

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: The Homestead Apartments
Other names/site number: _____
Name of related multiple property listing:
"Apartment Buildings in Washington, D.C., 1880-1945"
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 812 Jefferson Street NW
City or town: Washington State: D.C. County: _____
Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this 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

<p><u>DAVID MACONEY / DC SHPO</u></p> <p>Signature of certifying official/Title:</p> <p><u>DC HISTORIC PRESERVATION</u></p> <p>State or Federal agency/bureau or Tribal Government</p>	<p><u>12/28/2017</u></p> <p>Date</p>
<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p>	<p>_____</p> <p>Date</p>
<p>_____</p> <p>Title :</p>	<p>_____</p> <p>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:) _____

Patrick Andrews
Signature of the Keeper

2/14/2018
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

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th & 20th Century Revivals/ Classical Revival

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

Materials:

Principal exterior materials of the property:

Walls: Brick

Other/Decorative Elements and Sills: Brick, Concrete

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Homestead Apartments is located at 812 Jefferson Street, Northwest in Washington, D.C., occupying Lot 803 in Square 2999.¹

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

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

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Narrative Description

Site

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

Exterior

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

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

The H-plan building consists of a center section and two flanking wings to the east and west, set at 90-degree angles. The wings extend further south beyond the center section of the building by approximately 34 feet. The building is set back behind the Jefferson Street public sidewalk and a landscaped lawn of grass and low-lying shrubbery. Short stone steps announce a private walkway, which provides access from the sidewalk to the building's main entrance. The steps and walkway are lined with wrought iron hand railings and picket fencing. A low, random-ashlar wall demarcates the entry into the Homestead's front courtyard, interrupted by stone gate piers supporting a delicate wrought-iron arch over the walkway. The east and west ends of the wall terminate in shorter stone piers topped with concrete caps with ball finials. The ball is missing from the east end. The Homestead's main entrance is centered and is set back some 65 feet from the stone wall. The recessed courtyard is landscaped with a variety of flowering trees and bushes along either side of the axial walkway, which is paved in an exposed-aggregate concrete.

The central recessed section of the building is seven bays wide on the Jefferson (north) elevation. A three-bay wide, half-hexagonal, one-story entry projection of limestone with some brown-brick accents holds the entry doors. The paired doors are non-historic replacements. A flat metal and wood canopy has been attached to the bay above the doors providing shelter and was likely added at some point after construction. Above this and centered over the door opening is a semicircular-arched transom with a multi-light wood window. A shield featuring the letter 'H' is centered above the transom, flanked by shallowly fluted stones. The projecting bay culminates in a stepped parapet capped with a coping. The angled walls of the projecting bay each feature a single window (one-

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over-one, non-historic replacements) inset within a window opening that is lined with dark-brown brick. Limestone sills and triangular lintels are accented above and below by dark-brown brick laid in herringbone pattern.

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

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

The Jefferson or north and front elevations of the flanking wings feature similar ornamental motifs seen on the courtyard elevations. The front elevations of the flanking wings are four bays wide each; window bays consist of paired openings in the center and single openings at the ends. A thick belt course denotes the top of the basement level. The upper-level belt course continues across these elevations from the courtyard elevations. Each window bay on these elevations is demarcated by ornamentation of some kind. The parapets at the first, second and fourth bays from the courtyard, for example, are gabled or pitched; the copper coping continues from the courtyard and adheres to the gabled design. Third-floor window openings at the ends of the wings, too, are crowned by round arches of dark brown brick with dark brown brick corbelling dripping below their lintels. Basket weave brickwork caps the third-floor opening of the third window bay, and the fourth bay at the third floor features a course of dark brown brick elevated above its lintel, as well as corbelling at the roofline. Bays on the wings are further partitioned at lower floors by projecting bricks or quoins. The light-colored brick wraps around to the building's east and west elevations through the first three bays from the street. The contrast corbelling is featured at the roof line here. At the east elevation, the light-colored brick face ends with the extension of the

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chimney that rises from between the third and fourth bays. The chimney cap is of dark brown brick, but is deteriorated.

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

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

Interior

The single main entrance provides access into the building's short foyer (the projecting bay). This widens to the building's lobby. Rectangular in plan, the lobby's south side features four marble steps centered beneath a flat arched opening. The steps are bounded by thin metal railings as is the north side of the elevated first-floor level beneath the opening. The steps lead up to the east-west corridor, as well as directly south down a short hall to the rear exterior patio. The steps feature treads of taupe marble with grey veins, and the risers are black. This combination of stone is utilized consistently in the lobby area: taupe marble wainscoting with a black base and chair rail is featured along the perimeter walls of the lobby and is continued along the walls of the center portion of the east-west corridor and in the hallway to the rear patio. The mail room, which is located beyond a segmental arched opening to the west side of the lobby also features this treatment. Flooring is taupe with grey veins, delineated in black marble throughout these referenced spaces. A heavy crown molding delineates the lobby ceiling. Walls and ceilings are painted plaster. A leasing office is located to the east of the lobby, but is only accessible via a door located off the east-west corridor.

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The building consists of three floors and a basement, each with double-loaded central corridors running the length of the central bar and perpendicular wings. The basement and upper floors are accessible by two stairwells, one in the east side and one in the west side. The stairs are concrete with wrought metal railings and balusters. A single elevator is located adjacent to the west side stair. The building retains its mail box and chute, located adjacent to the elevator.

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

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

Alterations

The Homestead retains a high degree of integrity. Exterior alterations are minimal and include the replacement of doors and windows. A limited number of inconspicuous through-wall vents have been provided at the courtyard-facing and non-ornamented elevations, but these are discreet, flush with the walls, and the few on the courtyard elevations blend with the light color of the brick. Interior alterations are superficial. Some corridors have been carpeted. Within units, worn finishes (e.g. flooring) or furnishings (e.g. cabinetry, appliances, vanities, toilets) of kitchens and baths have been updated over time where needed. The interior layout of both units and the building overall however, as well as the historic finishes of the lobby have been retained.

Integrity

The Homestead retains the seven aspects of integrity.

- It has not been moved from its original location and setting. The Homestead remains situated within Brightwood Park, in the immediate vicinity of early-to-mid-century rowhouses, as well as its contemporaries Brightwood Courts, Jefferson Terrace and 700

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Jefferson Street. The Homestead also retains its significant association with Georgia and Missouri Avenues, their transportation and commercial corridors, as well as with the greater surrounding Brightwood neighborhood. The building continues to display original landscape features, including the front courtyard, rear patio and side deck.

- The Homestead is a low-rise conventional apartment building that reflects stylistic influences and popular building forms and materials in the city. Influences of the classical revival style are featured, consisting of symmetrical fenestration and a footprint featuring flanking projecting bays. Reflecting the proclivity of many apartment architects to draw inspiration from the romantic styles, the Homestead exhibits a schematic Gothic vocabulary, which remain intact. Replacement of original sash and entry doors is common for this particular housing type and does not detract from the historic character. The interior floor plan of the building is also unaltered despite upgrades to finishes and built-ins. The building thus, has integrity of design, materials and workmanship.
- By retaining the original design, majority of materials, workmanship and setting and remaining a multi-family residential apartment, the Homestead retains integrity of feeling and association.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

Criterion A – Community Planning and Development

Criterion C – Architecture

Period of Significance

1939

Significant Dates

1939 (construction)

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Louis de LaDurantaye, architect

W. Charles Heitmuller (owner and builder)

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Statement of Significance Summary Paragraph

The Homestead Apartments, located east of Georgia Avenue and south of Missouri Avenue in the enclave of Brightwood Park, is significant for its contribution to the development of multi-family residential construction in the neighborhood. The building's location a short walk to the bustling corridor of Georgia Avenue is representative of the efficient housing solutions sought for a rapidly expanding population. Between World Wars I and II, the federal government's expansion brought many employees to the D.C. metropolitan area. Without adequate numbers of single-family houses, developers sought to construct apartment buildings as alternatives, reshaping once-rural landscapes in Washington, D.C. and particularly that north of Florida Avenue.

Apartment buildings had initially been associated with overcrowded tenements and considered unnecessary in Washington due to the large amount of undeveloped land available for detached houses.² But largely from necessity, apartments were soon accepted as comfortable solutions for middle-income individuals and families.

The Homestead was built to house some fifty households. The modest size of the building and spacious layout of units, its landscaped surroundings and automobile garage, and its location adjacent to major transportation networks added up to an attractive, convenient and affordable alternative to single-family housing.

The Homestead Apartments merits listing with a local level of significance under D.C. Inventory of Historic Sites criteria A and C in the context provided by the Multiple Property Documentation Form *Apartment Buildings in Washington, D.C., 1880-1945*. The Homestead is classified as a Conventional Low-Rise Apartment Building subtype, meeting the following criteria:

- A-3: Buildings that are part of clusters, corridors, or districts that illustrate the patterns of development of the city [for being part of extensive apartment construction in Brightwood and Brightwood Park following the extension of streetcar lines and the popularization of automobiles];
- A-4: Buildings that reflect economic forces, both external and internal, that altered the development of the city [for being constructed largely to house government workers during the Great Depression]; and
- C-3: Buildings that reflect changes in aesthetic philosophies [for being a cost-conscious response to a housing shortage that nonetheless mixed traditional and modern styles]

Narrative Statement of Significance

The Homestead Apartments meets Criterion A-3 as a representative example of the interwar development of low-rise apartment buildings following developments of increased transportation along Georgia Avenue.³ Both streetcar lines and automobiles used Georgia Avenue as a primary path to and from downtown Washington, while Missouri Avenue, a few blocks north of the

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

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

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Homestead, provided east-west access to another major route, North Capitol Street. The extension of streetcar lines and the later use of buses encouraged associated residential development farther from downtown. The construction of the Homestead Apartments, which incorporated an automobile garage, shows the intent that residents would be likely rely on these thoroughfares to reach downtown.

Brightwood and Brightwood Park

During the second quarter of the nineteenth century, Brightwood was little more than a toll station on the Rockville Turnpike (also known as the Seventh Street Road and later Brightwood Road then Georgia Avenue) surrounded by farms. It would later have its own post office. The construction of military roads during the Civil War made Brightwood more of a crossroads. The completion of Piney Branch Road in 1871, as a means to circumvent the turnpike toll, and the extension of an electrified streetcar line at the behest of the Brightwood Citizens Association in 1893, put the neighborhood in reach of downtown even for those who lacked their own vehicles.

About the same time, a new Highway Act required that the L'Enfant Plan street grid be extended beyond the former Washington City into the rural surroundings. With certainty as to the layout and a willingness of the government to permit and maintain streets built along the lines of the plan, developers began to plat new residential subdivisions and sell lots. In 1891, the subdivision of Brightwood Park—between Georgia Avenue, Missouri Avenue and Emerson Streets—was created from an 82-acre farm by builder Diller Groff. By 1907, four additional subdivisions had been established nearby.

Brightwood had three times as many houses in 1910 as it had thirty years earlier, many erected by Groff, and the Citizens Association, led by major landowner and speculator Louis Shoemaker, had secured funding for the widening, grading and paving of Georgia Avenue, 14th Street and 16th Street, the construction of a sewer main, and the expansion of the Brightwood Elementary School.

With increased accessibility and urban amenities, Brightwood attracted rapid residential development. Builder Harry Wardman was prolific in the area after World War I. He responded to Herbert Hoover's request to provide adequate, single-family housing to middle-class military families by erecting 700 brick semidetached and row houses.⁴ As the population of Washington grew, it became clear that the need for more housing necessitated the construction of more apartment buildings. Although no firm would build as extensively in Brightwood as Wardman, other developers viewed Brightwood as a solution for the housing shortage nearer downtown. Earlier development had paved the way, providing transportation and shops on the main corridors.

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W. Charles Heitmuller (1869-1958) was proprietor of a produce company in Washington and had moved to Brightwood shortly after the turn of the century, where he erected a detached two-story dwelling at 812 Jefferson Street.⁵ There, he witnessed the development of Brightwood Park, including the construction of rowhouses across the street in 1912-1913. More followed in the

⁴ Katherine Grandine, *Brightwood*, 135.

⁵ "Charles Heitmuller, Former Marketman," *The Washington Post*, November 11, 1958.

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ensuing decade until, in 1926, a thirteen-family apartment building went up on 8th Street. The following year, the lot east of Heitmuller's residence received the two-story Brightwood Park Court Apartments (5320-5328 8th Street), a 40-unit building designed by the prolific George Santmyers Jr. In 1937, the Brightwood Park Public School at Ingraham and 9th Street was replaced by the larger three-story George Truesdell Public School. Increasingly hemmed in, Heitmuller saw a business opportunity. He demolished his own house and undertook to erect his own apartments, engaging LaDurantaye as architect.

Louis Napoleon de LaDurantaye was born in Quebec in 1883 and immigrated to the United States as a boy. By 1919, he had relocated to Washington, D.C. and by the early 1920s he was apprenticed to the architectural offices of Frederic B. Pyle. LaDurantaye's work in the 1920s consisted mainly of designing two-story, frame dwellings. The majority were constructed in the northeast quadrant of the city in the Brookland and Woodridge neighborhoods. Leaving Pyle's firm in the 1930s, he saw more commissions for dwellings in Northeast, but increasingly in brick masonry.⁶ LaDurantaye was ultimately associated with 77 permits to build, comprising 87 buildings, mostly private dwellings, but also apartments, offices, a warehouse, a showroom, a bakery and an auto parts store. The Homestead comes in the middle of a late 1930s burst of work, in which the architect concentrated on multifamily buildings in the northwest quadrant of the city.

LaDurantaye's several apartment buildings of 1938-1939 demonstrated his versatility with styles, both traditional and new. Commissions at 1439 Euclid Street and 4564 MacArthur Boulevard represent classical revival designs, that on MacArthur drawing from the Italianate. But the eight-story Bader (2515 K Street NW) and Swarthmore (1010 25th Street NW) are principally Moderne, with streamlining and corner windows, but the Bader adds curves and Mayan-Deco details.⁷

Heitmuller's project, and the peak of LaDurantaye's career, coincided with the explosion of apartment construction in Brightwood. Multi-family buildings erected in Brightwood within the vicinity of the Homestead include the nearby Brightwood Park Court, 5320-5328 8th Street (1927); Jefferson Terrace (1937); the Jefferson, 5401-5407 9th Street (1941); Brightwood Manor, 939 Longfellow Street (1941) and Brightwood Gardens, 931 Longfellow (1942); and farther afield, the Concord Gardens Apartments, at 5906 13th Street (1936); the Townley Park, 5912 14th Street NW (1940); and the Rolling Terrace, 1360 Peabody Street NW (1940).⁸ And because it had had been extensively built out before this time, Brightwood Park contained fewer apartments than the rest of Brightwood to the north.

Construction of the four-story Homestead Apartments were first announced in the May 7, 1939 issue of the *Washington Post*. Conventional in its H-shape plan and four-story height, the Homestead Apartments has quirky, Gothic/Romanesque decoration in the form of corbeling, round

⁶ Washington, D.C. city directories for 1919, 1923, 1924, 1930 and 1934.

⁷ D.C. Building Permit No. 209742, January 20, 1938; D.C. Building Permit No. 221258, March 27, 1938; D.C. Building Permit No. 222934, May 17, 1939; D.C. Building Permit No. 223700, June 9, 1939; D.C. Building Permit No. 227551, October 26, 1939.

⁸ D.C. Building Permit No. 241586, March 19, 1941; D.C. Building Permit No. 246881, August 26, 1941; D.C. Building Permit No. 253808, July 2, 1941; D.C. Building Permit No. 188019, February 1, 1936; D.C. Building Permit No. 234578, July 15, 1940; D.C. Building Permit No. 236532, September 13, 1940.

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arches, basket-weave brick panels, and peaks on the roofline. There are elements that could be interpreted as Deco and Moderne as well, such as a stepped parapet at the central bay and projecting brick 'streamlining' at corners and suggested pavilions, but the streamlining is presumably intended as a modern take on quoins, which picks up the classicism of the most notable exterior element of the building, the Renaissance-style hemi-octagonal entrance bay. The most interesting functional element is the basement-level garage reached via openings off a rear alley, and the at-grade garage supports an exterior patio on its roof. The building's landscape is notable for the intimate courtyard enclosed by the low stone walls punctuated by piers, the taller of which support a wrought-iron arch. These are echoed by stone piers and gates controlling admittance to the side yards. Stone steps—that need repair—stand at the entrance and at the sidewalk, and one of Washington's typical rustic granite retaining wall supports the central portion of the front yard as the land slopes away to the west.

Heitmuller knew that his building would compete for tenants with its now numerous neighbors, so it is not surprising that the Homestead offered various amenities: "*New Building – One of Washington's Finer Apartment Buildings – Including Gas and Electricity – Elevator Service - Garage*"⁹ plus the rear and side patios. The elevator is uncharacteristic of D.C.'s conventional low-rise buildings. Garages had been mandated in larger buildings beginning in the 1920s, but it is unclear whether the Homestead's basement garage was a requirement, or the idea of the owner.

These amenities and LaDurantaye's design provided a sense of luxury for those of modest means. The design drew from the romantic Gothic Revival and, to a lesser extent, from Renaissance and Moderne modes, but in a free and cost-conscious way. The building is too eclectic and schematic in its application of stylistic elements to be an exemplar or particularly influential. Yet, it is a good illustration of the provision of rental housing for the masses in Brightwood Park during the Great Depression. The Homestead's residents were often commuting, and perhaps transient, young professionals or couples of modest means starting their first homes. The 1940 federal census shows mainly professional workers in residence, including accounting, Social Security, and post-office clerks, plus a stenographer, a child-welfare case worker and a geographer. Only two children, both under the age of three, are listed.

Especially for those workers who did not expect to set down roots in Washington, the purchase of a home may have proven prohibitive. In Brightwood, a semidetached house cost \$6,750 to \$8,250 plus interest,¹⁰ while monthly rent in the Homestead ranged from \$45 to \$60, including gas and electricity. This was about average in a rental spectrum for apartments in the city and competitive within Brightwood Park.¹¹ A 1937 Federal Housing Administration analysis of rental housing by city block within the District found that generally, rentals within Brightwood Park averaged between \$40 and \$50 monthly, with a limited number between \$50 and \$75. In the larger Brightwood neighborhood, especially along 14th and 16th Streets, average rentals could reach over \$75.¹² Thus, the Homestead filled a niche for the individual or small family of modest means.

⁹ Classified ad, *The Washington Post*, December 20, 1939.

¹⁰ "Thriving Brightwood Section Can Recall Rich Historical Past," *The Evening Star*, September 4, 1950.

¹¹ "Display Ad 30 – No Title," *The Washington Post*, December 20, 1939.

¹² United States Federal Housing Administration. *Map of the District of Columbia*. (Washington?: s.n., 1937).

The Homestead Apartments

Name of Property

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

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

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

The Homestead Apartments meets the Multiple Property Documentation Form’s Criterion A-4 as a representative example of a building that reflects the unprecedented growth of multi-family units in northwest Washington, D.C. during the interwar period. Between 1935 through 1941, 60 percent of residential-development financing went to apartment buildings.¹⁴ Apartments were constructed in response to federal workers moving to Washington to serve the New Deal government. The numbers of employees outstripped the availability of single-family housing, and salaries did not keep pace with its cost. The need for housing in the District had become more acute as apartment buildings downtown were converted to offices, necessitating the dramatic increase of cheaper and more concentrated housing. Apartments soon filled in the gaps in the formerly rural Brightwood, an expansive suburban area developed after the adoption of the 1893 Highway Plan. Brightwood Park participated to some degree as part of the cluster apartments near the major corridors within the larger area of Brightwood, so the Homestead also meets Criterion A-3.

The Homestead Apartments also meets Criterion C-3 for reflecting changes in aesthetic philosophies, namely for being a cost-conscious but interesting response to the challenges of a housing shortage that nonetheless successfully mixed traditional and modern styles with modern construction methods.

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

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

¹⁴ *Apartment Buildings in Washington, D.C., 1880-1945*, section E, p. 55.

The Homestead Apartments
Name of Property

District of Columbia
County and State

9. Major Bibliographical References

Bibliography

Apartment Buildings in Washington, D.C. 1880-1945, National Register Multiple Property Documentation Form, 2003.

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

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

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The Washington Post.

The Homestead Apartments
Name of Property

District of Columbia
County and State

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

Acreege 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: 38.954872 | Longitude: -77.024738 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

The Homestead Apartments
Name of Property

District of Columbia
County and State

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

The Homestead Apartments are located at 812 Jefferson Street NW, Washington, DC, occupying Lot 803 (record lots 12, 13 and 14) in Square 2999, measuring 150 feet on each side.

Boundary Justification

The boundaries encompass the entire Lot 803 in Square 2999, the same property extent as when the building was constructed.

11. Form Prepared By

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

The Homestead Apartments
Name of Property

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County and State

Additional Documentation

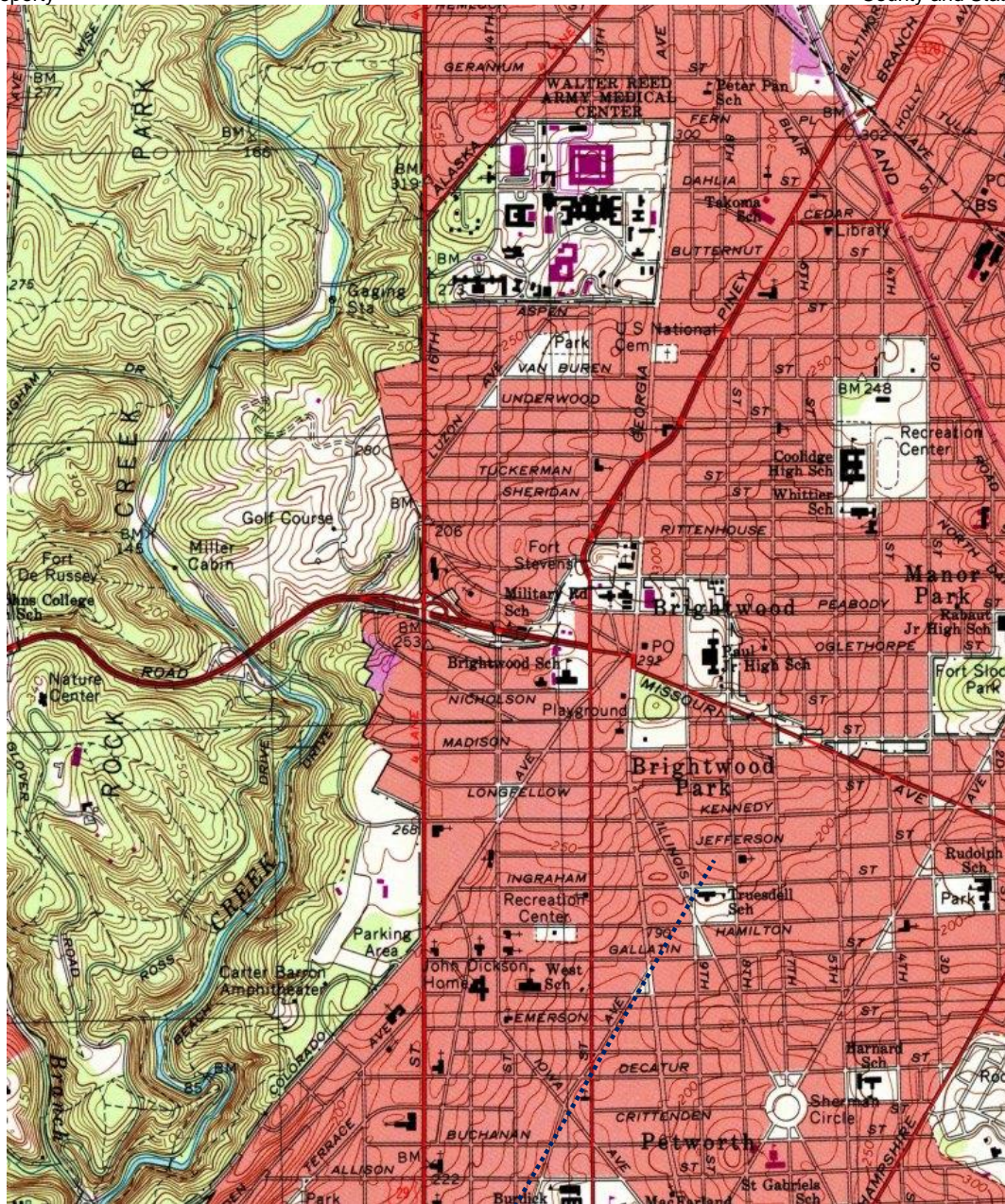
Submit the following items with the completed form:

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

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

The Homestead Apartments
Name of Property

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

Maps: USGS Quad Map, Washington West, 1983

The Homestead Apartments
Name of Property

District of Columbia
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Maps: Map showing National Register boundaries
(DC Office of Planning, 2017)

The Homestead Apartments
Name of Property

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County and State



... FIRST FLOOR

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

The Homestead Apartments
Name of Property

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Additional Items: Newspaper advertisement listing amenities, prices, and landlord.
The Washington Post, December 20, 1939.

The Homestead Apartments
Name of Property

District of Columbia
County and State

Photographs

Photo Log

Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

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



The Homestead Apartments
Name of Property

District of Columbia
County and State

Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

View south in courtyard toward main entry.

2 of 13.



The Homestead Apartments
Name of Property

District of Columbia
County and State

Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

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

3 of 13.



The Homestead Apartments
Name of Property

District of Columbia
County and State

Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

View northwest toward courtyard side of west wing.

4 of 13.



The Homestead Apartments
Name of Property

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County and State

Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

Brick details found on north elevation.

5 of 13.



The Homestead Apartments
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District of Columbia
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Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

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

6 of 13.



The Homestead Apartments
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Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

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

7 of 13.



The Homestead Apartments
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Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

View east from the rear patio.

8 of 13.



The Homestead Apartments
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Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

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

9 of 13.



The Homestead Apartments
Name of Property

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Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

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

10 of 13.



The Homestead Apartments
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County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

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

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The Homestead Apartments
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Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

Typical unit living area.

12 of 13.



The Homestead Apartments
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Name of Property: The Homestead Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: July 2015

Unit kitchen with historic cabinetry; limited instances.
13 of 13.





HOMESTEAD

812





NO PARKING
IN FRONT OF
BUILDING
EXCEPT FOR
EMERGENCY
VEHICLES
OR VEHICLES
WITH
PERMITS
ISSUED BY
THE
CITY OF
BOSTON



















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Homestead Apartments, The

Multiple Name:

State & County: DISTRICT OF COLUMBIA, District of Columbia

Date Received: 1/8/2018 Date of Pending List: 1/29/2018 Date of 16th Day: 2/13/2018 Date of 45th Day: 2/22/2018 Date of Weekly List:

Reference number: MP100002111

Nominator: State

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" 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 2/14/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria Accept, National Register Criteria A and C.

Reviewer Patrick Andrus *Patrick Andrus* Discipline Historian

Telephone (202)354-2218 Date 2/14/2018

DOCUMENTATION: see attached comments : No see attached SLR : No

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: December 28, 2017

TO: Patrick Andrus

FROM: Kim Williams *KW*

RE: Transmittal Letter for the Homestead Apartments National Register Nomination under the MPD Cover, *Apartment Buildings in Washington, D.C., 1880-1945*

Please find enclosed two disks for The Homestead Apartments National Register nomination. The enclosed disk, 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.