

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property

County and State

Name of multiple listing (if applicable)

Section number _____ Page 1

Supplementary Listing Record

NRIS Reference Number: MP100002480

Date Listed: **6/1/2018**

Property Name: Duvall Manor Apartments

County: District of
Columbia

State: DC

This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation


Signature of the Keeper

6/1/2018
Date of Action

=====
Amended Items in Nomination:

Bibliographical References

The box for *Preliminary Determination of Individual Listing (36 CFR 67)* should be checked. [Part 1 approval on 4/6/2016; Project #33945]

The DISTRICT OF COLUMBIA SHPO was notified of this amendment.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

MP 2480

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: Duvall Manor 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: 3500-3510 Minnesota Avenue, S.E.

City or town: Washington State: DC County: _____

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

I hereby certify that this X 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 X 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 X local

Applicable National Register Criteria:

X A B X C D

<u>DAVID MALONEY / DC SHPO</u>	<u>3/29/2018</u>
Signature of certifying official/Title:	Date
<u>DC HISTORIC PRESERVATION OFFICE</u>	
State or Federal agency/bureau or Tribal Government	

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

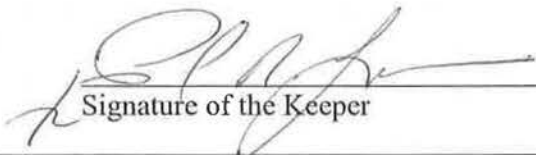
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4. National Park Service Certification

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

6/1/2018
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> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

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: Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Concrete and brick

Narrative Description

Summary Paragraph

Located at 3500-3510 Minnesota Avenue, S.E., Duvall Manor Apartments is a brick-clad, three-story apartment building constructed in 1948-1949 and designed in a mid-twentieth century Colonial Revival style. Located in the Greenway neighborhood in Anacostia, the building is constructed on a concrete foundation, faced in six-course common bond brick masonry. The building features a raised basement and is capped by a flat roof. Designed as a U-shaped compound plan, the building is organized with a main western block, connected to north and south wings by a pair of three-story one-bay hyphens. All of the building's upper-story windows are contemporary, one-over-one, double-hung vinyl windows, and unless otherwise noted, feature brick sills and wood lintels.

Exterior

The building is sited on a gently-sloping, landscaped, 1.3-acre lot that is bound on the north by Croffut Place, S.E., on the south by C Street, S.E., on the east by Minnesota Avenue, S.E., and on the west by adjacent Lots 27 and 32. Facing east, the building is accessed from the public sidewalk along Minnesota Avenue, S.E., by a pair of concrete walkways which provide access to its courtyard and its six courtyard-facing entrances. Two concrete sidewalks and sets of ascending concrete stairs provide access to the building from Croffut Place, S.E., a level concrete sidewalk leads to the building from C Street, S.E. Located in the southeast corner of the lot is a small asphalt-paved parking lot that is accessed from C Street, S.E., by two short concrete driveways.

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The building features three courtyard elevations. The west courtyard elevation is divided into eleven bays, while the north and south courtyard elevations are each divided into thirteen bays. The eastern five bays of the north and south courtyard elevations project slightly into the courtyard, creating a west-facing one bay elevation at the projection that is pierced on all three stories by a single, one-over-one window. Overall, fenestration of the courtyard elevations' upper stories consists of both single and paired one-over-one windows. Basement-level windows are two-pane metal awning windows with brick sills, and a number of these are missing and have been covered in plywood. The courtyard also contains a network of concrete walkways. Two of these walkways pass through the building's hyphens via two open first-story brick passageways. The entrances to these passageways feature segmental arches with concrete keystones.

Each of the three courtyard elevations contains two, first-story doorways. Two are located on the west courtyard elevation at the third and ninth bays (counting from the north), and two are placed at the third and ninth bays (counting from the east) of the north and south courtyard elevations. All six of these entrances consist of a single-leaf, two-pane glass and steel door. Their wood surrounds feature fluted pilasters supporting an entablature with a central keystone. The door surrounds of the two west courtyard entrances feature broken triangular pediments, while the north and south courtyard entrances present two triangular pediments and two without pediments. In addition, the north courtyard elevation contains a basement door, accessed by a set of concrete steps. The second-story windows located above all six entrances have jack-arched concrete keystone lintels and the third-story windows feature round-arched aprons with keystones. A slightly raised concrete belt course runs above the third story across all three of the courtyard elevations. Above the belt course, each courtyard elevation also contains a series of decorative sunken rectangular features in the brick work that recall the rectangular panels characteristic of the Adam style.

The north and south wings of this U-shaped building terminate in two east-facing, two-bay elevations. They are pierced on their first, second, and third stories by two one-over-one windows. At the basement level, these elevations contain two window openings with brick sills that are currently boarded up. In addition, these elevations feature the same concrete belt course found on the courtyard elevations.

The outer, street-facing, elevations of the building's north and south wings are each divided into sixteen bays pierced by a mixture of both single and paired one-over-one windows. The eastern eight bays of both elevations project outward, creating narrow west-facing one-bay elevations at the projections that contain a single one-over-one window on each of their three stories. The street elevation of the south wing lacks basement-level windows, while the north wing contains twelve basement windows, the majority of which are also boarded up. One of the twelve basement windows is a double-hung, wood six-over-six paired window with a wood mullion, and two are wood six-over-six single windows. In addition, the north wing's street elevation features a basement level door, accessed by a set of concrete steps that connect to one of the concrete walkways leading to Croffut Place, S.E. A slightly raised brick belt course, consisting

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of a soldier course capped by a header course, runs above the third story of both the north and south wing's outer elevations.

At their juncture with the connecting hyphens, the north and south wings terminate in two west-facing two-bay elevations that are pierced on their first, second, and third stories by one-over-one windows. These elevations feature a continuation of the brick belt course found on the north and south wing's street-facing elevations, and this element is also found on the outer elevations of the hyphens and the western block. Above the first-story open passageway, the street-facing elevations of the two hyphens are pierced by a paired one-over-one window on each of their upper stories.

The western block presents north and south-facing two-bay elevations at its juncture with the hyphens. Both are pierced by one-over-one windows on all three stories, and in addition, the north-facing elevation features an exterior brick chimney stack and two double-leaf, single-paneled, six-light wood doors at the basement level. Similarly, the western block's west, or rear, elevation is pierced by a mix of paired and single one-over-one windows. It contains two basement level windows; an opening for a two-pane awning window that is boarded and an intact metal twelve-pane awning window.

Interior

The interior of the Duvall Manor Apartments is architecturally modest with no public spaces. The six separate entrances lead directly to the stairwells. Two apartments are located directly off the landings of each stair. The stairwells have vinyl tile treads and risers in varying stages of disrepair, iron and wood railings, and plaster walls without molding. There are currently twenty-six apartments that are a mix of one and two-bedroom units. Each unit features a single bathroom, kitchen, and varying sizes of living areas. All of these spaces feature a mix of original and contemporary fabric; historic material extant in the spaces include some wood paneled doors and hardware, plaster walls, wood trim, and parquet and wood flooring.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Social History

Architecture

Period of Significance

1948-1949

Significant Dates

1948-1949

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Evan J. Conner (Architect)

Charles E. Smith (Builder)

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Statement of Significance Summary Paragraph

The Duvall Manor Apartments was determined eligible for listing in the National Register as part of the Federal Rehabilitation Tax Credit program under the District of Columbia's Multiple Property Document (MPD) *Apartment Buildings in Washington, D.C., 1880-1945*. Although the date of construction of Duvall Manor falls just outside the 1945 end-date of the MPD, the apartment building can be understood under the developed context and can be identified under the established property sub-types and so was appropriately evaluated under the MPD. The Duvall Manor Apartments merits designation under National Register **Criterion C** for embodying the distinguishing characteristics of a Colonial Revival-style conventional low-rise apartment building. It also meets National Register **Criterion A** for its association with multi-family housing construction trends immediately following World War II and the development of the Greenway neighborhood.

The resource qualifies for designation under the MPD's specific registration criteria:

- 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-7 - Buildings that illustrate the apartment buildings' role in the various plans and aesthetic movements characteristic to Washington, D.C.

Duvall Manor is representative of the "conventional low-rise apartment building," as identified in the MPD. This building type was designed and built specifically to function as a multifamily residence of at least two and no more than four stories in height with no elevator. Although the type most often has a single main entrance, Duvall Manor presages later apartment design—or reflects garden-apartment ideas—with multiple entrances into stairwells, which would obviate the need for a single lobby. Like later walk-up apartments, each block of the large U-shaped building functions as an independent unit, containing six to eight apartments. Their staggered arrangement allows for an additional window in each unit, while also adding visual interest by breaking up what would be a long plane of brick wall. This plan also allowed for construction in stages as each section could be individually built.

It also has important links to the garden apartment movement in its generous amount of open space. Duvall Manor is set back within a broad lawn, a treatment which distinguishes it from many contemporary apartment buildings. The wings frame an expansive garden with a single central tree and evergreen shrubs at each entrance.

The building was designed by Evan J. Conner and constructed in 1948-49 for owner A. Clyde Duvall. It followed on the heels of rapid apartment construction in the immediate Greenway area, spurred by wartime housing shortages. Made possible by streetcar connections and the construction of a new Pennsylvania Avenue bridge in 1939, the Greenway area was the site of several large federally supported apartments constructed during WWII. After the war, the

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District's population continued to grow, with more apartments like Duvall Manor providing housing opportunities in accessible parts of the city.

Narrative Statement of Significance

The Duvall Apartments at 3500-3510 Minnesota Avenue, S.E., is significant in the areas of **Community Planning and Development** and **Social History**. The building contributes to the historic context of apartment building development in the District of Columbia as presented in the MPD form. The construction of purpose-built apartment buildings, such as 3500-3510 Minnesota Avenue, S.E., provided a new type of housing to residents of the District. As an example of the Conventional Low-Rise Apartment Building, it represents the most prevalent example of the building type constructed locally during the first half of the twentieth century.

Buildings such as 3500-3510 Minnesota Avenue, S.E., introduced a new model for residential organization based on multi-family habitation that stood in contrast to the single-family dwellings and row houses of the nineteenth century. In addition, their construction represented a solution to the housing shortage experienced in the District during the 1930s and 40s, providing many residential units with an increased effectiveness of available architectural and financial resources. These buildings also permitted an efficient use of land in locations already served by public transportation and utilities, such as the Greenway neighborhood, directly affecting population growth in this and other outlying areas of the District. Further, the emergence of the Conventional Low-Rise Apartment Building changed the course of social and domestic trends, affecting patterns of development, social interaction, and public services in areas such as Greenway, where building activity and community growth was traditionally structured around the single-family dwelling.

3500-3510 Minnesota Avenue, S.E., is also significant in the area of **Architecture**. Constructed in 1948-49, the building embodies the distinctive characteristics of the Colonial Revival style. These are reflected in the building's material palette, and in elements such as its Georgian-influenced main entrance surrounds, keystone lintels, belt courses, and sunken masonry "panels." In addition, the building is architecturally significant as an example of the larger purpose-built conventional apartment buildings constructed after World War I, the design of which was influenced by local zoning laws and the Garden City Movement. Finally, the building was designed by Evan J. Conner, a prolific and versatile draftsman and designer who is credited with over 300 buildings in the District of Columbia, between 1932 and 1956. In the Anacostia and Greenway neighborhoods, his contributions range from kit houses he designed for Sears Roebuck and Company to the Art Deco-style Dobkin's clothing store at 2324 Pennsylvania Avenue, S.E.

The Period of Significance for 3500-3510 Minnesota Avenue, S.E., is 1948-1949, which corresponds to the years during which it was constructed.

Integrity

To ensure that the characteristics and qualities described in the MPD form are sufficiently represented, appropriate aspects of location, design, setting, workmanship, materials, association,

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and feeling must be retained to convey its associative, artistic, and informational value. The building is still in its original location, and has maintained its original plan and courtyard. It is set within a largely intact residential neighborhood that has retained much of its historic streetscape, characterized by detached single-family houses, small cottages, and low-rise apartment buildings constructed between the 1920s and 1940s. Importantly, the building retains its key character-defining elements, and therefore continues to convey the feeling of a 1940s Colonial Revival apartment building.

Development Context

The property is located within an area of the District of Columbia generally referred to as the Greenway community. Development of the cluster of neighborhoods located to the east of the Anacostia River began with the establishment of the Uniontown settlement, which was first laid out in 1854 by the Union Land Association. In 1890, the Pennsylvania Avenue Bridge was reconstructed, furthering interest among real estate developers who recognized the area's potential as a suburb of rapidly-growing Washington.¹

In 1894, J. D. Croissant, S. A. Sixbury, and W. A. Croffut subdivided part of the historic Bailey's Purchase and Fortune Enlarged tracts to create the East Washington Park neighborhood. Streetcar service was extended into the area in 1898, when developer Arthur Randle received a Congressional charter to establish the East Washington Heights Traction Railroad. The line was operational by 1905, and ran across the Pennsylvania Avenue Bridge, terminating at Minnesota Avenue, S.E.²

The flats of the Anacostia River, located to the west of the East Washington Park subdivision, were reclaimed during the late nineteenth century, and were converted into parkland after World War I. The river had become silted due to extensive land clearing and agricultural activity during the Colonial and Antebellum periods. By the late nineteenth century, large mud flats had formed along the river, and had become polluted due to sewage discharge.³ In order to ameliorate the problem, in 1902 the Army Corps of Engineers began dredging the Anacostia River.⁴ In 1923 the Corps broke ground for Anacostia Park, which was created from the newly reclaimed strip of riverside land.⁵

Substantive residential and commercial development did not occur in the Greenway neighborhood until the mid-twentieth century. Baist's real estate atlas reveals that the East

¹ Howard Gillette, "Old Anacostia, Washington's First Suburb," in *Washington at Home: An Illustrated History of Neighborhoods in the Nation's Capital*, ed. Kathryn Schneider Smith (Northridge, CA: Windsor Publications, 1988), 98-100.

² LeRoy O. King, *100 Years of Capital Traction: The Story of Streetcars in the Nation's Capital* (Washington: Taylor Publishing, 1972), 106.

³ Frederick Gutheim, *Worthy of the Nation: The History of Planning for the Federal Capital* (Washington: Smithsonian Institution, 1977), 141-43.

⁴ "To Dredge Anacostia River," *Washington Post*, August 9, 1902, <http://search.proquest.com> (accessed February 1, 2016).

⁵ "Formal Start Made for Anacostia Park by Breaking Ground," *Washington Post*, August 3, 1923, <http://search.proquest.com> (accessed February 1, 2016).

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Washington Park subdivision was almost entirely undeveloped in 1919. By the mid-1930s, development remained sparse along Minnesota Avenue, S.E., north of Massachusetts Avenue, S.E., and the 1936 Baist atlas still shows large un-subdivided parcels in this area, including the subject property. Building activity was more evident to the south, in the Randle Highlands subdivision, and during the late 1930s and early 1940s, the intersection of Pennsylvania and Minnesota Avenues, emerged as a flourishing commercial district, featuring the Art Deco-style Dobkin's department store at 2324 Pennsylvania Avenue, S.E.⁶ This commercial development was in part stimulated by the construction of a new Pennsylvania Avenue bridge in 1939.

Dobkin's was constructed by owner Harry Dobkin in 1938, and was designed by Evan J. Conner, who also designed the Duvall Manor Apartments.⁷ A newspaper advertisement for Dobkin's, which appeared in October 1946, proclaimed the store "S.E. Washington's Most Complete Department Store" and Dobkin's offered a variety of merchandise which ranged from clothing to appliances.⁸ The striking brick, two-story commercial building incorporates Art Deco elements into its design, reflecting the streamlined aesthetic that was transforming American architecture and consumer culture at the time.⁹

Defense Housing and Public Transportation

Development activity spread north from L'Enfant Square into the East Washington Park subdivision during the 1940s in the form of multi-unit housing. This expansion of multi-unit housing was necessitated by the influx of new government and defense workers into the Washington region. Between 1930 and 1940, the District's population grew from 486,869 to 663,091. By 1950 the population of the greater metropolitan area had reached 1,464,089. This need for greater housing, and the large percentage of unmarried defense workers resulted in a reduction in the size of individual apartment units. To meet the demand, developers built numerous small apartment complexes in the District of Columbia, either privately financed or backed by mortgage insurance provided by the Federal Housing Administration.¹⁰ In 1940, developer Morris Cafritz began construction of a large low-cost defense housing project known as the Greenway. The project, bound by East Capitol Street, S.E., Minnesota Avenue S.E., and Thirty-Fourth Street, S.E., features clusters of detached, low-rise, three-story, brick apartment buildings surrounded by ample landscaped greenspace.¹¹ Another defense housing project, Minnesota Gardens, was begun in 1943. The garden apartment complex, located at 3515-3527 Minnesota Avenue, was designed by architect Mathew G. Lepley, and consists of five attached, three-story, brick apartment buildings arrayed around a central courtyard.¹² The development of garden apartment complexes continued in the Greenway neighborhood after World War II, as

⁶ Byers, 405.

⁷ District of Columbia, Inspector of Buildings, Building Permit 217342, October 11, 1938.

⁸ "Display Ad," Evening Star, October 29, 1946, <http://infoweb.newsbank.com> (accessed January 29, 2016).

⁹ Gabrielle Esperdy, *Modernizing Main Street: Architecture and Consumer Culture in the New Deal* (Chicago: University of Chicago Press, 2008), 58-65, 146-48.

¹⁰ Gutheim, 229-30; Gillette, 101; Emily H. Eig and Laura H. Hughes, *Apartment Buildings in Washington, D.C. 1880-1945*, Eig and Hughes, E63-64.

¹¹ "Cafritz Starts \$3,000,000 Development," *Washington Post*, October 27, 1940, <http://search.proquest.com> (accessed February 1, 2016).

¹² District of Columbia, Inspector of Buildings, Building Permit 265323, November 17, 1943.

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reflected by the Duvall Manor apartments, built in 1948, and by later complexes constructed in the area.

The residents of the Greenway neighborhood were connected to the broader District of Columbia by public transportation. During the 1940s, the neighborhood's apartment dwellers relied primarily on the heavily traveled Benning streetcar line. From the car house located at Benning Road, N.E., and Kenilworth Avenue, N.E., the line continued on to New York Avenue, N.W., and Fifteenth Street, N.W. in downtown Washington. In 1949, the line was converted to bus service.¹³

A Working-Class Community

The Greenway neighborhood was a working-class suburb of Washington during the mid-twentieth century. The building provided housing for an assortment of both married and single residents. In Duvall Manor, the building's working-class residents represented the diverse nature of the local economy following the war, and included government employees, truck drivers, skilled construction and factory workers, clerks, and office personnel. The extent of available Washington, D.C., city directories from the 1940s and 1950s are fragmentary, but the 1954 and 1956 editions of *Polk's Washington City Directory* provide insight regarding the residents who were living in Duvall Manor at this time. The building was not fully occupied in 1954, and the directory from that year only lists residents at 3500, 3502, and 3504 Minnesota Avenue, S.E.¹⁴ By 1956, however, there were residents living in all portions of the U-shaped building. For example, Phyllis J. Weir, single, is listed as a U.S. government employee, while Evelyn V. Stratton, single, was employed as a technical assistant at the Library of Congress. A number of residents were working as drivers and service station personnel, reflecting the importance of the automobile to the local economy after World War II. Chester A. Humbert, single, was working as a supervisor at a local Hertz station, Sven Huelle, married, was working in the trucking industry, and John B. Dack, married, is listed as a driver for Coastal Refrigeration, Inc. Skilled workers included Stanley E. Solinski, married, who was working as a machinist in the U.S. Navy, and Harold F. Ensminger, married, who was a bricklayer for the W.C. and A.N. Miller Company. Cora M. Boyd, single, was working as a clerk in the offices of the D.C. Tax Assessor, while Harry M. Hardin, single, was employed as proofreader at the *Washington Post*.¹⁵ These middle-class residents of Duvall Manor were typical of the demographic segment who were living in the many Conventional Low-Rise Apartment Buildings that were being constructed in the District of Columbia during the twentieth century, and their presence speaks to the working-class character of the Greenway neighborhood during the 1940s and 1950s.

Housing Patterns and the Influence of the Garden City Movement

The "purpose-built" apartment building, based on European precedents, first arose in Washington during the mid-to-late nineteenth century, and by the mid-twentieth century, it had

¹³ King, 167, 173.

¹⁴ R. L. Polk, *Polk's Washington City Directory* (Washington: R. L. Polk, 1954), 210 (streets).

¹⁵ *Polk's Washington City Directory*, 1956, 248 (streets).

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become the primary form of housing for the region's working-class population. The first true "purpose-built" apartment buildings were constructed in Washington beginning in the 1880s as luxury buildings for the city's elite, but beginning in the 1890s, and continuing into the early twentieth century, more modest buildings were developed for the city's middle class, who had gradually begun to embrace the concept of apartment living.¹⁶ These purpose-built, "conventional-type" apartment buildings were usually three to four stories in height, precluding the need for an elevator. Their individual apartments were usually arranged along interior hallways, and typically included a parlor, bedrooms, a dining room, and a kitchen.¹⁷

During the first half of the twentieth century, particularly after World War I, the development of purpose-built apartment buildings in Washington was influenced by local zoning laws and the Garden City Movement. The District of Columbia adopted its first zoning ordinance in 1920. The law designated specific areas for apartment building construction, regulated the size of the building's footprint on the building lot, its setback from the street, as well as the amount of open space surrounding the building. A height limit was implemented in some neighborhoods as well.¹⁸ Likewise, the Garden City Movement influenced the character of multi-family residential design in the United States during the twentieth century. Ebenezer Howard, a late nineteenth-century English housing reformer, articulated the theoretical basis of the movement in advocating for the creation of low-density residential settlements within the rural landscape as an alternative to the crowding and other problems associated with urban living.¹⁹

The garden apartment form first appeared in America during the 1920s as an application of the principles of the Garden City Movement to multi-family housing. Garden apartment buildings, constructed as part of multi-building complexes, are notable for their low-rise form, their placement within in a landscaped setting, and the absence of the ornate lobbies and elevators seen in the mid- and high-rise apartment buildings of the era.²⁰ Duvall Manor, referred to in a 1954 advertisement as a "Modern Garden-Type Building," features a central courtyard, an element typical of the garden apartment form.²¹ Unlike the typical garden apartment complex, as defined in the MPD, Duvall Manor consists of a single building versus multiple structures, and its three wings are connected by multi-story hyphens. In addition to the influence of local zoning laws and the Garden City Movement, the extension of street railway lines during the twentieth century led to the emergence of apartment building corridors in the District. Similarly, the

¹⁶ Emily Hotaling Eig and Laura Harris Hughes, *Apartment Buildings in Washington, D.C., 1880-1945*, National Register of Historic Places Multiple Property Documentation Form (Washington, DC: Tracerics, 1993), E17-21.

¹⁷ *Ibid.*, E-21-22.

¹⁸ Mark Andrich, "The Impact of Zoning on Apartment House Development, Washington, DC, 1920-1985," unpublished research paper, George Washington University, February, 1985.

¹⁹ Ebenezer Howard, *Garden Cities of To-Morrow* (1898; repr., Cambridge, MA: MIT Press, 1965), 45-50.

²⁰ James M. Goode, *Best Addresses: A Century of Washington's Distinguished Apartment Houses* (Washington: Smithsonian Institution, 1988), 183-86; Emily Eig and Laura Hughes, *Apartment Buildings in Washington, D.C. 1880-1945*, National Register of Historic Places Multiple Property Document Form, 1993, E52.

²¹ "Apartments Unfurnished," *Evening Star*, July 4, 1954, <http://infoweb.newsbank.com> (accessed November 10, 2015).

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arrival of the automobile expanded the geographic extent of apartment house construction to areas such as Greenway.²²

Architectural Character

Residential development in the Greenway neighborhood is characterized by a mix of small frame and masonry houses and cottages designed primarily in the Craftsman style, and garden and larger apartment buildings in the Colonial Revival, Art Deco, and later modernist styles. The Duvall Manor Apartments reflects the continued preference in Washington, D.C., for the traditional Colonial Revival stylistic vocabulary particularly for the smaller, garden apartment styled buildings. The Colonial Revival emerged following the 1876 centennial, and its popularity was further enhanced by the restoration of Colonial Williamsburg during the 1920s.²³ Its advocates viewed the style as evoking the “moral tone of restraint and sound judgement,” and the Colonial Revival was encouraged by the Federal Housing Administration, who contributed to its dissemination during the Depression years.²⁴ The aesthetic remained popular throughout the 1950s, embodying the ideals of the city’s garden apartment movement and the popularity of smaller Conventional Low-Rise Apartment Buildings that housed many of Washington’s middle-class apartment residents. These well-built and well-detailed apartment buildings set within garden and landscaped courtyard settings appealed to the expansive middle-class population of the city.

Land Acquisition and Construction

The Duvall Manor apartment building is located in Square 5426, Lot 25. It was originally contained within part of Lot 4 in James Dundas, Trustee’s, subdivision of part of Bailey’s Purchase and Fortune Enlarged. The property was devised to Alexander Schaper by the will of Frederick W. Schaper during the early twentieth century, and this is reflected on Baist’s 1919 map of the area, which depicts it as a 13.58-acre undeveloped parcel. In 1934, A. Clyde Duvall and Wilbur O. Shilling purchased a four-acre portion of the tract from Arthur W. Duvall.²⁵ A. Clyde Duvall conveyed a portion of this parcel, designated as Lot 25, to Duvall Manor, Inc., in 1948.²⁶

Duvall Manor, Inc., applied for a building permit on October 11, 1948. The apartment building was designed by Evan J. Conner, and was constructed by builder Charles E. Smith. The brick and concrete block building was constructed at an estimated cost of \$150,000. As planned, the

²² James M. Goode, *Best Addresses: A Century of Washington’s Distinguished Apartment Houses* (Washington: Smithsonian Institution, 1988), 183-86; *Apartment Buildings in Washington, D.C. 1880-1945*, E52.

²³ William Butler, “Another City upon a Hill: Litchfield, Connecticut, and the Colonial Revival;” Charles B. Hosmer, Jr., “The Colonial Revival in the Public Eye: Williamsburg and Early Garden Restoration,” in *The Colonial Revival in America*, ed. Alan Axelrod (New York: W.W. Norton, 1985).

²⁴ Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge, MA: MIT Press, 1988), 168, 251.

²⁵ District of Columbia, Recorder of Deeds, liber 6851, folio 295, December 17, 1934.

²⁶ District of Columbia, Recorder of Deeds, liber 8817, folio 86, August 25, 1948.

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building was designed with 150 rooms and stood thirty-four feet in height with a flat, slag roof. Construction began in October 1948 and the building was complete by July 1949.²⁷

Post-Construction

The first advertisement for the complex appeared in 1954.²⁸ This advertisement does not name a management company. The Jandor Corporation acquired the building in 1959, and beginning in 1961, advertisements reference the H. G. Smithy Company as the management entity.²⁹ The property changed hands a number of times during the 1960s. By 1986, the building was being managed by Waggaman and Brawner.³⁰

Designer

Evan J. Conner was born in Pennsylvania in 1904. It appears that he was not formally trained as an architect, as census records indicate that he only completed two years of college.³¹ Conner was active in the District between 1932 and 1956, designing over 300 local buildings during this period. He first appears in Boyd's 1932 Washington, D.C., city directory as a draftsman for Sears Roebuck and Company.³² Sears offered kit-house designs through its Modern Homes division from 1908 to 1940.³³ After 1919, Sears houses were designed in-house by architects within the company's Architectural Division. Upon request, the company would also use plans produced by an individual purchaser's outside architect, adjusting the specifications and materials to reflect Sears' standards.³⁴ There are nine building permits, dating from 1932 to 1933, which name Conner as architect for houses built by Sears for various owners in the District. The dwellings designed by Conner for Sears are of masonry construction, standing one-and-a-half to two-and-a-half stories in height, and they reflect the Colonial Revival, Tudor Revival, Cape Cod, and Craftsman styles.

Conner was employed as a designer in a variety of professional settings during the Depression and World War II years. Sears temporarily closed their Modern Homes division in 1934 and 1935 due to losses sustained during the deepening economic depression.³⁵ In 1934, Conner was no longer working for Sears, and is listed in Boyd's directory from that year as an independent

²⁷ District of Columbia, Inspector of Buildings, Building Permit 312275, October 11, 1948.

²⁸ "Apartments Unfurnished," *Evening Star*, July 4, 1954, <http://infoweb.newsbank.com> (accessed November 10, 2015).

²⁹ District of Columbia, Recorder of Deeds, liber 11281, folio 625, July 29, 1959; "Apartments Unfurnished," *Evening Star*, September 14, 1961, <http://infoweb.newsbank.com> (accessed November 10, 2015).

³⁰ "Apartments Unfurnished," *Washington Post*, June 14, 1986, <http://search.proquest.com> (accessed November 10, 2015).

³¹ U.S. Bureau of the Census, *Sixteenth Census of the United States*, 1940, Colonial Village, Arlington County, Virginia, Enumeration District 7-13, sheet 26A, Record Group 29, National Archives, Washington, D.C.

³² R. L. Polk, *Boyd's District of Columbia Directory* (Washington: R. L. Polk, 1932), 425.

³³ Marina King, *Sears Mail-Order House Survey in Prince George's County, Maryland* (Upper Marlboro, MD: Maryland-National Capital Park and Planning Commission, 1988), 1-4.

³⁴ Marina King, *Sears Mail-Order House Survey in Prince George's County, Maryland* (Upper Marlboro, MD: Maryland-National Capital Park and Planning Commission, 1988), 1-4.

³⁵ Rosemary Thornton, *The House that Sears Built* (Alton, IL: Gentle Beam Publications, 2004), 7.

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architect with offices located on Eighth Street, N.W.³⁶ The 1935 edition provides a list of both registered and unregistered architects working in the District, and Conner's name is not included on either list. Rather, he is listed as an artist based at 4100 Georgia Avenue, N.W.³⁷ Between 1936 and 1938, he is again listed as an architect, working from 927 Fifteenth Street, N.W.³⁸ Between 1939 and 1942, Conner served as a designer with various government agencies. He is listed in various sources during this period as an architect with the "War Department," an architect with the Quarter Master General's Office, and as a "modeler" for the U.S. Navy.³⁹ Between 1943 and 1956, local directories again list Conner as an independent architect working from his office on Fifteenth Street, N.W.

Conner's early career commissions were primarily detached single-family houses. Some of his single-family residences were commissions for wealthy clients, such as a detached, brick, two-and-a-half-story Colonial Revival-style dwelling he designed at 7615 Sixteenth Street, N.W., in 1936. Estimated cost for the house was \$12,000.⁴⁰

In the 1930s, Conner began diversifying his portfolio to include apartment and office buildings, warehouses, and stores. A review of available building permits reveals that Conner designed twelve apartment buildings in the District of Columbia. Dating between 1935 and 1948, the buildings vary from small, mixed-use corner buildings to large, purpose-built, conventional low-rise apartment buildings. Conner's apartment work primarily reflects the Colonial Revival and Art Deco styles. For example, the two-story brick apartment building at 909 E Street, S.E., located within the Capitol Hill Historic District, reflects the Colonial Revival style, and its front entry surround, featuring a triangular pediment, recalls the Georgian-inspired entrances of 3500-3510 Minnesota Avenue, S.E. Departing from the Colonial Revival style, Conner's designs for the apartment buildings at 1400 Somerset Place, N.W., 1401 Sheridan Street, N.W., and 3300 Pennsylvania Avenue, S.E., serve as noteworthy examples of the Art Deco style.

Duvall Manor is an important milestone in Conner's career. It represents one of his largest commissions constructed in an emerging part of the city and its Colonial Revival style and garden-like setting were important factors designed to appeal to and entice new residents to the building.

³⁶ *Boyd's District of Columbia Directory* (1934), 408.

³⁷ *Boyd's District of Columbia Directory* (1935), 2713.

³⁸ *Boyd's District of Columbia Directory* (1936), 551.

³⁹ *Boyd's District of Columbia Directory* (1939), 277; U.S. Bureau of the Census, *Sixteenth Census of the United States*, 1940, Colonial Village, Arlington County, Virginia, Enumeration District 7-13, sheet 26A, Record Group 29, National Archives, Washington, D.C.; *Boyd's District of Columbia Directory* (1942), 343.

⁴⁰ "Permit Sought for a \$45,000 Printing Shop," *Washington Post*, March 15, 1936, <http://search.proquest.com> (accessed November 10, 2015).

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Apartment Buildings Designed by Evan J. Conner, 1935-1948				
Date	Permit	Address	Owner	Builder
5/27/1935	180826	909 E Street, S.E.	Sam Eig	C. R. Matheny
6/27/1936	192865	1730 Trinidad Avenue, N.E.	Kogod and Deckelbaum	Joe Light
12/6/1937	208898	1736 Trinidad Avenue, N.E.	Kogod and Deckelbaum	Clarence Gosnell
6/3/1938	213493	3515 and 3521 Hertford Place, N.W.	Burton Doyle	Banks and Lee, Inc.
10/11/1938	217342	2324 Pennsylvania Avenue, S.E.	Harry Dobkin	Banks and Lee, Inc.
5/26/1939	223323	1401 Sheridan Street, NW.	M. H. White	Banks and Lee, Inc.
6/13/1939	223802	2106 E Street, N.W.	Sam Gordon	Banks and Lee, Inc.
6/13/1939	223806	1400 Somerset Place, N.W.	Somerset Apartments, Inc.	Banks and Lee, Inc.
9/25/1939	226592	3300 Pennsylvania Avenue, SE	Louis Brooks	Banks and Lee, Inc.
7/10/1941	245481	3848 South Capitol Street, S.E.	M. J. Bashford	Banks and Lee, Inc.
10/11/1948	312275	3500-3510 Minnesota Avenue, S.E.	Duvall Manor, Inc.	Charles E. Smith
10/18/1948	312521	1503 Pennsylvania Avenue, S.E.	Jessie and Marie Buckler	D&H Construction, Inc.

Dobkin’s department store, located at 2324 Pennsylvania Avenue, S.E., serves as a good example of the small, mixed-use commercial and residential corner buildings Conner was designing during the 1930s. Designed in 1938, the two-story, brick commercial building incorporates Art Deco elements into its design, such as geometric panels and streamlining. Another shopping center designed by Conner, and influenced by the Art Deco style, is the Westmont Shopping Center at 3233-3263 Columbia Pike in Arlington, Virginia (Arlington Heights NR Historic District), which was built between 1939 and 1941.⁴¹ In 1942, the development was recognized with an award by the Washington Board of Trade.⁴²

In 1957, Conner was living in Daytona Beach, Florida with his wife Ellen, and was working as a draftsman.⁴³ He is listed in the 1959 Daytona Beach city directory as an independent architect.⁴⁴

⁴¹ Richard Striner and Melissa Blair, *Washington and Baltimore Art Deco* (Baltimore: Johns Hopkins University Press, 2014), 79, 86.

⁴² “Architectural Awards Made by Trade Body,” *Washington Post*, March 29, 1942, <http://search.proquest.com> (accessed November 10, 2015).

⁴³ R. L. Polk, *Polk’s Daytona Beach City Directory* (Richmond, VA: R. L. Polk, 1957), 99.

⁴⁴ R. L. Polk, *Polk’s Daytona Beach City Directory* (Richmond, VA: R. L. Polk, 1959), 102.

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Evan J. Conner died in 1974 in Holly Hill, Volusia County, Florida.⁴⁵ Conner's commissions in Washington are important as examples of the work of a highly skilled, yet formally untrained, architect. His apartment building commissions embody the characteristics of Conventional Low-Rise apartment buildings typical throughout Washington, D.C., while reflecting the popular Colonial Revival aesthetic of the first half of the twentieth century.

Conclusion

The Duvall Manor apartment building is a representative example of a Conventional Low-Rise apartment building, an apartment building sub-type which was constructed in large numbers throughout the city during the first half of the twentieth century. The design of mid-twentieth century Washington apartment buildings such as Duvall Manor was influenced by economic and demographic factors, zoning laws, and the Garden City Movement. Located in the Greenway neighborhood of Washington, D.C., the building reflects a period of local apartment building construction during the 1940s and 1950s designed to house the region's rapidly expanding population during the World War II and early Post-War years. Deriving historical significance for its role in the growth of multi-unit housing during this period, Duvall Manor was home to an assortment of both single and married working-class residents, who were representative of the area's diverse economy. The work of local architect Evan J. Conner, the apartment building also embodies the distinctive characteristics of the Colonial Revival style, which was extensively applied to the design of apartment buildings and detached residences in the District of Columbia during the twentieth century.

⁴⁵ U.S. Social Security Administration, "Social Security Death Index for Evan Conner," May, 1974, *U.S., Social Security Death Index, 1935-2014* [database on-line], <http://search.ancestry.com> (accessed November 16, 2015).

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9. Major Bibliographical References

Bibliography

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Polk, R. L. *Boyd's District of Columbia Directory*. Washington: R. L. Polk, 1932-1956.

Striner, Richard, and Melissa Blair. *Washington and Baltimore Art Deco*. Baltimore: Johns Hopkins University Press, 2014.

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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 1.3 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: 38.886437 | Longitude: -76.956098 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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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.)

Lot Twenty-five (25) in Square Fifty-four Hundred and Twenty-six (5426), as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 126 at folio 8.

Boundary Justification (Explain why the boundaries were selected.)

This is the current description of the property as it appears in the land records of the District of Columbia.

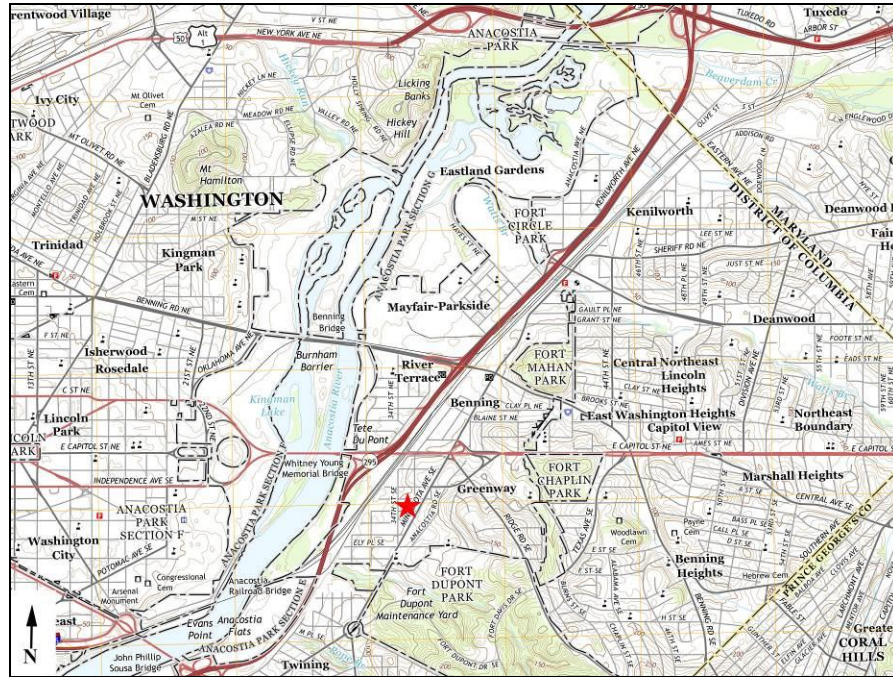
11. Form Prepared By

name/title: John Gentry, Architectural Historian
organization: EHT Traceries, Inc.
street & number: 440 Massachusetts Avenue, N.W.
city or town: Washington state: DC zip code: 20001
e-mail: john.gentry@traceries.com
telephone: 202-393-1199
date: September 21, 2017

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Additional Documentation



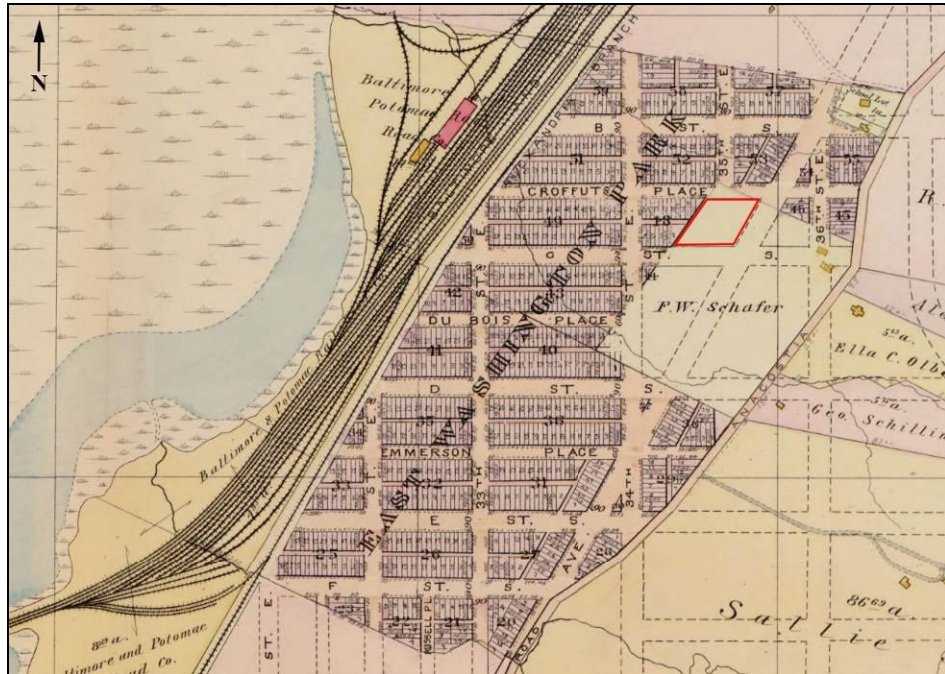
USGS Washington East quad (1:24,000) with location of Duvall Manor Apartments annotated (U.S. Geological Survey).



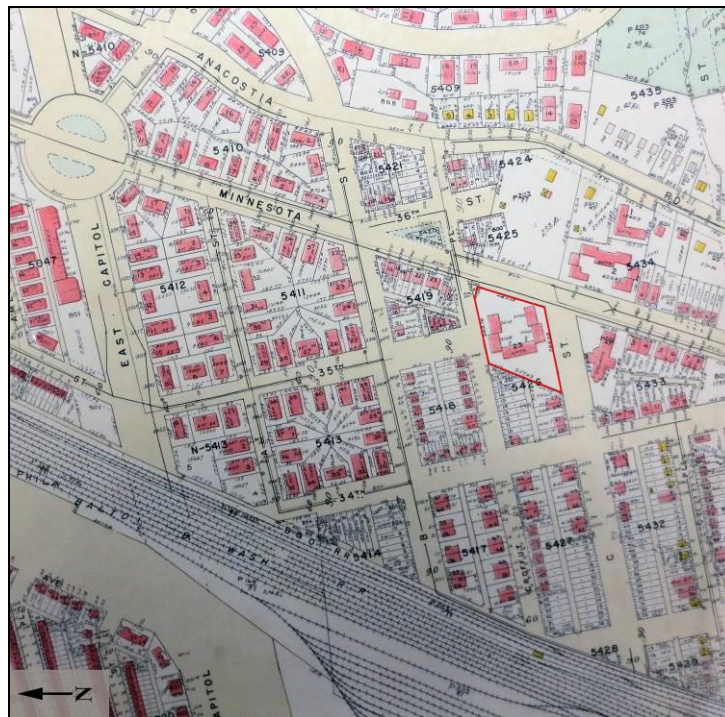
Site Map showing National Register boundaries (D.C. Atlas).

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Detail from 1903 Baist map showing the undeveloped East Washington Park subdivision and subject property, outlined in red (Library of Congress).



Detail from 1959 Baist map, showing postwar residential development (Historical Society of Washington, D.C.).

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WATER AVAILABLE **SEWER AVAILABLE** **STORMWATER SEWER**
INLET OFFSET PL **SEE DRIVEWAY APPROVAL FOR DEPT. OF IT.**
 (Answer all questions with ink) **WATER ED 2735001** **B7K**

APPLICATION FOR PERMIT TO BUILD

Issued **3-6-48** (New Building) **ALLEY & CURB GRADE APPLIED FOR**

Owner's name **Duval Manor, Inc.** Lot No. **25**
 Premises No. **3412 Georgia Ave. N.W.** Square No. **5426**

Purpose of Building **Apartment** Material of Building **Brick, under Block**
 How many buildings? **1** Stories high? **3** Estimated cost **150,000**
 Number of rooms **150** Number of families **344** Number of bricks **530,000**
 Concrete **Premix** (cu. yds.) Cubic contents of each building **400,000 cu. ft.**

To THE INSPECTOR OF BUILDINGS:

The undersigned hereby applies for permission to build by the following specifications:

Name of builder **Chas. E. Smith** Address _____
 Name of architect **Evan J. Connor** Address **927-15th St. N.W.**
 Name of designer _____ Dept. of Insp. **Yes** **RAPD**

Have dimensions of all buildings and yards been properly indicated on plat? **Yes**
 Will any part of building be used for commercial purposes? **No**
 Will there be any projections beyond the building line? **No**
 If so, check below:

Main steps _____	Areas _____
Porches _____	Marquises _____
Bay windows _____	Vaults _____
Show windows _____	Area steps _____

(Submit separate application for projections, see note on back).

Size of lot: Width **223.19'** Depth **284.02'**
 Wall bearings **Yes** Skeleton _____

Height of building at front center, from sidewalk to highest point of roof **34'**
 Height of terrace above sidewalk **1'** Height of first floor above sidewalk **5'**

Give MATERIAL and THICKNESS of ^{external} walls: Foundation to 1st floor **12" Solid Masonry**
 1st to 2d **8" Solid** 2d to 3d **8" Solid** 3d to 4th **8" Solid** 4th to 5th _____
 Give MATERIAL and THICKNESS of party walls: Foundation to 1st floor _____
 1st to 2d _____ 2d to 3d _____ 3d to 4th _____ 4th to 5th _____

Will the roof be pitch, mansard, or flat? **Flat** Roof covering **Slag**
 Will the front wall project beyond the front walls of other buildings in block? **No**
 Will building be wired for electricity? **Yes** How will building be heated? **Hot water**
 Number and type of elevators _____ Have elevator plans been prepared? **Yes**
 Has a curb, sidewalk, curb, or improved roadway in front of proposed building? **Yes**
 Has a certificate of parking been obtained from the Superintendent of Parking? _____

APPROVAL OF PLUMBING AND ELECTRICAL PLANS MUST BE OBTAINED BEFORE THIS APPLICATION WILL BE CONSIDERED BY THE INSPECTOR OF BUILDINGS.

Duval Manor, Inc. By: **Evan J. Connor**
 (Signature of owner) (Signature of authorized agent)
3412 Georgia Ave. N.W.
 (Address of owner)
927-15th St. N.W.
 (Address of authorized agent)

JURAT

I, **Evan J. Connor**, having been duly sworn, on oath depose and say that I am the authorized agent for the lawful owner of the property mentioned in the foregoing application, and that the statements contained herein are true.

Subscribed and sworn to before me this **11th** day of **October** 19**48**
E. J. Connor
 Notary Public, D. C.

BE SURE TO READ INSTRUCTIONS ON BACK OF THIS APPLICATION.

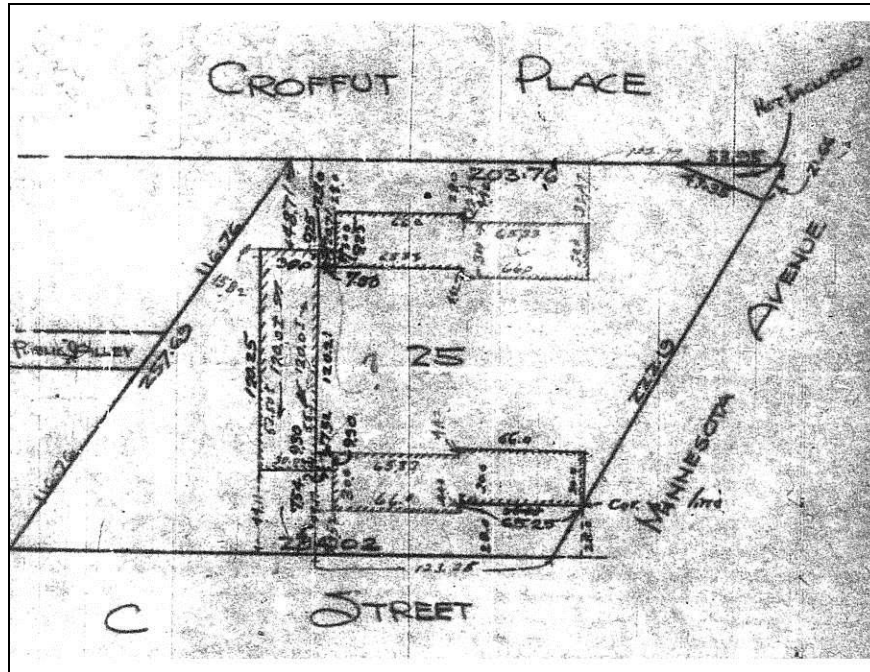
Approved for Plumbing
7/23/48 **S. O. Shell**

Approved 10-11-48

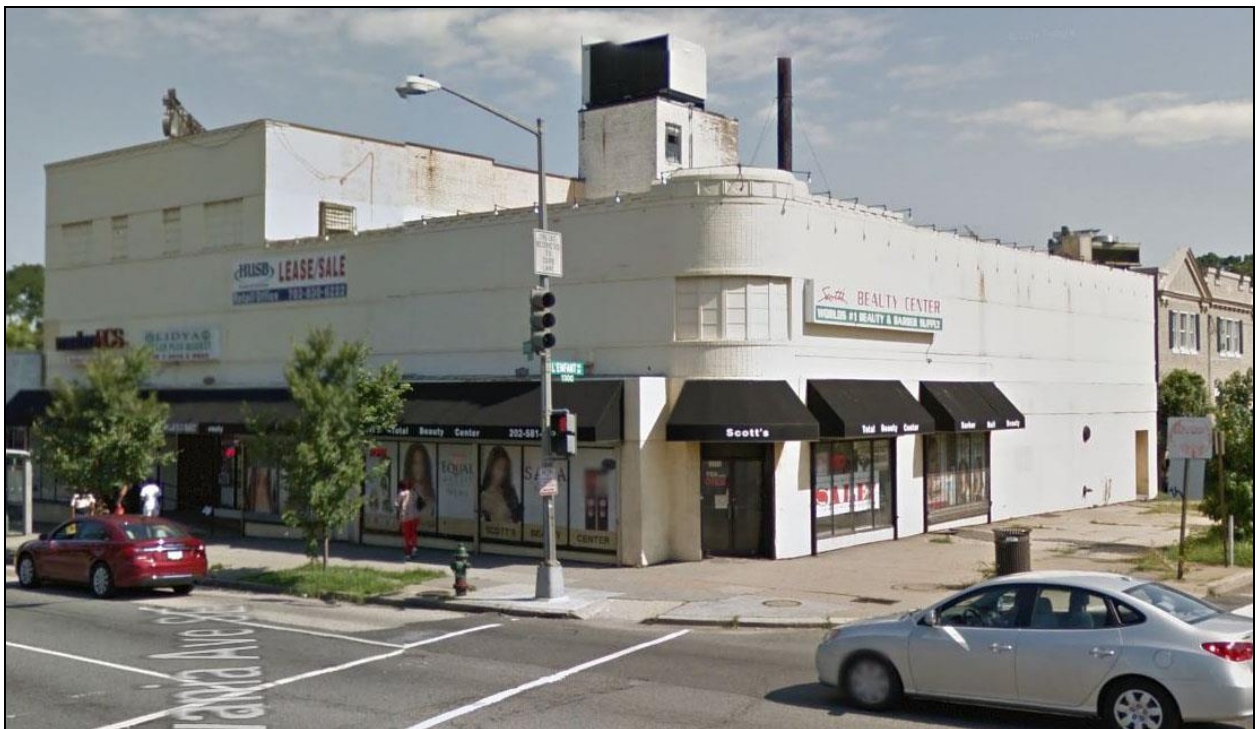
Application for Building Permit 312275, October 11, 1948 (National Archives).

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Property survey filed with Building Permit 312275, October 11, 1948 (National Archives).



Former Dobkin's Department Store at 2324 Pennsylvania Avenue, S.E., designed by Evan J. Conner in 1938 (Google).

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Apartment building at 3300 Pennsylvania Avenue, S.E., designed by Evan J. Conner in 1939. It is very similar in plan to that of Duvall Manor, however Conner designed the building in the Art Deco, rather than the Colonial Revival, style.



Residence at 6157 Thirtieth Street, N.W., designed by Evan J. Conner and built by Sears Roebuck & Co. in 1933 (Google).

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Photographs

Photo Log

Name of Property: Duvall Manor Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: John Gentry

Date Photographed: November 20, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: View looking west from Minnesota Avenue

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Description of Photograph(s) and number, include description of view indicating direction of camera: View of south courtyard elevation, looking southwest.

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Description of Photograph(s) and number, include description of view indicating direction of camera: View looking east and west elevation.

3 of 7



Duvall Manor Apartments
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Description of Photograph(s) and number, include description of view indicating direction of camera: View looking northeast at south elevation of south wing.
4 of 7



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Description of Photograph(s) and number, include description of view indicating direction of camera: view looking northwest at the junction of the main block and north wing in the main courtyard.

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Duvall Manor Apartments
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Description of Photograph(s) and number, include description of view indicating direction of camera: view of typical stair
6 of 7



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

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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.











NO
SMOKING
IN THIS AREA



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Duvall Manor Apartments

Multiple Name: Apartment Buildings in Washington, DC, MPS

State & County: DISTRICT OF COLUMBIA, District of Columbia

Date Received: 4/20/2018 Date of Pending List: 5/4/2018 Date of 16th Day: 5/21/2018 Date of 45th Day: 6/4/2018 Date of Weekly List:

Reference number: MP100002480

Nominator: State

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

X Accept Return Reject 6/1/2018 Date

Abstract/Summary Comments: The Duvall Manor Apartments are locally significant under National Register Criteria A and C in the areas of Community Planning & Development, Social History, and Architecture. Completed in 1949, the three-story, 26-unit complex is a fine representative example of the conventional, low-rise apartment building property type. Designed by Evan J. Conner in a Colonial Revival-style form within a garden-like setting, the apartment complex reflects the immediate post-war development of the Greenway streetcar neighborhood in Southeast Washington. The property meets the Registration Requirements set forth in the *Apartment Buildings of Washington DC* MPS.

Recommendation/ Criteria: Accept NR Criteria A and C.

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 6/1/2018

DOCUMENTATION: see attached comments : No see attached SLR : **Yes**

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



MEMO

DATE: April 10, 2018

TO: Patrick Andrus

FROM: Kim Williams *KW*

RE: Transmittal Letter for Duvall Manor Apartments and Texas Garden Apartments
National Register Nominations

Please find enclosed two disks for Duvall Manor Apartments National Register nomination. The enclosed disks, Disk 1 (of 2) contains the true and correct copy of the nomination. The enclosed Disk 2 (of 2) contains photographs as per the NR photo requirements.

Also, please find enclosed two disks for Texas Gardens Apartments. The enclosed disks, Disk 1 (of 2) contains the true and correct copy of the nomination. The enclosed Disk 2 (of 2) contains photographs as per the NR photo requirements.