

United States Department of the Interior
National Park Service

MP 2186

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 Glenn Arms
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: 2524 Seventeenth Street, N.W.
City or town: Washington State: DC County: _____
Not For Publication: Vicinity:

3. State/Federal Agency Certification

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


I hereby certify that this 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</u>  /DC SHPO	<u>4/18/2018</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 ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

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

Patrick Andrews
Signature of the Keeper

3/6/2018
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 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/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Concrete, Tile

Narrative Description

Summary Paragraph

Situated on the west side of Seventeenth Street, N.W., in the Adams Morgan neighborhood of Washington, D.C., the building at 2524 Seventeenth Street, N.W., is a detached, two-story, plus raised basement, seven-bay, compound-plan, brick and concrete apartment building that was constructed in 1916. Named Glenn Arms along with an adjacent apartment building at 2518 Seventeenth Street during the 1970s, the building was constructed by J.E. Fox for owner and architect George N. Bell of the architecture firm of Hunter and Bell. It is designed in a distinct, Craftsman style of architecture. Much as the earliest purpose-built apartment buildings in Washington were designed like scaled-up Victorian rowhouses, the front block of the Glenn Arms looks similar to detached and semi-detached Craftsman-style houses, characterized by its dormered partial attic. The two-story height of the building and its Craftsman style belie the extent of the building which, having an atypical plan defined by several light courts, extends nearly the full depth of the building lot. The brick building measures forty-three feet wide by one-hundred-and-twenty-nine feet deep and stands thirty-five feet in height. Set upon a raised basement, the apartment building is characterized principally by its false mansard roof with overhanging and bracketed eaves, and two gabled dormers on the front slope.

The building is set on a rectangular-shaped urban lot, bounded on the east by Seventeenth Street and is enclosed on its east, west, and north sides by a metal fence. A narrow parking lot extends the full depth of the lot, separating the property from 2518 Seventeenth Street, N.W. The apartment building sits above street grade and the property features a low concrete retaining wall that runs the full width of the lot along the Seventeenth Street sidewalk. At its midpoint, this wall is pierced by a set of ascending concrete steps, featuring a centered iron guard rail, which lead to the building's front entrance. Abutting the stairs to either side, and extending outwardly from the front elevation's basement level, are low, stepped, brick and concrete guard walls.

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Narrative Description

The facade of the apartment building faces east and extends seven bays wide with an entry on-center and three bays of single windows to either side. The wide entrance opening, framed by a band of tile and sheltered by a contemporary domed awning, consists of a contemporary single-leaf glass and steel door that features a rectangular two-pane sidelight to the south. To either side of the front entrance, three, single, one-over-one, double-hung, vinyl replacement windows are recessed into the brick walls and framed by concrete lug sills and soldier-course brick lintels.

The facade's second story is pierced by eight single windows, with two coupled on-center above the entry door. All of the windows are one-over-one, double-hung, vinyl replacements with concrete lug sills below and soldier-course brick lintels above. The two central windows, which share a continuous concrete lug sill are separated by a concrete mullion, and open onto a narrow iron balcony. Square ceramic tiles are positioned at the end of the lintels, between the windows, while an overhanging bracketed roof rises above. Six brackets support the overhanging eaves of the false mansard roof above. This false mansard is clad in contemporary, asphalt shingles and has a contemporary metal gutter with a downspout to the south. The roof has two front-gabled dormers, each with sixteen-light, rectangular, wood windows. A shaped parapet, covered in metal flashing, runs along the sides of the roof.

To the south of the front steps, the building's raised basement is pierced by two one-over-one, double-hung, vinyl replacement windows with concrete sills and continuous, soldier-course, brick lintels. These two windows are positioned to either side of a contemporary single-leaf glass and steel door that is sheltered by a contemporary domed awning. Located to the north of the building's front steps, the basement level is pierced by three one-over-one, double-hung, vinyl replacement windows with concrete sills and flat, continuous, soldier-course, brick lintels. Each of these three windows is covered by a metal security screen. A flush concrete belt course separates the basement level from the first story, and defines the building's front entrance.

The apartment building's south (side) elevation is divided into thirteen bays, with two four-bay sections set back seven feet inside the building line. The basement level of the south elevation historically contained fourteen windows that have since been infilled with brick masonry. Like all of the south elevation's fenestration, the basement-level windows featured concrete slip sills and segmental-arched, three-course, brick lintels; however, a few of the lintels have been patched over with new brick. The first story of the south elevation is pierced by twelve one-over-one, double-hung, vinyl replacement windows. The second story is pierced by thirteen window openings typical to the first story. There is an extra window located in the first bay, counting from the east. Created by the south elevation's two recessed sections are four one-bay elevations that face to the east and west, each containing a single one-over-one, double-hung, vinyl replacement window on the first and second stories.

The west (rear) elevation is two stories in height and is divided into six bays. All six basement level windows have been infilled with brick. On the first and second stories, the rear elevation is pierced by six one-over-one, double-hung, vinyl replacement windows. Two full-height, two-

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bay, open-sided concrete porches project from the rear elevation. These porches are located at the outer bays and feature metal railings.

The interior of the building maintains the overall historic configuration. The two-story, twelve-unit apartment building consists of two bedroom units that feature three large rooms. The building plan on each level is comprised of a single double-loaded corridor that features a historic stair in the center of the corridor. The stair accesses each floor and the main entry. The units feature two bedrooms, a bathroom, open living/dining area and a kitchen. The kitchen area is open to the main living space. Very little historic fabric remains in the residential units and can be found in the form of window and door frames.

Integrity

The Glenn Arms apartment building at 2524 Seventeenth Street, N.W., has seen few alterations since its construction in 1916, although all of the building's original windows have been replaced with contemporary vinyl windows. Also, as discussed, fourteen basement-level south-elevation windows have been infilled with brick. Permits subsequently issued have involved standard plumbing and maintenance work to the building. The units retain little historic fabric but retain their historic configuration. The Glenn Arms retains integrity of location, setting, design, materials, workmanship, feeling and association.

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.

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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

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance

1916_____

Significant Dates

1916 (construction)

Significant Person

(Complete only if Criterion B is marked above.)

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Cultural Affiliation

Architect/Builder

Hunter & Bell
J. E. Fox

Statement of Significance Summary Paragraph

The apartment building at 2524 Seventeenth Street, N.W., presently known as the Glenn Arms, contributes to both the aesthetic and cultural heritage of the District of Columbia. The building meets National Register Criteria A and C under the Multiple Property Document, *Apartment Buildings in Washington, D.C.: 1880-1945* with Community Planning and Development, as the Area of Significance. The building reflects the broad patterns of historical development that shaped the Adams Morgan neighborhood of Washington, D.C. during the first decades of the twentieth century, and it embodies the distinctive characteristics of a Conventional Low-Rise Apartment Building as delineated in the Multiple Property Documentation (MPD) Form. It meets criteria specifically developed to evaluate apartment buildings pursuant to the D.C. Apartment Building Survey and adopted by the D.C. Historic Preservation Review Board in 1989, and the National Register of Historic Places in 1994. The building is significant under the following Multiple Property Document Criteria:

A-2: Buildings that illustrate the initial development of the apartment movement as it relates to the need for housing, including the introduction of the building type and the specific forms seen in this early period throughout the city.

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.

A-6: Buildings that reflect changes in the development of social attitudes toward multi-unit living as expressed through their interior architectural organization.

C-6: Buildings that illustrate expressions of architectural styles, either rare, notable or influential to the aesthetic development of the apartment building or to architecture in general.

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C-10: Buildings that are the work of skilled architects, landscape architects, urban planners, engineers, builders or developers.

Narrative Statement of Significance

The Glenn Arms Apartments, at 2524 Seventeenth Street, N.W., was constructed in 1916, a period characterized by heightened population growth and the expansion of residential housing in the District of Columbia. Located in the Adams Morgan neighborhood today, the building was constructed on a lot within the historic residential subdivision of Meridian Hill, created just after the Civil War. Beginning in the late nineteenth century, Mary and John Henderson had a heavy hand in developing the lots along Sixteenth Street in the Meridian Hill subdivision with large, freestanding dwellings meant to attract affluent residences and foreign legations. Apartment buildings did not generally fit into Mary Henderson's vision for the street, but by the first decade of the twentieth century, the building type began to emerge adjacent to the street's mansions. Many of these apartment buildings were luxury ones as the convenience of apartment living increasingly appealed to the affluent.

Further on the outskirts, beyond Sixteenth Street, but within the Meridian Hill subdivision, smaller, less luxurious apartment buildings such as the Glenn Arms emerged. The Glenn Arms and others like it, illustrate the growing middle-class acceptance of apartment living. Similar developments in the area were spurred by the extension of streetcar lines up 14th Street and Connecticut Avenue, and along Columbia Road in the late nineteenth century.

In addition, the building represents a good example of Craftsman style of architecture for a mid-rise apartment building. The Craftsman style was a product of the Eclectic movement, which gained momentum in the United States following the 1893 Columbian Exposition in Chicago. Based on a strict interpretation of European precedents during its early years, the movement was later influenced by modernism, giving rise to styles such as the Prairie and Craftsman. Styles associated with the movement were popular in the major east coast cities during the early decades of the twentieth century. Furthermore, the apartment building was designed by the architecture firm of Hunter and Bell, whose work contributes to the architectural variety and historic feel of Adams Morgan and northwest Washington.

The Conventional Low-Rise Apartment Building, constructed between 1880 and 1945, played an important role in the development of the apartment building form, and its acceptance in the District of Columbia during the late nineteenth and early twentieth century. Conventional Low-Rise Apartment Buildings contain at least five self-sufficient residential units, are between two and four stories in height, feature a single main public entrance, and lack elevators. These buildings are significant as the most prevalent apartment building type constructed during this period. Through their interior layout and amenities, the Conventional Low-Rise Apartment Building introduced new modes of living to the District's middle-class population.

In addition, Conventional Low-Rise Apartment Buildings must retain sufficient integrity to convey their historical and architectural significance as a formative and distinctive building type

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in the District of Columbia. Specifically, they must retain sufficient architectural integrity and historic characteristics to enable identification with the property type, including the façade appearance and preferably, though not necessarily, the basic configuration of the original floor plan outlining the public halls, apartment units, and interior trim. Glenn Arms, at 2524 Seventeenth Street, N.W., retains its integrity of location, design, setting, materials, feeling, and association, corresponding to its 1916 date of construction. The building maintains its original location on Lot 18, Square 2565, and it forms part of a historic streetscape containing early to mid-twentieth-century apartment buildings and rowhouses. Despite the replacement of the building's front door and original windows, Glenn Arms still retains most of its character defining Italian Renaissance and Craftsman architectural elements. On its interior, the building maintains layout features, such as its hallways and public areas, which are diagnostic of the purpose-built Conventional Low-Rise Apartment Building.

Construction

The apartment building at 2524 Seventeenth Street, N.W., was constructed in 1916. The distinctive structure was developed and designed by owner and local architect George N. Bell, of the architectural firm of Hunter and Bell. The two-story apartment building was constructed by builder J. E. Fox.¹ It is sited on Lot 18 in Block 14 of the Meridian Hill subdivision. Bell purchased the property from George F. Dearing on February 11, 1916.²

George N. Bell applied for a permit to construct the apartment building on February 21, 1916. The two-story brick and concrete building measures forty-three feet wide by one-hundred-twenty-nine feet deep, and stands thirty-five feet in height. It was constructed on a concrete foundation, and was covered by a flat slag roof. According to the application, the steam-heated apartment building was built at an estimated cost of \$24,000.³

Once Bell had obtained the building permit, construction proceeded during the spring and summer of 1916. The building's foundation was placed in March of 1916. Also in March, the building's brick was laid, and its second-floor forms were erected. Roof construction and plastering occurred in April, and the building was nearing completion by the end of June, 1916.⁴

Subsequent History

Sallie P. Taliaferro acquired the building soon after its completion, and the Taliaferro family retained ownership of the property until 1946, when Albert Taliaferro sold the building to Sally

¹ District of Columbia, Building Permit 3545, February 21, 1916.

² "Real Estate Transfers," *Evening Star*, February 11, 1916.

³ Application for Permit to Build 3545, February 21, 1916.

⁴ Daily Reports, Building Permit 3545, February 29, 1916 to June 20, 1916.

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Mitchell.⁵ During the early 1950s, the building was owned by Jesse Aiken and Ethel Jordon, who in 1952 sold the property to the 2524 Seventeenth Street, N.W. Cooperative Association.⁶

The building operated as a “colored” cooperative, composed of eleven African-American purchasers, for only two years. By the fall of 1954, only one purchaser remained, and the building was described as being in disrepair and lacking heat and hot water, and the cooperative was over \$3,300 in arrears. The noteholders foreclosed late in 1954, and the building was sold at public auction on January 7, 1955.⁷ John D. Neumann later acquired the property in 1965, and owned it until 1973, when he sold it, and the adjacent building at 2518 Seventeenth Street, N.W., to Glenn Arms Associates.⁸ After this date, advertisements and city directories began to collectively refer to the two buildings as the Glenn Arms Apartments.

The Meridian Hill Subdivision and Early Residential Development in Adams Morgan

The Adams Morgan neighborhood of Washington emerged from rural nineteenth-century origins to become a vibrant residential neighborhood during the early twentieth century. Historically located outside the original city limits in rural Washington County, the area was composed of a collection of large country estates during the nineteenth century.⁹ The property that today comprises Square 2565 was once a part of the Meridian Hill estate, owned by Issac E. Messmore at the time of the Civil War.¹⁰

After the Civil War, speculative developers acquired and subdivided rural tracts of land located on the periphery of Washington City, creating new residential neighborhoods.¹¹ In 1867, R. M. Hall and John R. Elvans purchased the Meridian Hill estate, and subdivided it into a new residential subdivision called Meridian Hill. Celebrated at the time as one of the capital’s most desirable new suburban developments, Meridian Hill consisted of twenty-two blocks and a grid of new streets that were superimposed onto the hilly terrain located to the west of the Columbian College campus. The area was valued for its high elevation, cooler summer temperatures, and scenic views.¹²

Despite initial local optimism regarding the Meridian Hill subdivision, the new neighborhood was slow to develop. As late as 1894, the subdivision only contained a sparse collection of

⁵ District of Columbia, General Assessment, Washington City, 1917-18, Special Collections, D.C. Public Library; District of Columbia, Recorder of Deeds, Liber 8244, Folio 125, recorded April 4, 1946.

⁶ District of Columbia, Recorder of Deeds, Liber 9404, Folio 260, recorded February 9, 1951; Liber 9691, Folio 590, recorded April 14, 1952; Liber 9829, Folio 455, recorded October 28, 1952.

⁷ “Cooperative Apartments,” *Evening Star*, April 26, 1952; Robert E. L. Baker, “Cooperative Apartment is Near Demise,” *Washington Post*, December 22, 1954; “17th St. Co-op Auctioned Off,” *Washington Post*, January 8, 1955.

⁸ District of Columbia, Recorder of Deeds, Liber 12418, Folio 179, recorded May 27, 1959; Liber 13445, Folio 558, recorded February 6, 1973.

⁹ Emily H. Eig, “Kalorama: Two Centuries of Beautiful Views,” in *Washington at Home: An Illustrated History of Neighborhoods in the Nation’s Capital*, 2nd ed., ed. Kathryn Schneider Smith (Baltimore: Johns Hopkins University Press, 2010), 276-79.

¹⁰ “City Items,” *Evening Star*, November 11, 1867).

¹¹ Eig, 279.

¹² Matthew B. Gilmore and Michael R. Harrison, “A Catalog of Suburban Subdivisions of the District of Columbia,” *Washington History* 14, no. 2 (Fall/Winter 2002/2003): 47.

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mostly frame dwellings that were concentrated on its eastern side. Square 2565, Block 14 of Meridian Hill, only contained four frame structures, which were located on Lots 12 and 16. This paucity of building activity was also reflected in the nearby Lanier Heights subdivision, created in 1883, and within the former campus of Columbian College, which was subdivided for residential development in three phases between 1867 and 1884.¹³ In addition, the two principle commercial corridors in Adams Morgan, Columbia Road, N.W., and Eighteenth Street, N.W., remained largely undeveloped in 1894.

The pace of development gradually increased in Adams Morgan during the early twentieth century. By 1903, several brick row houses and commercial buildings had been constructed along Eighteenth Street. In the Meridian Hill subdivision, developers constructed brick row houses between 1901 and 1906 in Squares 2565, 2576, and 2566. These row houses range in height from two to three stories and reflect the Queen Anne and Colonial Revival styles. They were designed by well-known local architects that included Nicholas T. Haller, B. F. Meyers, and William J. Palmer. Washington developer Harry Wardman, and one of his chief architects, Nicholas R. Grimm, were also active in Meridian Hill at this time.¹⁴

In addition to row house development, the early twentieth century also marked the arrival of the apartment building in Adams Morgan. By 1907, real estate atlases show new multi-story apartment buildings along Columbia Road, N.W., Calvert Street, N.W., and Adams Mill Road, N.W., as well as on several of the neighborhood's secondary streets. In the Meridian Hill subdivision, apartment buildings were first constructed in 1909 along Seventeenth Street, N.W., in Square 2566.¹⁵

Apartment building development occurred in Square 2565 between 1910 and 1925. The Italian Renaissance-style Fulford, built in 1910, was one of the earliest apartment buildings erected in Meridian Hill, and the first constructed in Square 2565. In 1914, the architectural firm of Hunter and Bell designed a four-story Colonial Revival-style apartment building at 1736 Columbia Road, N.W., for owner William L. Browning.¹⁶ This was followed in 1916 when George N. Bell, of the firm Hunter and Bell, designed and constructed a brick two-story apartment building at 2524 Seventeenth Street, N.W.¹⁷ Apartment construction in Square 2565 continued in 1916, when Harry Wardman developed a brick, three-story apartment building, designed by A. M. Schneider, at 2526 Seventeenth Street, N.W.¹⁸ In 1922, developers Monroe and R. Bates Warren constructed a two-story apartment building at 2525 Ontario Road, N.W. The building was designed by architects George N. Bell and A. S. Rich, and its heavily-bracketed overhanging eaves reflect the Italian Renaissance style, which features prominently in the square's

¹³ Gilmore and Harrison, 46; Brian Kraft, "Columbia Heights: Passageway for Urban Change," in *Washington at Home: An Illustrated History of Neighborhoods in the Nation's Capital*, 2nd ed., ed. Kathryn Schneider Smith (Baltimore: Johns Hopkins University Press, 2010), 241-42.

¹⁴ Building Permit 1146, February 21, 1901; Building Permit 176, July 26, 1904; Building Permit 1159, October 19, 1905; Building Permit 177, July 26, 1904; Building Permit 303, July 27, 1906; Building Permit 1715, May 9, 1904; Building Permit 2347, May 5, 1905.

¹⁵ Building Permit 5102, June 29, 1909.

¹⁶ Building Permit 4664, May 7, 1914.

¹⁷ Building Permit 3545, February 23, 1916.

¹⁸ Building Permit 2926, January 5, 1916.

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architecture.¹⁹ Finally, in 1925, Harry M. Bralove constructed a four-story apartment building, designed in the Colonial Revival style by George T. Santmyers, at 2544 Seventeenth Street, N.W.²⁰ The six apartment buildings constructed in Square 2565 between 1910 and 1925 represent the stylistic variety that characterized residential architecture during the early twentieth century, as well as the evolution of the apartment building type in Washington, D.C.

The Apartment Building in Washington, D.C.

While the first apartment buildings were constructed in Meridian Hill during the early twentieth century, apartment building development began in Washington during the late nineteenth century, much later than in other eastern seaboard cities such as Boston and New York. This was in part due to a local reluctance to embrace the concept of multi-family residences. The first true, purpose-built apartment buildings were constructed in Washington beginning in the 1880s as luxury buildings for the city's elite. Beginning in the 1890s, and continuing into the early twentieth century, developers constructed more modest buildings for the city's middle class, who had gradually begun to embrace the idea of apartment living.²¹

The new apartment buildings being built for Washington's middle class, typified by Glenn Arms, were usually three to four stories in height, precluding the need for an elevator. Self-sufficient in comparison with the hotel-like character of the earlier luxury buildings, their individual apartments were arranged along interior hallways, and usually included a parlor, bedrooms, dining room, and kitchen. Architecturally, the exterior design of the new buildings recalled enlarged versions of the urban house forms of the period. In addition, these apartment buildings usually contained a first-story lobby with public areas that sometimes-contained small businesses, such as barbers and cafes.²²

During the first two decades of the twentieth century, apartment buildings increasingly comprised a greater percentage of residential construction in Washington. Between 1900 and 1909, 363 new apartment buildings were constructed in the District of Columbia, and 316 were built between 1910 and 1919. Most the apartment buildings constructed during this twenty-year period were built in the northwest quadrant of the District, and their construction precipitated the formation of apartment building corridors along the routes of streetcar lines such as Columbia Road, N.W.²³

Much larger purpose-built apartment buildings began to appear in Adams Morgan just prior to World War I, and their construction continued into the 1920s. These buildings, influenced after

¹⁹ Building Permit 5992, March 8, 1922.

²⁰ Building Permit 6205, January 7, 1925.

²¹ 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), E6-21.

²² *Ibid.*, E-21-22.

²³ *Ibid.*, E-39-40.

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1920 by the District's zoning law, were taller and incorporated multiple projecting wings into their designs.²⁴ In Adams Morgan, examples include the Chatham Court Apartments (1915) located at 1707 Columbia Road, N.W., and the Argonne (1928) at 1628 Columbia Road, N.W.

Apartment Living and Changing Lifestyles Among the Urban Middle-Class

By the time that Glenn Arms was completed in 1916, there was a burgeoning acceptance of apartment living within American society. Prior to this, housing reformers of the nineteenth century viewed apartment living as a deviation from the domestic ideal of the nuclear family structure and the detached single-family home, and associated the apartment lifestyle with the transience of boarding houses, or with crowded urban tenements and the immigrant families they housed. This pejorative association with tenements persisted into the early twentieth century, and in Washington, contributed to the negative view of apartment living. A greater emphasis on self-sufficient units, emulating the lifestyle found in the single-family home helped build gradual acceptance of apartment living. In 1905, the *Evening Star* observed that:

There seems to be every indication that apartment buildings are to increase in number here, just as has been the case in other cities, and it is likely that during the coming season a good many three and four-story buildings will be erected, with suites on each side of a hall on each floor. It is hard to explain why this change has taken place in the mode of living in large cities, but there is no reason, it seems, why, if this fashion prevails elsewhere, it should not also be in the mode here, for this city is and has been the scene of a very active growth in population for several years past, and in the effort to provide homes for the enlarged number, not only have many houses been put up, but large and small apartment houses.²⁵

Increasingly, as interest in apartment living surged among Washington's middle class, units featured a greater allocation of floor-space for entertaining. Other amenities included gas ranges, sinks, electric lights, telephones, and public spaces such as billiard and laundry rooms. Described in early advertisements as "light and airy," apartments in the Glenn Arms were typical in this regard. All of the building's units featured private baths and gas and electric service, while select four-room units featured reception halls and enclosed porches.²⁶ In addition, the ornamental facades and building lobbies of these buildings conveyed the sense of grandeur previously associated with the luxury buildings, now packaged with affordability and modern conveniences for the middle class.²⁷

Glenn Arms provided housing for a range of middle and working-class residents. According to census data recorded between 1920 and 1940, the occupations of the building's residents reflected the growth of the federal presence in Washington after World War I, and included a

²⁴ Mark Andrich, "Uptown Living: The Connecticut Avenue Apartment Corridor," unpublished research paper, George Washington University, revised version, June 1987, 14.

²⁵ "Real Estate Gossip," *Evening Star*, February 25, 1905.

²⁶ "Apartments to Let," *Evening Star*, June 11, 1916.

²⁷ *Apartment Buildings in Washington, D.C.*, E6-7, E17-21; Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge, MA: MIT Press, 1981), 140-46; "Apartments to Let," *Evening Star*, October 7, 1915.

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host of government employees that included clerks, stenographers, lawyers, photographers, and physicians. Agencies represented included the General Accounting Office, Bureau of Printing and Engraving, State Department, and the Works Progress Administration. A lesser number of residents worked in the private sector, and their occupations included salesmen, waiters and waitresses, and mechanics. Most of the building's residents during this period were married couples with children. Excepting the resident janitor, only two African Americans are recorded as living in the building during this period – a government fireman and his wife who were listed on the 1930 census.²⁸ The building later briefly operated as a “colored” cooperative during the early 1950s.²⁹

Hunter and Bell, Architects

The firm of Hunter and Bell formed in 1902 as a partnership between architects Ernest C. Hunter and George N. Bell. The firm was active in the District of Columbia until 1918, working primarily for developers John L. and Bates Warren. Hunter and Bell specialized in the design of apartment buildings, designing fifty-three examples in Washington between 1904 and 1917. These buildings ranged from more modest middle-class apartment buildings, like Glenn Arms, to luxury buildings that were marketed to the city's elite. Hunter and Bell designed numerous apartment buildings in the Adams Morgan and Lanier Heights neighborhoods, and their work has contributed significantly to the historic built environment of these areas.³⁰

Ernest C. Hunter was born in Washington, D.C., in 1882.³¹ He received no formal architectural training. Following his association with George Bell, Hunter worked as an architect in Aurora, Colorado.³² Hunter later returned to the District of Columbia; however, the date and location of his death remains unknown.³³

George N. Bell was born in North Carolina in 1879. Like Ernest Hunter, he received no formal architectural training. He moved to the District of Columbia with his family sometime between 1884 and 1894. In 1900, Bell, then twenty years of age, was working at the Naval Observatory. Both a real estate investor and a designer, Bell acquired properties and developed them after 1902 through the firm of Hunter and Bell. George Bell was also a close friend of developers John L. and Bates Warren, the latter having married Bell's sister in 1897. Following his partnership with Ernest Hunter, in 1920 Bell established a practice with architect Alfred S. Rich, which lasted until 1926. He continued to work sporadically as an architect in the Washington

²⁸ U.S. Bureau of the Census, Fourteenth Census of the United States (1920), Washington, District of Columbia, Enumeration District 280, Sheets 9B and 10-A, Record Group 29, National Archives, Washington, D.C.; Fifteenth Census (1930), Enumeration District 279, Sheets 4B; Sixteenth Census (1940), Enumeration District 432, Sheets 13A-B.

²⁹ “Co-operative Apartments,” *Evening Star*, April 26, 1952.

³⁰ *Apartment Buildings in Washington, D.C.*, E31.

³¹ United States, Bureau of the Census, Thirteenth Census of the United States, 1910, Election District 18, Prince George's County, Maryland, Sheet 4A, Record Group 29, National Archives, Washington, DC.

³² United States, Bureau of the Census, Fourteenth Census of the United States, 1920, Aurora, Arapaho County, Colorado, Enumeration District 21, Sheet 9B, Record Group 29, National Archives, Washington, DC.

³³ “Obituary,” *Washington Post*, May 1, 1939.

Glenn Arms Apartments

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area, and between 1942 and 1946 he was associated with developer Samuel S. Spruce. George N. Bell died in Alexandria, Virginia in 1956.³⁴

Among Hunter and Bell's noteworthy residential buildings are The Gainsborough at 1115 Twelfth Street, N.W. (1905, Shaw Historic District), rowhouses at 2617-41 Garfield Street, N.W. (1907, Woodley Park Historic District), The Netherlands at 1852 Columbia Road, N.W. (1909), The Stafford at 1789 Lanier Place, N.W. (1910), an apartment building at 2029 Connecticut Avenue, N.W. (1915, Kalorama Triangle Historic District), The Norwood at 1868 Columbia Road, N.W. (1916), and the Carthage at 2301 Connecticut Avenue, N.W. (1919, Kalorama Triangle Historic District). These buildings reflect the Italian Renaissance, Colonial Revival, Spanish Colonial, Shingle, and Beaux Arts styles. In particular, The Stafford, constructed in 1910, incorporates the heavy roofline bracketing seen in the design for 2524 Seventeenth Street, N.W. In addition, the row of twelve residences at 2617-41 Garfield Street, N.W., built in 1907, is indicative of the eclecticism and the blending of architectural styles employed in the design for 2524 Seventeenth Street, N.W.

Conclusion

Glenn Arms Apartments is located at 2524 Seventeenth Street, N.W., in Washington, D.C.'s Adams Morgan neighborhood. The building was developed in 1916 by George N. Bell, of the architectural firm Hunter and Bell, who designed the structure. Although slightly altered, this apartment building still maintains most of its exterior character-defining features. Glenn Arms is significant in that it reflects the historical development of the Meridian Hill subdivision and the Adams Morgan neighborhood marking the emergence of the apartment building in the neighborhood. Glenn Arms serves as an example of the Conventional Low-Rise Apartment Building, one of the earliest apartment building types constructed in the District of Columbia, which provided housing for Washington's middle-class who were attracted by the affordable rents and the convenience of the nearby streetcar line. Finally, this stylistically eclectic apartment building embodies the characteristics of the Italian Renaissance and Craftsman styles, and the work of its architects, Hunter and Bell, has contributed to the architectural landscape of the District of Columbia.

³⁴ *Apartment Buildings in Washington, D.C.*, E31; James Goode, *Best Addresses: A Century of Washington's Distinguished Apartment Houses* (Washington: Smithsonian Institution Press, 1988), 148; "Died," *Washington Post*, November 13, 1956.

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9. Major Bibliographical References

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United States. Bureau of the Census. *Fourteenth Census of the United States*, 1920. Aurora, Arapaho County, Colorado, Enumeration District 21, Sheet 9B. Record Group 29, National Archives, Washington, DC.

Washington Evening Star, 1852-1981. <http://infoweb.newsbank.com>.

Washington Post, Current and Historic, 1877-1977. <http://search.proquest.com>.

Glenn Arms Apartments
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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

Acreege of Property 0.17 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: 38.92397 Longitude: -77.03938

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Glenn Arms Apartments
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Or
UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

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

Verbal Boundary Description

The Glenn Arms Apartments is located on Lot 18 in Square 2565 in the District of Columbia. This is the same lot numbered Eighteen (18) in Block numbered Fourteen (14) in the Hall and Elvans' subdivision of "Meridian Hill."

Boundary Justification

The building has been associated with the square and lot since its construction in 1916.

11. Form Prepared By

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

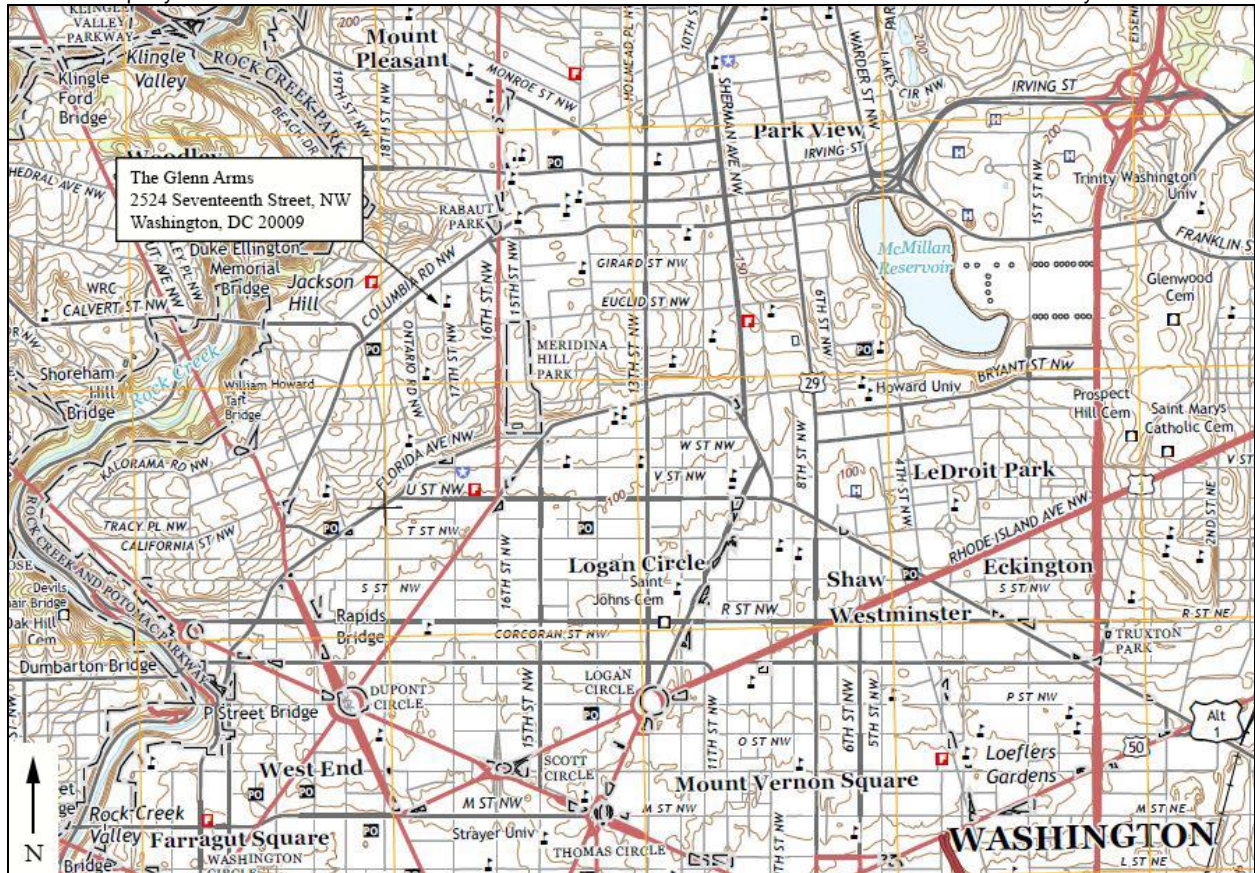
Additional Documentation

Glenn Arms Apartments

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USGS Washington West Quadrangle (7.5 minute), 2014 (U.S. Geological Survey)

Glenn Arms Apartments

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Name of Property

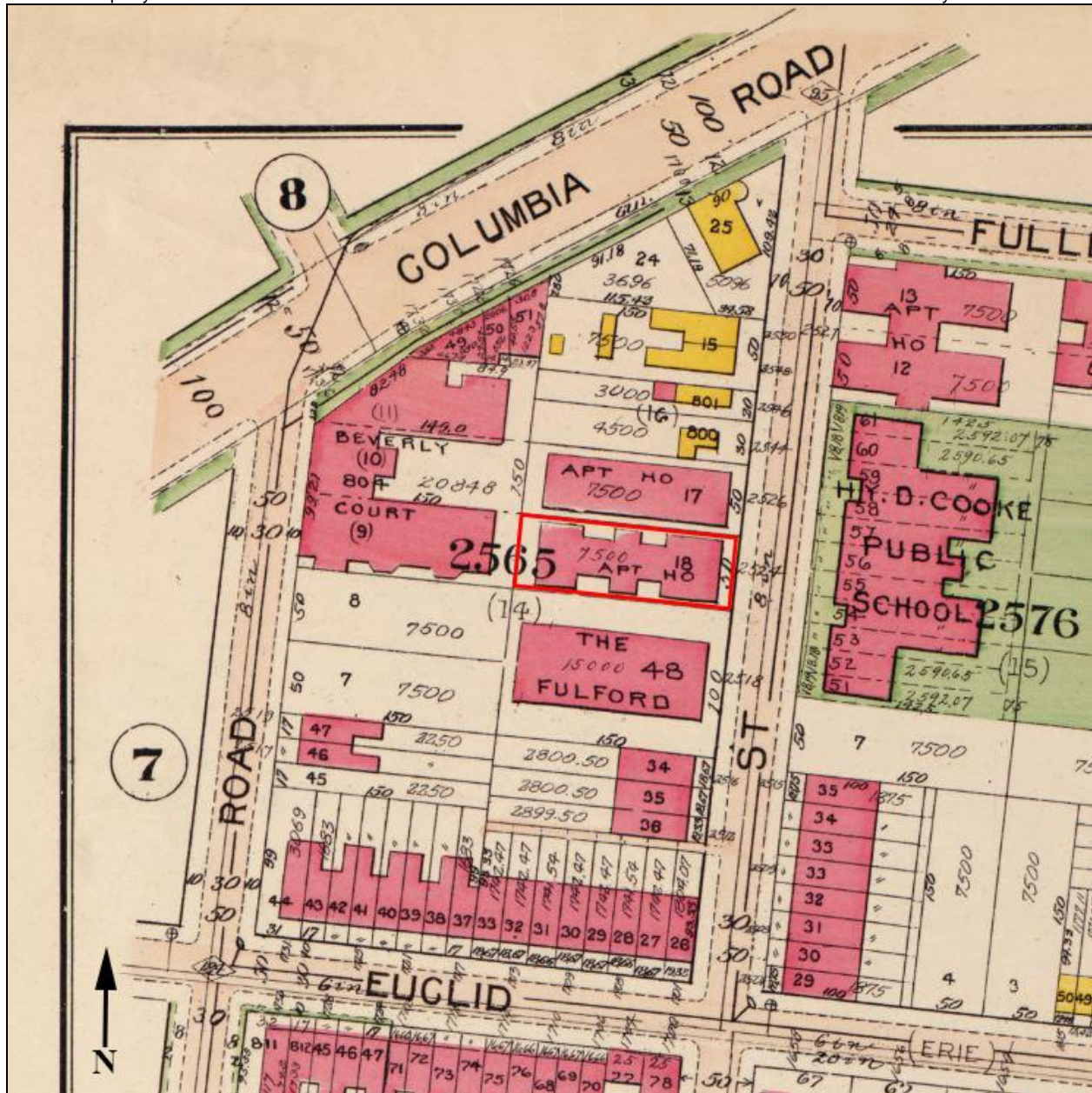
County and State



Locational map with landmark boundaries outlined in red (D.C. Atlas)

Glenn Arms Apartments
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Detail from 1919 Baist real estate atlas, volume 3, sheet 9. Lot 18 is outlined in red (Library of Congress)

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No. Brick Required 100 M. Permit No. 3545
403rd Con
FILL OUT APPLICATION IN INK
APPLICATION FOR PERMIT TO BUILD
Washington, D. C., Feb. 21st 1916

To the INSPECTOR OF BUILDINGS:
The undersigned owner hereby applies for a permit to build according to the following specifications:

1. What is the owner's name? George N. Bell
2. What is the architect's name? Hunter & Bell
3. What is the builder's name? J. E. Fox Address 41 - Que St. N.W.
4. What is the house number? 2524 - 17th St. N.W.
5. Has a plat been obtained from the Surveyor's office and building been located thereon as required by Sec. 26? Yes
6. What is the number of lot? 18 square 2565
7. State how many buildings to be erected One
8. Number of stories in height Two Material Brick
9. If of frame, will the proposed structure be within 24 feet of any brick building?
10. Size of lot: Front 50'-0"; rear 50'-0"; depth 150'-0"
11. Size of main building: Width of front 43'-1"; No. of feet deep 129'-0"
12. Size of back building: No. of feet wide _____; No. of feet long _____; No. of feet high _____
No. of feet in height from level of sidewalk to highest part of roof at front 35'-6"
No. of feet in height from sidewalk to eaves at back 26'-0"; average height 30'-9"
13. What is the purpose of the building? Apartment If a dwelling, for how many families? 12
14. Will there be a store in the lower story? No Nature of business to be conducted?
15. Will the building be erected on solid or filled land? Solid; material of foundation Concrete
Width of foundation 2'-1"; thickness 12"
16. Thickness of external walls: To first floor level 12"; 1st story 13"; 2d story 13"; 3d story _____; 4th story _____; 5th story _____; 6th story _____; 7th story _____; 8th story _____; 9th story _____
17. Thickness of party walls: To first floor level _____; 1st story _____; 2d story _____; 3d story _____; 4th story _____; 5th story _____; 6th story _____; 7th story _____; 8th story _____; 9th story _____
18. What will be the material of the front? Brick If stone, what kind?
19. Will the roof be flat, pitch, or mansard? Flat; material of roofing Slag; access to roof Scuttle
20. Will there be any projections beyond the building line? No; Have they been approved?
21. Projection of main steps from building line _____; cellar step projection _____; how projected _____
22. Are there any bay windows? No; height _____; width _____; projection _____
23. Are there any oriels? No; height _____; width _____; projection _____
24. Are there any tower projections? No; height _____; width _____; projection _____
25. Are there any show windows? No; form _____; width _____; projection _____
26. Are there vaults? No; depth _____; length _____; width _____
27. Will there be an area? No; width _____; projection _____; how protected _____
28. Are there any elevator shafts? No; how protected _____
29. How will the building be heated? Steam Will the building be wired for electric lighting or power? Lighting
30. What is the height of first floor above sidewalk or parking? 8'-0"
31. Has the curb grade been obtained from engineer of highways? Yes
32. Has a certificate for parking been obtained from Superintendent of Trees and Parking? Yes
33. Is there a sidewalk, curbing, or improved roadway in front of proposed structure? Yes
34. Have deposited \$ _____ as required by order of Commissioners to cover cost of any damage to public property.
35. Collector's receipt for above deposit, No. _____ date _____
36. What is the estimate cost of the improvement? \$24,000.00

A certificate must be obtained from the Plumbing Inspector before this application will be considered by the Inspector of Buildings.

Has alley grade been obtained? _____
Has fire escape been obtained? _____
Has curb been applied for? _____

SIGNATURE OF OWNER George N. Bell
APPLICANT Hunter & Bell
ADDRESS Southern Builders

RECEIVED
FEB 23 1916
Bldg. Div.

Application for D.C. building permit 3545, February 23, 1916 (Special Collections, D.C. Public Library)

Photographs

Glenn Arms Apartments
Name of Property

Washington, DC
County and State

Name of Property: Glenn Arms Apartments, 2524 Seventeenth Street, N.W.

City or Vicinity: Washington

County: N/A

State: DC

Photographer: John Gentry, EHT Tracerics, Inc.

Date Photographed: April 15, 2015

Exterior: Façade, east elevation, looking west

1 of 18.



Glenn Arms Apartments
Name of Property

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Exterior: Façade and south elevation, looking northwest

2 of 18.

Glenn Arms Apartments
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Exterior: Façade, looking southwest

3 of 18.

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Exterior: Detail of façade, looking northwest

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Glenn Arms Apartments
Name of Property

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Exterior: Detail of façade, entry, looking west

5 of 18.

Glenn Arms Apartments
Name of Property

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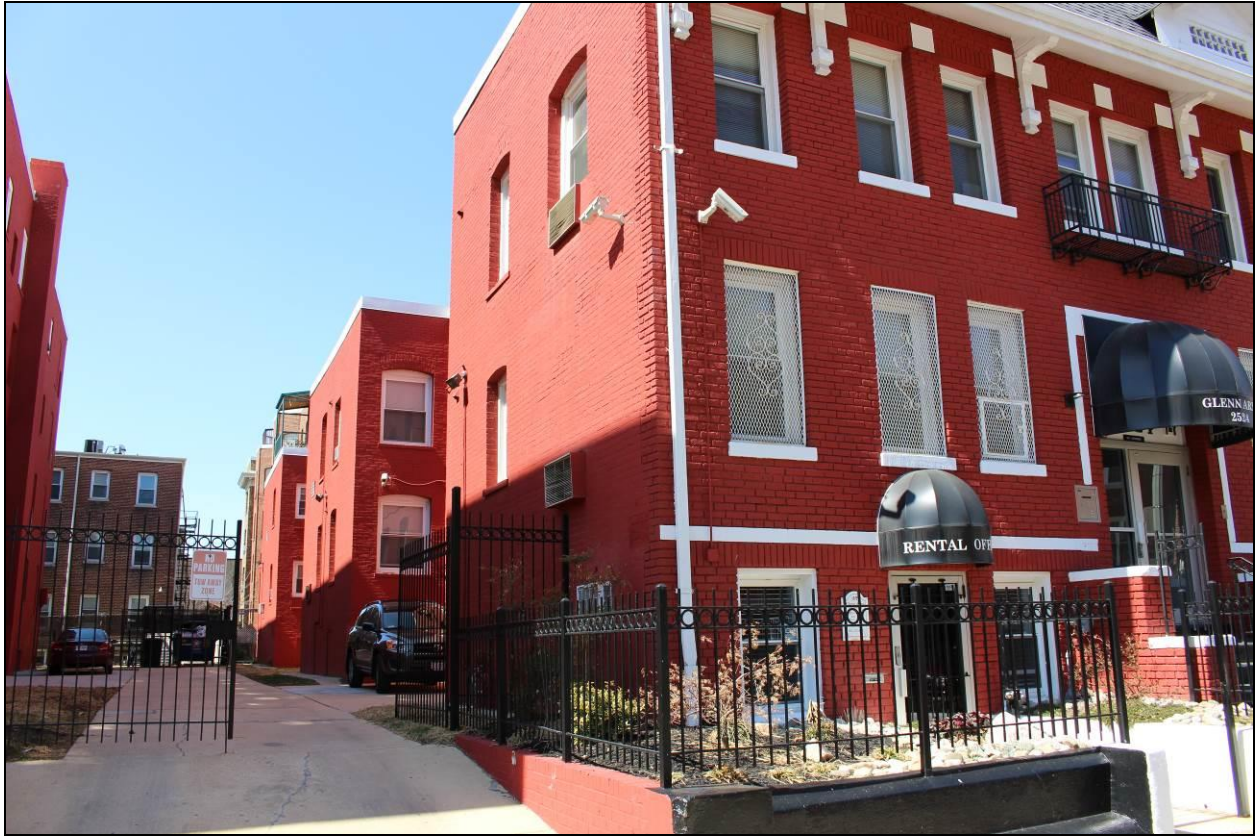


Exterior: Southeast corner, looking northwest

6 of 18.

Glenn Arms Apartments
Name of Property

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Exterior: South elevation and paved area, looking northwest

7 of 18.

Glenn Arms Apartments
Name of Property

Washington, DC
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Exterior: South elevation, looking east

8 of 18.

Glenn Arms Apartments
Name of Property

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Exterior: Detail of middle bay, south elevation, looking north

9 of 18.

Glenn Arms Apartments
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Exterior: Detail of south elevation, looking north

10 of 18.

Glenn Arms Apartments
Name of Property

Washington, DC
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Exterior: End bay of south elevation, looking northwest

11 of 18.

Glenn Arms Apartments
Name of Property

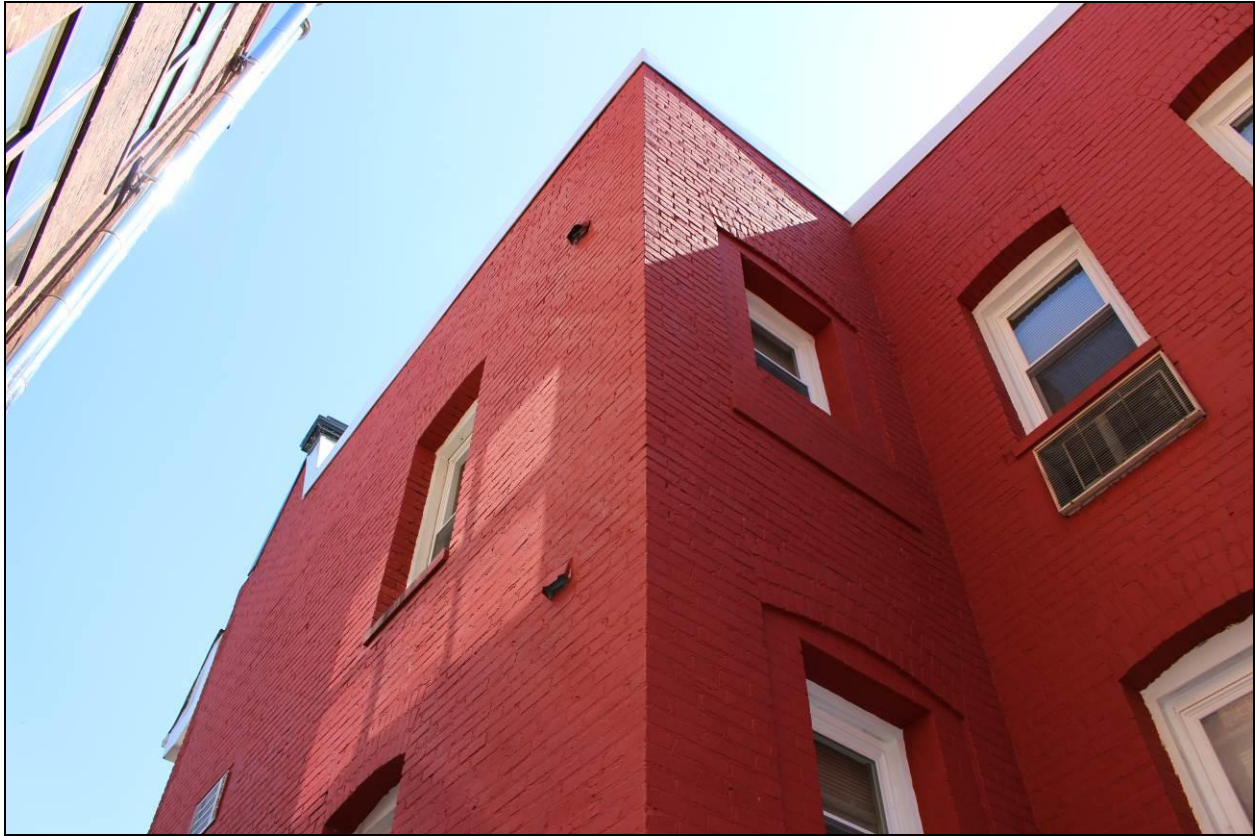
Washington, DC
County and State



Exterior: Porches on rear (west) elevation, looking southeast

Glenn Arms Apartments
Name of Property

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Exterior: Detail of north elevation, looking southeast

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Glenn Arms Apartments
Name of Property

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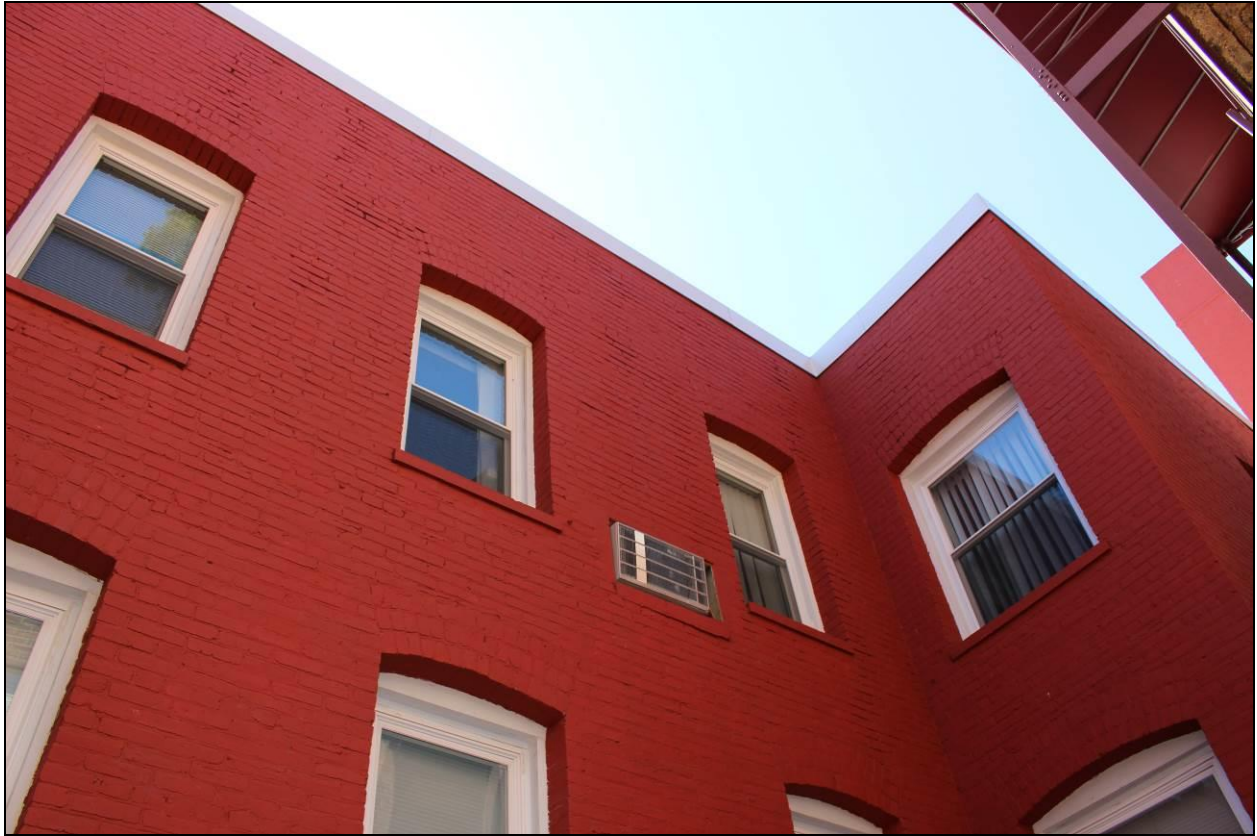


Exterior: Detail of north elevation, looking south

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Glenn Arms Apartments
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Exterior: Detail of north elevation, looking southwest

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Glenn Arms Apartments
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Interior: Detail of first floor stair

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Glenn Arms Apartments
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Interior: First floor corridor facing entry, looking east

17 of 18.

Glenn Arms Apartments
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Interior: Living area in apartment unit

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Glenn Arms Apartments
Name of Property

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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.



GLENN ARMS
2524

GLENN ARMS
2524

GLENN ARMS
2524

RENTAL OFFICE



SMALL PASSENGER VEHICLES ONLY
NO PARKING
EXCEPT AS SHOWN
ON THIS SIGN

NO PARKING
EXCEPT AS SHOWN
ON THIS SIGN



















RENTAL OFFICE

GLENN AVE
2511

NO PARKING
ANYTIME



GLENN ARMS
2524

HOTEL OFFICE





GLENN ARMS
2524

2524











UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Glenn Arms, The

Multiple Name: _____

State & County: DISTRICT OF COLUMBIA, District of Columbia

Date Received: 1/24/2018 Date of Pending List: 2/26/2018 Date of 16th Day: 3/13/2018 Date of 45th Day: 3/12/2018 Date of Weekly List: _____

Reference number: MP100002180

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 | |

Accept Return Reject 3/6/2018 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 3/6/2018

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: January 17, 2018

TO: Patrick Andrus

FROM: Kim Williams *KW*

RE: Transmittal Letter for the Glenn Arms and The Fulford Apartments National Register Nominations

Please find enclosed three disks for the Glenn Arms Apartments National Register nomination and three disks for The Fulford nomination. The enclosed disks, Disk 1 (of 3) contains the true and correct copy of the nominations. The enclosed Disks 2 and 3 contain photographs as per the NR photo requirements.