but had lived in Washington since childhood, designing his first building in 1916. According to his obituary, Herbert was a Mason and an Odd Fellow, and was especially well-known locally because he had "erected numerous apartment buildings here."⁷ Although Herbert appears to have died at the peak of his career, his contribution to D.C.'s architectural development remains important. He was the architect and/or builder for at least 315 structures in

⁵ "Classified Ad 2 - No Title," *The Washington Post*, 19 June 1939;

"Unfurnished Housing Classified Ad," *Washington Star*, 10 July 1937.

⁶ Katherine Grandine, *Brightwood: From Tollgate to Suburb*, ed. Kathryn Schneider Smith (Baltimore: The Johns Hopkins University Press, 2010), 132.

⁷ "Rites Set Monday for J.G. Herbert," *The Washington Post*, 10 September 1938, p. 10.

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the District over the course of three decades. His early career consisted of small commercial buildings and two and three story single-family homes, primarily in the southeast quadrant of the city, which is where his first apartment building, built in 1927 at 2200 Minnesota Avenue (no longer extant), was located. Later that year, Herbert entered a partnership with builder W.M. Ward to build three low-rise apartments in the northeast quadrant, and two in the southeast and southwest. The four-story building at 1820 Swann Street, his first in the northwest and extant, is brick with stone detailing in the classical revival style with Italian-influenced detailing.⁸

As his career progressed, Herbert became one of the city's affordable housing architects. In 1935, he worked with the D.C. Sanitary Improvement Company to construct 17 buildings – six apartments and eleven flats. The D.C. Sanitary Improvement Co. was incorporated in 1897 to replace or repair D.C.'s unsanitary, cramped, and often dangerous "alley dwellings." These inhabited alleys, in many instances, housed the city's poorer constituents, and held what many wealthier urbanites and those in power considered to be ramshackle buildings. The alleys were thus negatively viewed as breeding grounds for disease and moral corruption. The D.C. Sanitary Improvement Company was hence established to "Supply to wage-earners improved, wholesome houses at reasonable rents. It will provide the very best accommodations from the standpoint of hygiene, and, as to comfort, the utmost which a given cost will permit."⁹ The goal of the organization was to enable the poor, but employed alley dwellers to move out of the alleys and move up economically, with the intent to eventually eradicate alley dwelling in the city entirely. The company built a number of two-story two-unit flats for this purpose towards the end of the nineteenth century and in the early twentieth century, before WWI forced them to temporarily suspend operations. These flats were Washington's answer to New York City's large tenement buildings for the poor.¹⁰ Herbert was a part of the organization's later interwar incarnation. During the 1930s, the Sanitary Improvement Company resumed operations, with Herbert designing 17 of their buildings. The simple, two-story brick flats and apartments (consisting of triplexes and attached buildings) Herbert designed accommodated four families each, an increase from the Company's earlier two-unit flats. Herbert's Sanitary Commission dwellings were all constructed in the upper northwest quadrant in the Petworth neighborhood: six were located on Delafield Place, NW, six on Decatur Street, NW, and five on 3rd Street, NW. All appear to be extant and were designed in the Colonial Revival style – featuring hipped roofs with side-gables or dormers and symmetrical fenestration, for instance.¹¹

⁸ "D.C. Building Permits Database," search term 'Herbert, Jos. G.'

⁹ George M. Kober, *The History of Development of the Housing Movement in the City of Washington, D.C.*, 3rd ed. (Washington: The Washington Sanitary Housing Companies, 1927), Digitized by Google Books, accessed 4 March 2014 via HathiTrust: <http://hdl.handle.net/2027/mdp.39015028129883>

¹⁰ George Miller Sternberg, *Report of Committee on Building of Model Houses, President's Homes Commission, 1906*, p 18-19. Digitized by Google Books, accessed 4 March 2014 via: http://books.google.com/books?id=FBQXAAAAYAAJ&dq=DC+sanitary+improvement+co&source=gbs_navlinks_s

¹¹ "D.C. Building Permits Database," search term 'D.C. Sanitary Improvement' and 'Herbert, Jos. G.;" see also: "Work to Start Tuesday on 17 4-Family Flats: Sanitary Improvement Co. Estimates the Cost at \$350,000," *The Washington Post*, 10 March 1935, p. R2.

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Herbert's final three apartment buildings, of which Valencia Apartments was the last, were located in the Brightwood neighborhood. Herbert designed two conventional low-rise apartment buildings for the Gorin and Horning firm in 1936 and 1937. These two buildings, located at 6000 13th Street, NW, and 1315 Peabody Street, NW, sit directly across Peabody Street from Valencia Apartments. Like the Valencia, they are three stories plus basement brick and cinderblock buildings, however, they continue to feature classical revival design influences. 6000 13th Street, NW, for example has gambrel-styled parapets, a fanlight above the entrance, tripartite windows and a pilastered door surround.

Valencia Apartments in contrast, reflects Herbert's experiment with the use of more Deco-inspired features and asymmetrical forms, and as such is representative of not only his transition to a more modern aesthetic, but sits appropriately as such in the evolution of apartment building architecture in Washington, D.C.

Valencia Apartments is also 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;
- Does not contain an elevator;
- 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."¹² It is this very prevalent form of apartment buildings exemplified in Valencia Apartments that helped to define the spread of the population north along 14th Street and Georgia Avenue, major transportation thoroughfares in the District. Valencia Apartments consists of a three-story plus basement containing a total of 32 self-sufficient units that are accessed solely by interior stairwells.

In addition to satisfying the National Register and Multiple Property Documentation criteria, Valencia 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 Traceries and adopted by the D.C. Historic Preservation Review Board and listed in the National Register of Historic Places in 1994. Valencia Apartments illustrates the growth of residential construction in a new architectural style

¹² *Apartment Buildings in Washington, D.C. 1880-1945*, National Register Nomination, section f, p. 6.

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near to major transportation lines. The building was constructed between two major transportation routes: the routes on Georgia Avenue and the routes on 14th Street. The building's lack of garages emphasizes the commuter nature of the residents seeking to live in the Valencia. Valencia Apartments also represents a partnership enjoyed between architect Joseph G. Herbert, and the developer Morris Silver. Together, the two individuals constructed approximately 15 buildings in Washington, D.C. between 1935 and 1937. Working predominantly in Northwest, they built several rows of attached, two-story single-family houses along New Hampshire Avenue and two semi-detached single-family dwellings on Oglethorpe Street, NW. Ideals created in the single-family houses constructed by Herbert and Silver, including privacy, appealing design, and access to modern amenities, were successfully translated into apartment living when Herbert, acting as architect and builder, and Silver, the owner, collaborated to create Valencia Apartments. This collaboration is unique as historic permits research indicates it is the only apartment building the two worked on together, and it was the last single-use apartment building of Herbert's prolific career.¹³

The Neighborhood

Valencia Apartments are located on the west side of 13th Street, bounded by Rock Creek Ford Road to the south and Peabody Street to the north in the Brightwood neighborhood of northwest Washington, D.C. Located along 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. Valencia Apartments illustrates the extended residential patterns north along 14th Street and Georgia Avenue, and the rise of apartment houses in Brightwood 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

¹³ "D.C. Building Permits Database," search term 'Silver, Morris' and 'Herbert, Jos. G.'

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

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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

Despite the relatively small population residing north of Florida Avenue and before the Maryland state line, an elaborate network of additional transportation lines were 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.

Brightwood Development and the Valencia Apartments

With increased accessibility and modern urban amenities, Brightwood attracted rapid residential construction, as former farmlands were shuttered and lots were sold for development. By 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 Other developers, including Morris Silver and Joseph Herbert, for example, viewed Brightwood as an investment in and a solution for the housing shortage due to the area's attractive amenities,

¹⁵ Grandine, 128.

¹⁶ Cultural Tourism D.C., 21.

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

¹⁸ Grandine, 132.

¹⁹ Grandine, 135.

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including proximity to Georgia Avenue, 14th Street, and 16th Street stores, shops, and bus and streetcar lines, well into the 1940s.²⁰

As the population of Washington grew, it became clear that the need for denser housing simply necessitated the construction of more apartment buildings, such as Valencia Apartments, in lieu of row, semi-detached, or single family houses. In addition to the Valencia Apartments, other multi-family buildings erected along the 13th Street corridor included 1315 Peabody Street and 6000 13th Street, both by Herbert, and 5906 and 5912 13th Street, designed by architect George Santmyers. These were just a handful of the moderately sized apartment buildings were added to the Brightwood landscape between 1935 and 1945.²¹ The new apartment buildings were typically located adjacent to the major thoroughfares of Georgia Avenue (the commercial center for stores, gas stations and garages), and 14th Street.

Many of these, like the Valencia, advertised qualities that made them seem more like fully-equipped homes instead of apartments. The Weaver Brothers' ad for 5922 13th Street (Valencia Apartments) boasted "nicely arranged, all outside, cross ventilation, plenty of closets [with an] insulated roof, gas stoves, Electrolux refrigerators, kitchen cabinets, [and an] incinerator."²² Thus, renters who may have initially been skeptical of residing in multi-family units were provided elements of the single-family house, including privacy, new appliances, and proximity to nature. The amenities found at Valencia Apartments demonstrate well the growing residential needs and patterns developing in the stretch of Brightwood between 16th Street and Georgia Avenue between 1910 and 1945, servicing young professionals and other workers in a rapidly developing tract of the city.

Central to the appeal of apartment complexes such as Valencia Apartments in Brightwood was the accessibility to transportation lines, particularly bus routes and streetcar lines, and the siting of the apartments near Rock Creek Park. Residents of Valencia Apartments, in addition to several other surrounding complexes, lacked dedicated building garages and were thus less likely to own a car and more likely to be users of public transportation. The rapid increase of Brightwood's population, however, strained the transportation infrastructure, causing overcrowded and unsanitary transportation lines, according to one newspaper article, perhaps contributed to by frequent school-age riders. The Brightwood Citizens Association addressed these points on behalf of residents by encouraging express bus routes along 13th Street, directly adjacent to the Valencia, for commuters explicitly traveling downtown.²³

Today, the residential nature of Valencia Apartments continues to reflect the culmination of Joseph G. Herbert's architectural vocabulary incorporating modern forms and materials and the

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

²¹ "D.C. Building Permits Database," search term 'Herbert, Joseph' and '5906-6000 13th Street NW.'

²² "New Apartments" ad, *The Evening Star*, 10 July 1937, p. C12.

²³ "Brightwood Citizens Urge Express Bus," *Washington Post*, 12 April 1941, p. 15.

Valencia Apartments, 5922 13th St., NW
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development of the Brightwood neighborhood from a rural to a residential, commuter area prominently situated near and strongly associated with ties to crucial transportation lines.

Valencia Apartments, 5922 13th St., NW
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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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“D.C. Building Permits Database,” search term ‘D.C. Sanitary Improvement.’

“D.C. Building Permits Database,” search term ‘Herbert, Jos. G.’

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National Register of Historic Places Nomination Form - Fort View Apartments. Prepared by EHT Tracerics, listed 2009.

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“New Apartments” ad, *The Evening Star*, 10 July 1937, p. C12.

“Rites Set Monday for J.G. Herbert,” *The Washington Post*, 10 September 1938, p. 10.

Sternberg, George Miller. *Report of Committee on Building of Model Houses, President’s Homes Commission, 1906*, p 18-19. Digitized by Google Books, accessed 4 March 2014 via:
<http://books.google.com/books?id=FBQXAAAAYAAJ&dq=DC+sanitary+improvement+co&source=gb_s_navlinks_s>.

“Thriving Brightwood Section Can Recall Rich Historical Past.” *The Evening Star*. 4 September 1950.

“Unfurnished Housing Classified Ad,” *Washington Star*, 10 July 1937.

“Work to Start Tuesday on 17 4-Family Flats: Sanitary Improvement Co. Estimates the Cost at \$350,000,” *The Washington Post*, 10 March 1935, p. R2.

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): _____

Valencia Apartments, 5922 13th St., NW
Name of Property

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10. Geographical Data

Acreage of Property 0.6 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: 38.967359 | Longitude: -77.033037 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

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

Valencia Apartments, 5922 13th St., NW
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Verbal Boundary Description (Describe the boundaries of the property.)

The Valencia Apartments are located at 5922 13th, N.W., Washington, D.C. in Square PAR Suffix 0087 Lot 0400. The building is located at the eastern end of a triangular-shaped block; the building is bounded by 13th Street at the east, Peabody Street at the north, and Rock Creek Ford Road to the south (along the hypotenuse). The west side of the property abuts a discontinuous component of Rock Creek Park, a National Park, with 13th Place, N.W. beyond.

Boundary Justification (Explain why the boundaries were selected.)

The selected boundaries encompass the entire parcel of Square PAR Suffix 0087 Lot 0400, the legal parcel in which Valencia Apartments is located.

11. Form Prepared By

name/title: Rachel Firgens and Annie Dobberteen, with Jennifer Hembree
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 19, 2016

Additional Documentation

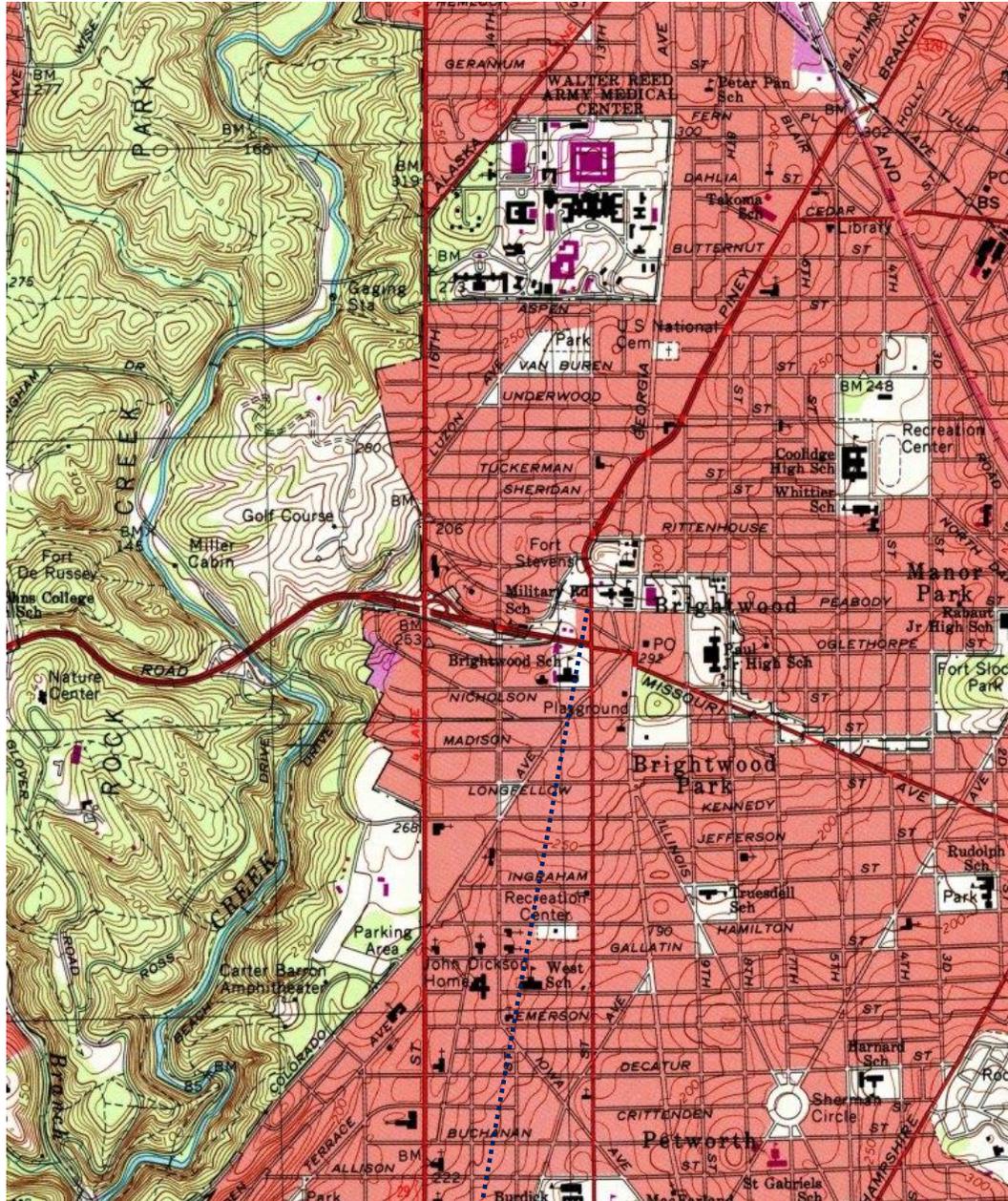
Submit the following items with the completed form:

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

Valencia Apartments, 5922 13th St., NW
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Maps: USGS Map or equivalent (7.5 or 15 minute series), indicating the property's location



**USGS Quad Map
(Washington West, 1983)
Valencia Apartments
5922 13th St., NW**

Valencia Apartments, 5922 13th St., NW
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Maps: Boundary Map of Square PAR Suffix 0087 Lot 0400, indicated in red



North arrow

Valencia Apartments, 5922 13th St., NW
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Maps: Baist Plat Map showing location indicated in yellow, 1954. (Credit: Library of Congress)

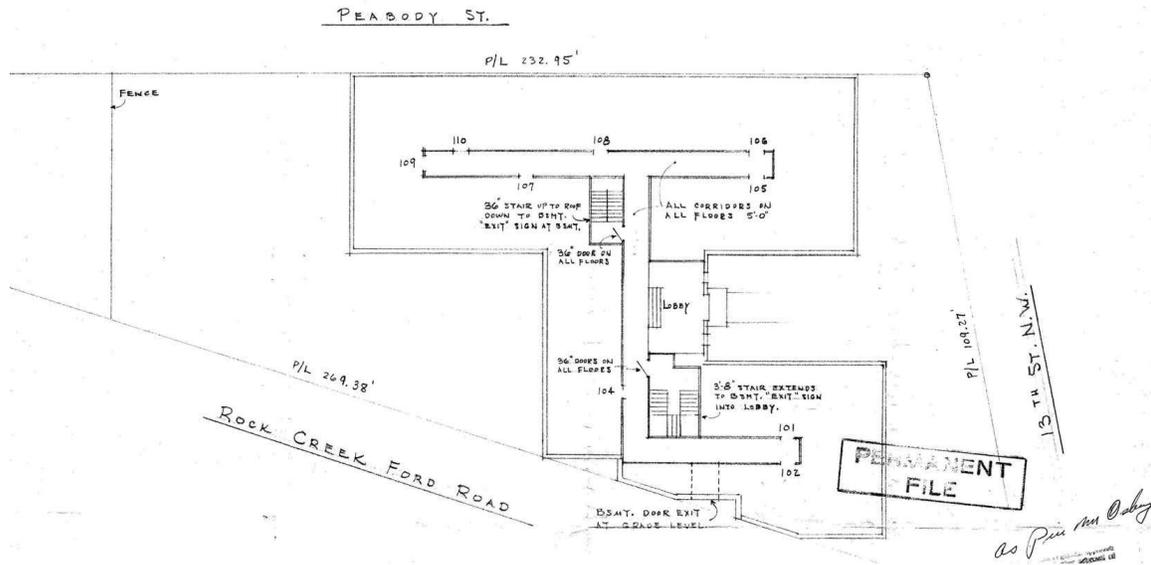


North arrow

Valencia Apartments, 5922 13th St., NW
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Additional Items: Building foot-print and first floor corridor plan, 1968
(Credit: D.C. Archives)



North arrow

Valencia Apartments, 5922 13th St., NW
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Additional Items: Newspaper advertisement, "New Apartments – 5922 13th St. N.W.," listing amenities, prices, and management company, *The Washington Star*, 10 June 1937.

New Apartments
5922 13th ST. N.W.
(Corner 13th and Peabody Sts.)

NICELY ARRANGED
ALL OUTSIDE
CROSS VENTILATION
PLENTY OF CLOSETS

One, two and three rooms,
kitchen, dinette and bath.

~~\$22~~ **\$44.50 to \$70**

Roof Insulated
Gas Stoves—Electrolux Refrigerators
Kitchen Cabinets—Incinerator
Resident Manager

**WEAVER
BROS INC
REALTORS**

Washington Bldr. District #486

Valencia Apartments, 5922 13th St., NW
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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: Valencia Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January, 2014

South (at left) and façade (east) elevations, view northwest from east side of 13th Street, N.W.
1 of 15.



Valencia Apartments, 5922 13th St., NW
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Name of Property: Valencia Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January, 2014

Façade (east) elevation, view northwest from east side of 13th Street, N.W.

2 of 15.



Valencia Apartments, 5922 13th St., NW
Name of Property

District of Columbia
County and State

Name of Property: Valencia Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January, 2014

Façade (east) elevation, center portion featuring recessed main entry, view west from 13th Street, N.W. sidewalk.

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Valencia Apartments, 5922 13th St., NW
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Name of Property: Valencia Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January, 2014

Façade (east) elevation, detail of angular ornamentation on projecting bay.

4 of 15.



Valencia Apartments, 5922 13th St., NW
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Name of Property: Valencia Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January, 2014

North elevation, view southwest from north side of Peabody Street, N.W.

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Valencia Apartments, 5922 13th St., NW
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Name of Property: Valencia Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January, 2014

West elevation, view east from park land at the rear of the property.

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Valencia Apartments, 5922 13th St., NW
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Name of Property: Valencia Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January, 2014

South elevation, eastern portion, view west showing hexagonal shaped walls along Rock Creek Ford Road, N.W.

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Valencia Apartments, 5922 13th St., NW
Name of Property

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Name of Property: Valencia Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January, 2014

South elevation, eastern portion, view east showing hexagonal shaped walls along Rock Creek Ford Road, N.W.

8 of 15.



Valencia Apartments, 5922 13th St., NW
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County and State

Name of Property: Valencia Apartments

City or Vicinity: Washington

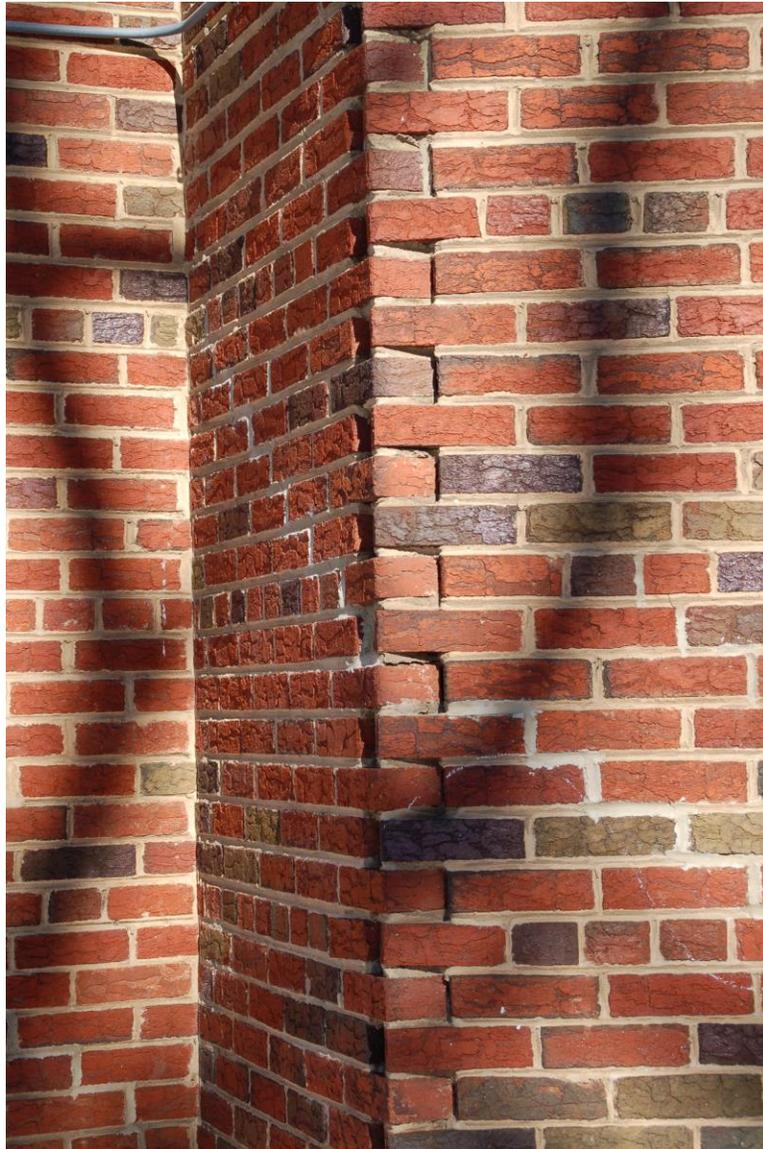
County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January, 2014

South elevation, eastern portion, detail of dogs-toothed courses on hexagonal-shaped walls.
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Valencia Apartments, 5922 13th St., NW
Name of Property

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Name of Property: Valencia Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Annie Dobberteen, MacRostie Historic Advisors, LLC

Date Photographed: February, 2014

Interior, first floor, main lobby, view northwest towards marble steps, depressed arch and railings.

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Valencia Apartments, 5922 13th St., NW
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Name of Property: Valencia Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Annie Dobberteen, MacRostie Historic Advisors, LLC

Date Photographed: February, 2014

Interior, first floor, main lobby, view southwest towards marble steps, depressed arch and railings.

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Valencia Apartments, 5922 13th St., NW
Name of Property

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Name of Property: Valencia Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Annie Dobberteen, MacRostie Historic Advisors, LLC

Date Photographed: February, 2014

Interior, typical corridor, view showing stucco-finished walls and paneled unit doors.
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Valencia Apartments, 5922 13th St., NW
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Name of Property: Valencia Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Annie Dobberteen, MacRostie Historic Advisors, LLC

Date Photographed: February, 2014

Interior, typical unit featuring hardwood flooring and depressed arch in hallway.

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Valencia Apartments, 5922 13th St., NW
Name of Property

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County and State

Name of Property: Valencia Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Annie Dobberteen, MacRostie Historic Advisors, LLC

Date Photographed: February, 2014

Interior, unit featuring historic kitchen cabinetry, typical of a limited number.
14 of 15.



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Name of Property: Valencia Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Annie Dobberteen, MacRostie Historic Advisors, LLC

Date Photographed: February, 2014

Interior, concrete stair and metal railings, typical of both stairs in this walk-up apartment building.

15 of 15.



Valencia Apartments, 5922 13th St., NW
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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.