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JAN 08 2016

National Register of Historic Places Registration Form

Nat. Register of Historic Places
National Park Service

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: Saint James Mutual Homes

Other names/site number: Sternberg Court, Kober Court; Sternberg-Kober Courts

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: 201-217 P Street SW; 1410-1414 3rd Street SW; 220-215-229 O Street SW; and 1411-1415 James Creek Parkway SW

City or town: Washington, DC State: _____ 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Not For Publication: Vicinity: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> DAVID MALONEY / DC SHPO		12/31/2015
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): _____

Joe Colson H. Beall
Signature of the Keeper

2-23-16
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>6</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>6</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.)

20th CENTURY REVIVALS/Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick and 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

Originally known as Kober Court and Sternberg Court and built by the Washington Sanitary Housing and Washington Sanitary Improvement companies, the two housing complexes were, in 1967, converted into a single cooperative and renamed as the St. James Mutual Homes. Sternberg Court was constructed in 1937 by the Washington Sanitary Housing Company (WSHC) and Kober Court was built two years later in 1939 by the Washington Sanitary Improvement Company (WSIC). Both complexes were designed in a red brick Colonial Revival style by local architect Appleton P. Clark who worked regularly with the WSIC and WSHC.

The two Courts are located in southwest Washington, DC between 3rd and Canal Streets and between O and P Streets SW and are separated from each other by the 200 block of O Street SW. The Sternberg Court section, located south of O Street, consists of five groupings of two-story, red brick, multi-unit buildings comprising 56 one- two- and three-bedroom units. The Kober Court section, located north of O Street, consists of a single, three-story, three-part, U-shaped brick building compound. The U-shaped building includes a central block and two side wings that are connected to the central section by single-bay-wide, arched arcades. The side wings

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telescope forward of the central section in three parts. The three-story complex is constructed of brick and contains 51 one- and two-bedroom units.

Both Kober and Sternberg Courts are designed in a similar, reduced, Colonial Revival-style, characterized by red brick walls, multi-pane double-hung windows, stone beltcourses, corner quoining, and engaged architrave door surrounds. Both Kober and Sternberg Courts are arranged around landscaped courts that contribute significantly to the complex of buildings. The 200 block of O Street separating the two Courts dead-ends on the east with a round-about, making the street more of a driveway that connects, rather than divides, the two Courts.

St. James Mutual Homes exemplifies key features of the “Garden Apartment Subtype” as described in the Multiple Property Documentation Form “*Apartment Buildings of Washington, DC, 1880-1945.*”ⁱ

St. James Mutual Homes retains integrity of location, setting, design, materials, workmanship, feeling and association.

Narrative Description

The Washington Sanitary Housing and Washington Sanitary Improvement Companies built Sternberg and Kober Courts in 1937 and 1939 in southwest Washington between P Street on the south, O Street on the north, Canal Street on the east and 3rd Street SW on the west. At the time of construction, the site was located in adjacent Squares 546E and 547E. However, these squares were consolidated within a “superblock” renumbered as Square 547 during the redevelopment of Southwest during the 1950s and 1960s.

Sternberg Court, constructed in 1937 as the first of the two complexes, was located in historic Square 547E, south of O Street SW. Kober Court, built in 1939, was built in Square 546E, north of O Street SW. To the east, James Creek Parkway, a narrow diagonal dead-end street runs northeast from the 200 block of P Street SW to O Street SW. James Creek Parkway separates the built part of the site on the west, from a parking lot and landscaped green space to its east. This open area extends east to Canal Street SW and spans the historic banks of James Creek, which has been encased since the 1930s. O Street SW which historically extended east of Canal Street before the consolidation of the two squares into a single “super block,” now terminates in a small traffic circle (cul-de-sac) a few feet west of Canal Street SW.

Sternberg Court

Sternberg Court consists of five groupings of two-story, red brick, multi-unit buildings comprising 56 one- two- and three-bedroom units and organized around a central courtyard.ⁱⁱ Three of the five groupings of apartments are linear arrangements and face O and P Streets, while the other two are paired groupings facing 3rd Street and the parking lot adjacent to Canal Street. The original formal entrance to Sternberg Court, at 209 P Street SW, is located on-center of the group of buildings facing P Street SW.

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This P Street grouping consists of five parts, including a central, three-bay, pedimented pavilion containing four apartment units, flanked by side wings and slightly projecting end pavilions. The side wings offer a three-bay configuration with a central entrance leading to four units, while the slightly projecting end pavilions accommodate duplex units accessible from a single door in the interior of the two-bay facade. The central pavilion and end pavilions are delineated from the wings by brick quoining, while a continuous cornice and brick parapet wall above it spans the entire roofline. The pediment of the central pavilion rises above this parapet wall clearly establishing the architectural dominance of this central pavilion. This pediment contains a crescent-shaped fanlight framed by a protruding course of bricks, recalling the fanlight at nearby Wheat Row, the oldest building in southwest, built ca. 1794. The visual prominence of this center building is further reinforced by a concrete tablet set into the brick wall surface above the cornice of the central entry door and incised with "Sternberg Court, Erected 1937."

A narrow strip of lawn separates the buildings from the sidewalk running parallel to P Street.

The central pavilion is divided into three bays with an entry in the center bay flanked by paired windows to either side. The entry door is set within an arched opening and is accessed by a single step above grade. The entry door leads to a vestibule with staircase which in turn gives access to the two apartments on each story. A semi-circular, sunburst fanlight surmounts the door, and the whole is framed by brick quoining that surrounds the arched opening. This brick door surround is capped at the top by a slightly projecting cornice, above which rises the inset panel with the building's name. A pair of 4/4 double-hung windows rises above the entrance.

In the bays to either side of the central entry on both the first and second stories are pairs of 6/6 double-hung windows, symmetrically arranged. Like the central pavilion, the side wings are similarly divided into three bays with central arched doors flanked by pairs of windows. The central pavilion and side wings house only one-bedroom apartments.

Unlike the three-bay-wide central pavilion and side wings, the end pavilions on P Street are two bays wide and contain one, two-bedroom and one, three-bedroom apartments in each pavilion. The entryways in the end pavilions are raised slightly from ground level and reached by a flight of three steps. Unlike the round-arched openings in the central pavilion and side wings, the entry doors of the end pavilions are rectangular and topped by transoms with a horizontal row of small panes. Single, 6/6 double-hung windows are found in the first and second stories of the end pavilions. The east and west end pavilions of this P Street grouping, turn the corners at James Creek Parkway and 3rd Street. The 3rd Street elevation of 217 P Street has protruding bays with pairs of windows at each end and an inset central section with single windows. The James Creek Parkway façade of 201 P Street has a chamfered rear bay which turns inward toward the courtyard. The rear corners of both duplexes' side façades are wrapped by brick quoining.

The O Street facade of the Sternberg Court complex consists of two detached, but side-by-side buildings, each one divided into three, four-unit sections. The two detached buildings are separated by a walkway that leads to the interior courtyard of the complex. Both of these buildings are similarly articulated with each of the three sections divided into three bays with an entry door at the center bay of each section. Pairs of windows are located to either side of the

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entry doors on the first story, and, on the second story, a single window is located on-center with pairs of windows to either side. The central section of the three-part grouping is distinguished by its entrance which features an engaged and pedimented surround, while the engaged surrounds of the two flanking entryways are capped with flat cornices. In both cases, the surrounds are brick formed by brick quoin work.

The buildings at 1411 and 1415 James Creek Parkway across the courtyard from the O Street wings, are more-or-less identical, except that they are offset from the conventional north-south axis in order to run parallel to the northeast-southwest orientation of the street.ⁱⁱⁱ Both the Third Street and James Creek Parkway rows contain a mix of one and two-bedroom apartments. To adjust for the diagonal axis of St. James Parkway and the longer frontage of O Street, the outer side walls of the end buildings at 200 and 220 O Street SW are chamfered.

The 3rd Street grouping includes a pair of attached four-unit sections having the address of 1410 and 1414 Third Street SW. This pair is separated from the P and O Street groupings by walkways which pass into the center courtyard through iron gates between brick walls. Like the other groupings, the façade here is divided into two, three-bay sections, with each one offering a central entrance and flanking windows. Both entryways here have engaged and pedimented surrounds whereby the surrounds are formed by brick quoining. The side elevation of this 3rd Street pairing is two-bays-wide.

The buildings at 1411 and 1415 James Creek Parkway on the opposite face of Sternberg Court are more-or-less identical, except that they are offset from the conventional north-south axis to parallel the northeast-southwest orientation of the street. Both the 3rd Street and James Creek Parkway pairings contain a mix of one and two-bedroom apartments.

Kober Court

In 1939, Kober Court was erected on the north side of O Street SW. It consists of a single building comprised of three principal, three-story parts and arranged in a U-shaped manner. The building is constructed of concrete block, faced in red brick, and features concrete trimwork and other detailing.^{iv} The center section of the building is deeply recessed from O Street and is connected to its side wings by one-story, single-bay-wide archways that communicate with the rear of the building. The side wings project forward from the center block as arms, creating a landscaped court between it and wings. Each wing has multiple entrances, each of which communicates with an entry hall and staircase providing access to a pair of apartments on each floor, as well as to the basement corridor which spans the entire building. The east wing entrances bear the addresses 215, 217, and 219 O Street, the north wing entrances are 221 and 223 O Street, and the west wing entrances are numbered 225, 227, and 229 O Street.

Kober Court's three wings are oriented to an open space. This space is a landscaped forecourt, surrounded by the building's wings on three sides and bounded along O Street by a low brick wall. To the building's east is a plot of land covered by a parking lot and green area, which extends to Canal Street. Delaware Avenue, which is separated from the rear of the building by a narrow open area, is the northern boundary for part of the site. The fence surrounding the River

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Park Cooperative complex, which borders Kober Courts on two sides, makes up the section's remaining boundary.

The central section of Kober Courts faces O Street and extends six bays long, or more appropriately presents two, identical three-bayed sections. Both of these three bay sections have central entrance doors with windows to either side and above. The two doorways have concrete block quoining surrounding single door openings. The central doors are flanked by pairs of 6/6 double-hung windows with brick sills. Above the entrances rises a single, 6/6 double-hung window set within a concrete block surround whose sill is integrated into the concrete beltcourse separating the first and second stories and whose lintel is slightly pedimented. This window opens onto the stair landing on the interior. A similar sized window but lacking the concrete block surround is centered above it on the third story. Pairs of 6/6 double-hung windows define the side bays of the central pavilion on all three floors.

The side wings projecting forward of the central block are similarly arranged as pairs of three-bay-wide sections, though here the face east and west, across the court to each other and perpendicular to the central block. Each of the three-bay sections has a central entry door flanked by windows, and each is distinguished from the other by a slight projection in wall plane. A concrete beltcourse separates the first and second stories and continues across the arched opening to meet up with the beltcourse of the central block. A second beltcourse, separating the third story from the parapet wall above, extends uninterrupted across the entire façade, including the wings and central block. Each entrance provides access to six units, except for the larger section with the address 219 O Street which serves nine units.

Although similar in treatment, the wings are slightly different in plan. In particular, the section of the east wing that is closest to the central block has a vaguely T-shaped and slightly larger footprint, while the west wing is almost square in plan.

The end walls of the Kober Court wings facing south to O Street are three-bays-wide and defined by bays of single and paired double-hung windows with the double windows on-center and the single ones on the outside bays. The east and west walls of the wings, oriented towards the parking lots, feature tiers of three-story porches capped by sloping metal roofs.

The north elevation of Kober Court consists of a relatively unarticulated brick wall with regular arrangements of single and paired window openings, along with bays of three-story brick porches.

Landscaping

The landscaping of St. James Mutual Homes, and in particular the two landscaped courtyards of Kober and Sternberg Courts, are an integral component of the garden apartment complexes. The buildings of the former Sternberg Courts module are separated from the city streets by modest front lawns, planted with grass and small shrubs. Each building is accessed by front walks, while the interior courtyard is planted in grass, bordered by small shrubs at the rear of the building's sleeping porch extensions.

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The Kober Courts form three sides of a courtyard whose “fourth wall” is O Street SW. This more publically-viewed courtyard is planted with mature trees, flower plots, and shrubs. The rear of the Kober Courts is separated from Delaware Avenue SW by a grassy lawn with some mature trees. A walk that gives access to the building’s multiple entrances leads a pedestrian through these plantings. To the east of each module is a parking lot, which is separated from Canal Street SW by a wide lawn, which covers the banks of the now encapsulated James Creek.

While no detailed documentation of the complex’s original landscaping exists, the sanitary housing movement considered light, air, and aesthetically-pleasing surroundings as important requirements for healthy living. The complex’s landscape is plainly arranged to provide these elements to every apartment. Using the wide expanse of ground to the east of the buildings as open space allows a plot was likely not suitable for building because of its proximity to the buried creek to become an asset as a source of light, air, and a sense of expansiveness in a city neighborhood. It seems reasonable to accept that the complex always has had landscape plantings similar to those present today.

When St. James Mutual Homes was built in 1937-1939, it was surrounded by a mix of sparsely-settled land that had been near the banks of a noisome creek, industrial sites, such as the mammoth repair yard and street car barn that occupied the area now covered by Channel Square and a section of River Park. As a result, the complex’s courtyards offered a necessary respite to the cityscape that surrounded it at that time. The landscape of St. James Mutual Homes with its spaces, plantings, walks, and views that offered a pleasant contrast to the chaotic mixture of decay and industrial noise and soot of much of surrounding area at that time is an important and character-defining element of the complex.

Interior

The interior arrangements of both the Kober and Sternberg Courts sections of the St. James Mutual Homes are designed to both maximize living space and provide each apartment with natural light from its front and back walls. The only common hallway is the basement corridor that leads from end to end of the Kober Court building. This corridor gives egress to rooms that house the heating system and storage spaces, as well as a laundry room, community room in the northeast corner of the east wing, and a small office at the wing's south end. The community room and office have brick walls and high, small windows and linoleum floors.

In both the Korber and Sternberg Courts, exterior doors open in to small, unadorned vestibules that lead into first floor apartments and the stairs to the second story apartments. These spaces are minimally architecturally embellished, although the vestibule floors in both sections of the complex have original brown square ceramic tiles. The basements of each Sternberg Courts building are separated into a furnace room and an unfinished utility space.

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INTEGRITY

St. James Mutual Homes retains integrity of location, setting, design, material, workmanship, feeling and association. The buildings are located on their original site in Southwest and the setting of low-scale, garden-apartment affordable housing of which it was an early model is intact. The reduced, Colonial Revival style of the red brick buildings is readily apparent, as are the original materials (brick and concrete), and workmanship, including brick and concrete quoining. During the seventy years since its construction, the exterior of St. James Mutual Homes has seen some alterations. In particular, individual window unit air conditioners were installed at one point and the apertures later bricked in with brick that does not match the historic brick. The original doors are now covered by energy-efficient aluminum storm doors, and awnings sheltering the entranceways obscure the fanlights from street-side viewers. However, these minor alterations do not detract from the overall effect, the property has been well-maintained and retains overall high integrity.

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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.)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT
SOCIAL HISTORY

Period of Significance

1937-1967

Significant Dates

1937; 1939
1963; 1967

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

St. James Mutual Homes is significant under National Register Criterion A with Community Planning and Development and Social History for its association with the development of Southwest in the 1930s, particularly in regard to the quadrant's long struggle to develop high-quality affordable housing despite natural and man-made impediments. Its construction as the Kober-Sternberg Courts represents a significant milestone in the development of planned housing for persons of moderate income and the evolution of the "sanitary housing" movement, an important force in the residential development of Southwest Washington and the city as a whole. The Sternberg Court section was the first sanitary housing complex with true multi-unit buildings constructed in Southwest and its construction helped shape the redevelopment of the banks of James Creek from an industrial tract to a district for planned affordable housing development. This housing came to include the James Creek Dwellings and original Syphax Homes for war workers (1942), as well as the Syphax Gardens (1957-58) and Greenleaf Gardens (1959-60) public housing developments.

St. James Mutual Homes is further distinguished as being the only multi-unit housing complex in the Southwest Redevelopment area that survived urban renewal in the 1950s, and one of only a few other buildings that escaped demolition during this period of redevelopment.^v It is also the District's first identified example of a cooperatively owned complex purchased by a group that represented its tenants and the country's "first cooperative housing financed under the FHA 221 (d)(3) program for moderate-income families."^{vi}

St. James Mutual Homes meets listing in the National Register under Criterion A and under the Multiple Property Document, *Apartment Buildings in Washington, DC (1880-1945)*. According to the Registration Criteria and sub-criteria established in this document, St. James Mutual Homes is significant under the following:

- A-1: Buildings associated with specific events that have made a contribution to the broad patterns of our history.
- 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;
- A-3: Buildings that are parts 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-5: Buildings that reflect trends in the attitude toward the stratification or segregation and integration of religious, racial, economic, or other social groups through the building's residential character, architectural form and/or location;
- A-7: Buildings that are parts of corridors or zones that illustrate changes in zoning and planning trends and specific regulations.

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St. James Mutual Homes is also significant under National Register Criterion C with Architecture as its Area of Significance because it represents an excellent example of sanitary housing, in the final stages of the sanitary housing movement in D.C. The buildings reflect the influence of the Garden Cities movement and the modern architectural influence of the Garden Apartment as a building type. Although St. James Mutual Homes share the Colonial Revival-Style influences preferred by the sanitary housing movement in D.C., their arrangement in groupings, their flat roofs, and long continuous upper cornice lines provide a more streamlined horizontality not present in earlier sanitary housing that have paired and single buildings with prominent gable roofs and gable ends. The more modern styling of Sternberg Courts in fact presages the garden apartments that would later be found throughout the city and which today compose “one of the most important collections of this type of apartment house in the United States.”^{vii}

Viewed as a whole, St. James Mutual Homes shows an especially adroit arrangement of buildings and open space within the constraints imposed by an irregular site shaped by the channel of the James Creek Canal. The Kober-Sternberg Courts created a unique synthesis in integrating the large Kober Court apartment building and the two-story garden-style Sternberg Court units in a planned landscape. Its harmonious arrangement of buildings and grounds testifies to the talent and skills of architect Appleton P. Clark, who is among Washington’s most accomplished architects of the first half of the twentieth century and is particularly noted for his apartment house designs.

According to the Registration Requirements found in *Apartment Houses in Washington, DC (1880-1945)*, St. James Mutual Homes meets the following sub-criteria:

- C-2: Buildings that reflect changes in the form of the building type in response to health and safety trends or specific regulations;
- C-3: Buildings that reflect changes in aesthetic philosophies;
- C-5 Buildings that reflect divisions of demography in multi-unit living as typified by special organization of their tenants...
- C-6: Buildings that illustrate expressions of architectural styles, either rare, notable, or influential to the aesthetic development of the apartment building or architecture in general;
- C-9: Buildings that introduced or made contributions to the expression and appreciation of amenities affecting the architectural form of the building type;
- C10 and C-11: Buildings that are the work of skilled architects, landscape architects, urban planners, engineers, builders, ... developers or skilled architect/developer teams.

The Period of Significance for the St. James Mutual Homes extends from 1937 with the construction of Sternberg Court to 1967, when the Kober-Sternberg Courts complex was re-opened as a resident-owned cooperative and renamed the St. James Mutual Homes. The complex had achieved this status in 1963 when the Redevelopment Land Agency (RLA) first implemented plans to sell the complex to a cooperative whose members would include its current

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tenants, which made it the nation's "first cooperative housing financed under the FHA 221 (d)(3) program for moderate-income families."^{viii} However, the buildings were renovated and re-opened in 1967, thus justifying the 1967 end-date.

St. James Mutual Homes may also have archaeological potential because its grounds incorporate a portion of the banks of James Creek, as well as the grounds of the Washington Brick and Terra Cotta Company's manufactory, whose first structures were erected in 1892. As a 1992 American University archeological study notes, such sites may contain remnants of the canal's fabric as well as numerous artifacts mixed in with the material used as fill when it was covered.^{ix}

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

James Creek and Canal

When Pierre L'Enfant began drafting his plan for Washington in 1791, the new capital was a quilt of wooded land, planted fields, and plots exhausted by successive crops of tobacco. Two wealthy planters farmed much of what would become the city's Southwest quadrant. Notley Young's plantation, which included a Georgian manor house, a mill, outbuildings, and slave quarters typical of "a well-organized tidewater farm," covered much of the land from C Street SW to the riverfront. Daniel Carroll, whose manor stood in nearby Southeast, owned most of the remainder of the quadrant. Although Carroll had platted "Carrollsbury," a town at the tip of Buzzard Point before the American Revolution, only a few houses had been built on its lots. Southwest remained a place of scattered agricultural settlement while L'Enfant mapped its fields and woods into a paper city's grid of streets and squares.

However sleepy L'Enfant found Southwest's rustic landscape, his plan sparked visions of a real estate boom. Speculators envisioned the Buzzard Point peninsula's long frontage on the Potomac and Eastern Branch (as the Anacostia River was known) as the city's major waterfront portal and the Southwest quadrant as its commercial heart. Such visions ignited the imagination of James Greenleaf, a politically-connected New Englander who was both a diplomat and merchant-trader with a stone warehouse on Rock Creek near Georgetown. The Greenleaf Syndicate contracted to purchase thousands of lots from the District commissioners on credit and constructed the city's first real estate developments with the Wheat Row on Fourth Street SW in 1794 and the "Twenty Houses" at South Capitol and N Streets in 1796.

The Greenleaf Syndicate quickly collapsed in bankruptcy and sent its principals to debtors' prison, but faith in Southwest's coming waterborne prosperity endured. In June 1791, L'Enfant's first report to President George Washington had proposed a canal which would run through Southwest to link wharves on Eastern Branch to the city's center and Georgetown, and bypass the tortuous, silt-ridden Potomac River channel, which was increasingly difficult for ocean-going vessels to navigate. Within a few months, Washington had come to see the construction of a city canal "as one of the initial tasks necessary for the prosperous development of the city," and was extolling its benefits to Thomas Jefferson. Washington's personal secretary Tobias Lear imagined such a canal as the final link in a national commercial network and:

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Foresaw the time when the fur and peltry from the Great Lakes region would be brought to the Capital city, passing through the Washington Canal to the Eastern Branch, where it could be shipped to various ports.^x

In 1792, Andrew Ellicott's first map of the District of Columbia, a slightly revised version of the L'Enfant Plan, showed such a canal bisecting the city. Yet, despite its highly-placed supporters, this enterprise languished for almost twenty years. Among the obstacles it faced was the opposition of Georgetown waterfront property owners and cartage interests, as well as high labor costs. After two companies became bankrupt before making much visible progress, a new company persevered through the burning of Washington in 1812 and opened the Washington City Canal in 1815, more than fifteen years after George Washington's death.

The canal's route took advantage of several tributaries that passed through the low-lying riverfront lands. Running east from the marshy shore of the Potomac near the future site of the Lincoln Memorial, its channel followed Tiber Creek along what is now Constitution Avenue's right of way. Between Seventh and Third Streets, the canal's level dropped about thirty feet as it swung southeast across the mall. Near South Capitol and E Streets SW, the canal split into east and west channels. Its eastern channel emptied into Eastern Branch near the Navy Yard in Southeast, while its western channel followed the route of St. James (later simply James) Creek, which flowed into Eastern Branch between Greenleaf and Buzzard Points, just east of the United States Arsenal and Washington Penitentiary.

Despite its long gestation, the City Canal proved an enormous economic disappointment. Poorly engineered, it was subject to silt accumulation and tidal fluctuation that alternately resulted in flooding and boats left stranded. After a decade and a half of struggling to attract traffic, the canal was taken over by the city commissioners in 1831. In 1833, a branch waterway finally accomplished something of Tobias Lear's vision by linking the City Canal to the new Chesapeake and Potomac Canal between Georgetown and Cumberland, Maryland. However, business continued to languish as the commissioners failed to make other improvements. After railroads began taking over much of the nation's freight and passenger traffic, the city ceased maintaining the canal in 1860. By 1866, many of the city's sewer mains drained into the canal, creating a vista in which "the Capitol building with its half-completed dome looked grotesquely down upon the Washington City Canal, a canal by name but a municipal sewer by use." During the administration of Governor Alexander Shepard, the District's territorial government began filling in the canal channel north of the mall in the early 1870s.

The failure of the canal bought Southwest problems more pressing than disappointed hopes. Rather than fueling development, the canal's watery loop was perceived to have isolated the quadrant from the rest of the city and led to its being nicknamed "The Island." This nickname may have exaggerated the extent of the problem, for, although it lagged behind that of the city as a whole, Southwest's population grew considerably during the late nineteenth century. During the Civil War, Southwest's population had nearly doubled, While the District's population more than doubled between 1870 and 1900, Southwest's residents increased at a slightly lower rate of 84%. However, the areas south of M Street along the canal route did not share equally in the quadrant's growth. Silt deposited at the canal's mouth further hampered drainage, and, besides

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flooding adjoining areas, high tides pushed sewage effluent back upstream, creating foul odors which grew especially intense in hot weather. The 1856-59 Boschke map showed what became known as the James Creek Canal as a string of puddle-like ponds sending a tributary as far west as Second and I Streets SW and submerging a significant land area. The intersection of Second and O Streets SW lay beneath the canal's waters and was surrounded by almost entirely uninhabited land. These swampy and odiferous conditions discouraged residential growth and limited the area's development to slaughterhouses, glue factories, and similarly unpleasant neighbors.

At the turn of the twentieth century, the canal banks remained largely uninhabited south of N Street, the southernmost street to bridge the waterway. Here city streets did not penetrate a large tract divided by the canal that centered on the future site of the St. James Mutual Homes. West of the channel, this tract contained a small number of dwellings and several factories. A glue factory faced N Street, while just northwest of the submerged future intersection of Second and P Streets were the kilns of the Washington Brick and Terra Cotta Company and a large coal and wood yard. West of the brick works, Square 547 was occupied by the workshops of the Metropolitan Street Railroad Company. By 1919, although the canal had been filled in as far south as P Street and most city streets had been extended throughout the area, there had been little additional residential or commercial development.

Housing Reform and Southwest

Like almost every nineteenth century city, Washington experienced an influx of mostly poor new residents from immigration and in-migration from rural areas. Land prices depressed by the noisome influence of the canal and increasingly silted-in, marshy Eastern Branch bought much small, densely-packed housing for this expanding working class to Southwest. A perception that, despite an overall growth rate that paralleled that of the city as a whole, Southwest would be unlikely to attract more affluent residents led to policy decisions that further encouraged the building of small, rudimentary houses in the quadrant. Although the city building code of 1873 restricted the construction of frame dwellings, these fire rules were suspended for the sparsely-settled areas south of I Street SW, after the chief inspector of buildings pronounced "shanty builders ... the pioneers of the city [who perform the] legitimate function of colonizing and preparing the way for more pretentious buildings."^{xi}

Racial segregation also shaped housing patterns throughout the city, but probably nowhere so much as in Southwest. African-Americans made up a large proportion of Southwest's new residents beginning with the Civil War decade, when their numbers quadrupled to comprise 37.3% of the quadrant's population by 1870. In-migration of African-Americans accounted for almost two-thirds of the quadrant's growth between 1890 and 1897.^{xii} By 1897, African-Americans comprised almost half Southwest's residents, compared to approximately one-third of the city's overall population. Most new African-American residents were poor migrants from rural areas who often succeeded white residents in the quadrant's least-expensive housing, including the alley dwellings which had first been noted in the 1850s.^{xiii} By 1871, clusters of alley dwellings had developed in every area of Southwest other than Buzzard's Point.^{xiv} At that time, some 81% of the heads of alley-dwelling households city-wide were Black.^{xv}

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While industrialization and urbanization were creating the clusters of overcrowded and insanitary housing which came to be referred to as “slums,” a national movement arose to improve the health, welfare, and morality of the urban poor. Many of these reformers shared the values of the Progressive movement, which reached its peak between 1890 and the First World War, which included faith in academic expertise and the efficacy of governmental action to effect social change. Although the Progressive movement sought to improve education, the acculturation of immigrants, and hygienic practices, it also gave rise to housing reform as the most direct channel for improving the physical and moral condition of the poor.

Although it took several decades to achieve critical mass, Washington’s Progressive-influenced housing reform movement scored some early successes. In 1892, Congress restricted the construction of dwellings on alleys less than thirty feet wide, without utilities, or lacking ready egress to city streets.^{xvi} In 1894, a number of leading citizens formed a non-partisan group called the City Center, whose committee on housing conducted a field survey and issued several influential reports on public health and alley dwelling conditions in conjunction with the Women’s Anthropological Association.^{xvii} Another outgrowth of the Progressive reform effort was the City Beautiful movement, which stressed the improvement of living conditions through the construction of parks, playgrounds, and aesthetically-accomplished public buildings and open spaces. Congress’s adoption of the McMillan Plan in 1902 ensured that City Beautiful planning principles shaped Washington planning efforts for decades.

Activists from Southwest played a major role in Washington housing reform. In April 1896, a committee of the South Washington Citizens’ Association petitioned the District Commissioners to improve conditions in an alley on the current site of Town Center Park. After the Commissioners failed to act, the association vowed to “make a fight for the betterment of the sanitary conditions of the place.”^{xviii} After the turn of the twentieth century, the most prominent leaders of the citywide reform movement were Charles and Eugenia Weller, the founders of the Neighborhood House, a settlement house which occupied the Greenleaf Syndicate’s Duncanson-Cranch and Lewis Houses on N Street SW.

The Wellers and other Washington reformers initially focused on publicizing squalid conditions, engaging Jacob Riis to photograph Washington’s alley dwellers in 1904. In 1908, the Wellers published *Neglected Neighbors*, with an introduction by President Theodore Roosevelt and photographs by Lewis Hine, which presented both voluminous data and dramatic anecdotal case studies to convey the living conditions of alley families whose overcrowded spaces often adjoining stables and workshops and lacked running water and indoor plumbing.^{xix} The Wellers’ account gained power by largely avoiding middle class reformers’ stereotypically judgmental descriptions of the poor as “wretched and miserable” people who lived “huddled together in blocks of closely packed houses ... that smelled from refuse and too many people in too small a space.”^{xx} Although *Neglected Neighbors*’ focus was city-wide, the Wellers and Hine unblinkingly acquainted readers with the realities of life in such Southwest neighborhoods as shanty-lined Van Street, overcrowded Willow Tree Alley, and the environs of the “notorious, malodorous, deadly James Creek Canal.”^{xxi}

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The reformers' tactics won numerous important victories both across the city and in Southwest. Between 1906 and 1908, 545 insanitary dwellings, including some of the city's "worst shanties," were demolished. A report from a coroner's jury that included Charles Weller led to the covering of the James Creek Canal, scene of ten drownings a year, from G to N Streets SW by 1908.^{xxii} By 1911, reformers had succeeded in gaining a \$78,000 Congressional appropriation to clear and redevelop Willow Tree Alley SW as a playground. First Lady Ellen Wilson led the citywide reform coalition that sought legislation to end alley dwelling, which was passed in 1914 and finally went into effect in 1918.^{xxiii}

However, policies that relied on the demolition of substandard housing created a conundrum, as decreasing the supply of affordable housing simply increased competition and raised the rents for the remaining units. Who would carry out Charles Weller's mandate to "build two for each one demolished" for tenants of limited means?

The Sanitary Housing Movement Comes to Southwest

In the early twentieth century, Southwest became a major stage for the builders of affordable, high quality affordable housing in Washington. The building of such working class housing had had a long history in England, where it included such early experiments as the industrial housing managed by Robert Owen in New Lanark, Scotland in 1820 and the 1857 model tenement block in London's Columbia Square financed by Countess Burdette-Courts at the instigation of her friend Charles Dickens. Because they maintained rents at a level street vendors and other workers with irregular incomes could afford, these projects earned a below-market rate of return and were considered "semi-philanthropic" rather than "business" investments.^{xxiv} However, by the later nineteenth century, "philanthropic housing" corporations were constructing large-scale working-class housing projects designed to yield a maximum dividend of 5%, which was closer to the market rate. These projects combined "building forms that incorporated higher standards of health and safety, financing that linked traditional private philanthropy and innovative limited-dividend companies, and management techniques that protected investments."^{xxv} Among these techniques was the tenant management system instituted by Octavia Hill (1838-1912), which employed female rent collectors who provided tenants friendly domestic and hygienic advice, thereby improving their lives while enlisting their cooperation in paying rent and maintaining the properties.^{xxvi} By the 1890s, similar companies were building model tenements in Boston and New York.

Philanthropic housing came to the District in 1897 with the Washington Sanitary Improvement Company (WSIC), founded under the auspices of the Civic Center, the Board of Trade, the Central Relief Committee, and the Women's Anthropological Society. The company, authorized to raise up to \$500,000 and to pay a dividend of 5 percent was to be incorporated in Virginia because of limitations in District law.^{xxvii} Fully one quarter of its early stockholders were women. Its board elected General George Sternberg, a physician who had just completed a distinguished Army career and a stint as Surgeon General of the United States, as its first president. Sternberg's work on contagious diseases had convinced him that improved housing for the poor was a necessary precondition for control over infectious disease in the civilian population. His perspective contrasted with many reformers' harsh views of the poor as often to blame for their problems:

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The acute stage of overcrowding in this city was probably reached during and immediately after the Civil War. It is estimated that from 30,000 to 40,000 negroes [sic] from neighboring states came to this city at that time. These unfortunate and ignorant people were obliged to avail themselves of any kind of shelter they could find... Industrious colored men, whose labor would only command from a dollar to a dollar and a half a day and hard-working colored women whose lives have been spent over a washtub have been obliged to pay year after year for shelter of the most indifferent kind, an amount which has yielded the landlord twenty percent or more on his investment.^{xxviii}

Although Sternberg set quickly to work, The WSIC immediately encountered some constraints on its building program. European cities frequently sold philanthropic companies land at reduced rates, while the WSIC was forced to purchase sites at market rates. Washington's land and constructions costs dictated that, even with reduced dividends, the company could not build high quality housing at rents affordable to the very poor. Sternberg later noted that, "while the original intention was to provide homes for the alley resident and thereby remove the slums," building for the stable, employed working class tenant would trigger what has been called the "filtering effect."

It was considered best to begin the movement by providing dwellings for the better class of wage earners, in the belief that houses vacated by them would be rented by the next grade and so on until the bottom of the ladder was reached. It is confidently believed that in work of this character, it is always best to begin at the top.^{xxix}

A disagreement about the best type of affordable housing arose between Sternberg and his long-time collaborator, Dr. George Kober, former dean of the Georgetown University Medical School. While Sternberg believed that building centrally heated two-story, multi-unit buildings offered economic advantages, Kober argued that individual homes would avoid the "degrading influences" of tenements. After Kober conducted Dr. and Mrs. Sternberg on a tour of a notorious tenement in Northwest known as Douglas Flats, they agreed on a compromise plan that the WSIC would build two-story duplex units with separate egress and yards for each family.^{xxx}

Within months of its incorporation, the WSIC was building its initial development of eight duplex houses on Bates Street NW having contracted with architect James G. Hill to design them. During the next five years, it erected 168 more duplexes along the nearby North Capitol Street corridor, using the designs of several notable architects, including Appleton P. Clark who would later design Kober and Sternberg Courts. These early houses were rented to whites, although ultimately almost half the city's sanitary housing units would be erected for African-American tenants.

In 1904 Sternberg and his associates formed a sister company called the Washington Sanitary Housing Company (WSHC), which lowered the maximum annual return to four percent to allow

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it to charge lower rents. According to General Sternberg, the new company was needed for the following reasons:

To build sanitary houses for a deserving class of the population which cannot afford to pay the rentals of from ten to sixteen dollars per month, which the better class of wage-earners pays for the flats of the Washington Sanitary Improvement Company. To bring the rentals within the reach of this class, it is necessary to build on cheaper land, and to leave out certain features – bay windows and cellars – which add to the expense of construction.^{xxxii}

The WSHC's first project was a row of 20 duplex houses constructed in 1904 for rental to African Americans, which replaced a row of wooden shanties built as Civil War barracks on the notoriously squalid Van Street SW.^{xxxiii} On their completion, Sternberg urged "all citizens who are interested in the sanitary and moral improvement of the laboring classes to visit the houses on Van Street – between M and N Streets and Third and Four and a Half Streets, SW," to see:

The contrast between the two sides of the street... as the insanitary shacks have been demolished, because after the introduction of water and sewerage into the street consequent upon the erection of the company's houses, the owners of these 'tumble down frame shanties' under the law were obliged to provide water and sewer connections, and obviously preferred to demolish them.^{xxxiii}

Between 1907 and 1914, the WSIC and WSHC worked together, embarking on the most substantive of their building programs up to that date. Besides a couple of other small developments in SE and NW, the companies focused their efforts in Southwest, building over 150 duplexes for African-American tenants in Southwest. These filled the 1200 blocks and parts of the 1400 blocks of Carrollsburg Place, Half Street, and South Capitol Street, as well as the unit blocks of M and N Streets. These construction projects resulted in very little direct demolition of substandard units, as they were built in squares that had almost entirely undeveloped land.

Whether erected by WSIC or WSHC, sanitary housing shared key characteristics. Built on city streets rather than alleyways, each standardized duplex was constructed from concrete block with brick veneer and contained two apartments ranging from three to five rooms, which included baths and kitchens.^{xxxiv} These duplexes were called "sanitary" because each unit provided running water, indoor plumbing, adequate ventilation, and relief from the crowded living conditions that were endemic to the working class housing of the time.^{xxxv} On Half Street SW, each house was two stories tall and 20 feet wide by 36 or 40 feet deep, with one flat per floor. Each flat had its own entrance, bathroom, back porch, and yard. Rooms were large, with front rooms of approximately 180 square feet, 12 by 13 feet bedrooms, and 125 square foot kitchens, equipped with a sink that provided hot water and a stove. Sanitary housing did not neglect the psychological benefits of aesthetically-pleasing architecture. Even the less embellished facades of the WSHC houses in Southwest were not entirely plain, as their facades included modest aesthetic detailing that included corbelled cornices and arched door and window apertures.

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The sanitary housing companies relied on the management techniques of philanthropic housing companies, as well as the scientific principles of hygienic architecture. As an incentive to care for their units, tenants received a rebate of one month's rent if no repairs were necessary at the end of the year, a practice pioneered by Octavia Hill.^{xxxvi} For each block of houses the company allotted a flat to a tenant manager or sub-manager, another practice recommended by Hill.^{xxxvii} According to a 1907 report from the Hampton Normal and Agricultural Institute, the tenant the company appointed for 214 "colored" units was an African-American woman.^{xxxviii} These practices were apparently successful. Writing to his investors, Sternberg observed that:

Our tenants, all of whom belong to the class of day-laborers and some were formerly inmates of these shanties, have responded promptly to improved environments, and under the guidance of the sub-agents, have taken good care of their homes.^{xxxix}

After 1904, most of, but not all of the housing complexes built by the WSIC and WSHC were designed by Appleton P. Clark (1866-1955), one of the city's most prominent and prolific architects. Clark, a native Washingtonian, designed numerous office, public, and commercial buildings, as well as mansions and other dwellings during a more than 60 year career. Among his most prominent buildings are the old Washington Post Building at 1337 E Street NW, the Langston School in Shaw near the original WSIC houses, and the Foundry Methodist Church. Clark was also noted for the 27 apartment houses he designed, including the Roosevelt and the Brittany on 16th Street NW.^{xi}

Clark viewed architecture as a vehicle for social betterment,^{xli} and, in addition to his architectural practice and a career as a hotel executive, found time to be active in civic affairs. He was a director of the WSHC from its inception in 1904 and served as its president and executive director during the late 1930s and early 1940s.^{xlii} Clark designed three homes for children and wrote a book on the principles of constructing them. On his death in 1955, the *Washington Post* eulogized him as the "dean of Washington architects."^{xliii}

The Eclipse of Sanitary Housing

After the completion of its burst of building in Southwest in 1914, sanitary housing construction fell dormant. This hiatus was presumably partially due to the death of Sternberg, who had been the movement's prime figure, in 1915. However, although both the WSHC and WSIC operated at a surplus, continued to pay regular dividends, and owned real estate whose value far exceeded their debt, changing times discouraged expansion. Building materials were in short supply during the war years, and the prosperous 1920s offered more lucrative investment opportunities than limited dividend corporations could offer. Although the WSHC had raised its dividend to 5% in 1911 to attract more capital, by the 1920s it had still sold only about \$200,000 of the \$500,000 worth of stock it was authorized to issue. Its surpluses were invested to cover depreciation of its building stock. The WSIC trustees considered new projects, but noted that the rising cost of land and materials meant that comparable units would have to command twice the rents of existing ones, putting them beyond the reach of their target clientele. After a full decade of inactivity, the WSIC built eight more duplexes on Bates Streets NW in 1924. Designed by Speiden & Speiden, these were the city's first sanitary housing not designed by Appleton Clark.^{xliv}

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Beyond the Bates Street development, WSHC and WSIC restricted themselves to making such improvements as electrifying the earliest Bates Street houses, and adding porches and garages to existing units through the end of the 1920s.

The Sanitary Housing Renaissance

While the Great Depression did not hit Washington with the same force as most cities, it caused serious economic distress and a severe downturn in residential construction. At the same time, the city's population increased as job seekers flocked to the capital. Given the increased demand for affordable housing, as well as the drop in land and construction costs, the sanitary housing companies began building again. They were able to do so because they were free of debt from over-expansion based on optimistic pre-Depression projections of future revenue and remained financially healthy and credit-worthy. As foundation executive and planning advocate Charles F. Lewis wrote in 1938:

Let us take, in the City of Washington, the Washington Sanitary Improvement Company, which with assets of nearly \$1,500,000 can boast that from 1897 to 1923 it paid an annual dividend of five percent, and from then, straight through the depression, of six per cent. Or the Washington Sanitary Housing Company which has paid five per cent per annum without interruption since 1927.^{xlv}

The WSHC's first project in more than fifteen years was the construction of twenty-six duplexes in the 1400 blocks of Carrollsburg Place and Half Street SW in 1931, the year of Kober's death. Designed by Appleton P. Clark, now the company's president, and financed by the American Security and Trust Company, these buildings contained modestly-sized three room apartments.^{xlvi} The next year, the WSIC built a single four-unit, two-story apartment house near First and Q Streets. Designed by G.E. Locknane, it greatly resembled the early sanitary housing duplexes in the area.^{xlvii}

Subsequent sanitary housing projects broke with the companies' architectural traditions. Sanitary housing developments of the later 1930s incorporated many principles espoused by the Garden Cities movement which advocated for health-promoting buildings surrounded by green space that provided "superior air circulation, more pleasing views, and enhanced light in each apartment."^{xlviii} Rather than block-long strings of row houses, the new sanitary housing developments were garden apartments, which James Goode has defined as "a group of three or more two or three-story buildings without lobbies or elevators... arranged together in a landscaped setting."^{xlix} Garden apartments had first appeared in Washington in 1921, with the construction of Petworth Gardens in the unit block of Webster Street NW.¹ Later developments ranged from moderately-priced to upscale. Some garden apartment design principles were incorporated into luxurious elevator apartment buildings, including the Tilden and Sedgwick Gardens complexes on Connecticut Avenue NW.ⁱⁱ

During the late 1930s and early 1940s, the garden apartment complex would become a favored architectural form for affordable housing, with the sanitary housing developments representing its initial adaption for this purpose. Each of the three garden apartment complexes erected by the

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sanitary housing companies between 1935 and 1939 realized its goal of providing health-enhancing, aesthetically-pleasing housing at an affordable rent that yielded a reasonable rate of return. However, the complexes differ significantly in plan and style, and each reflects a different role in the development of the surrounding community.

In April 1934, the WSIC obtained permits to build 22 two-story, four unit buildings in Square 4052 in the Trinidad section of Northeast Washington. These buildings, built on lots on Raum Street, Simms Place, and Trinidad Avenue NE owned by the WSHC, abandoned the simple facades, cheek-by-jowl lot placement, small private yards, and traditional row house styling of the sanitary duplexes, instead providing such Colonial Revival touches as gabled roofs, patterned keystone lintels, and arched doorways with limestone trim and fanlights, as well as communal open spaces. The Trinidad development's buildings followed two basic configurations. Most were paired, four-unit, gable-roofed buildings with brick central, arched entry doors and end walls buttressed by pairs of exterior end chimneys. Others were four-unit, hipped-roof buildings with arched central entries. As the *Washington Post* noted, "instead of building in rows, as formerly, the company is making a departure by arranging smaller group units with open spaces on all sides" and leaving a 'parked space' in the center of the complex for recreation.^{lii}

Sanitary Housing in Southwest and the Building of Kober-Sternberg Courts

In July 1936, sanitary housing development returned to Southwest, when the WSHC purchased the former Washington Brick and Terra Cotta Company plant site, which comprised the full area of Square 547E, bounded by Canal, Third, O and P Streets SW. In March 1937, the WSHC applied for permits to erect the 15 two-story "flats" on the site that became Sternberg Court.^{liii} These buildings featured brick foundations with brick party walls and cinder block with an outer layer of brick on the external walls of their first and second stories.

Sternberg Court, designed by Appleton Clark and named in honor of the sanitary housing companies' first president and long-time leader, was called a "model project" by the *Washington Post*.^{liv} However, construction proceeded slowly at first, because of the municipal building inspector's objections to some technical details about Clark's plans. However, after Clark wrote to the Chief Inspector on April 12, 1937, most were resolved in his favor. After the conclusion of some grading work during May, construction by the Martin Brothers Company proceeded rapidly. By early June, footers were approved for some of the buildings, and, by the later part of that month, brickwork was well underway. By late July, porches were being inspected, and by mid-August, framing was being checked. By late September, trimming and plastering were well underway, and by October, several of the buildings were occupied.^{lv}

It was completed in approximately six months and dedicated on November 26, 1937, about one month after it had opened at full occupancy. The dedication, held in the courtyard, involved numerous Southwest civic leaders and housing activists, including Sternberg Court resident Harry Wender, president of the Southwest Citizens Association, who had attended the day nursery at the Wellers' Barney Neighborhood House. Speaking from the rear balcony of Wender's apartment at 1414 Third Street, Appleton Clark extolled General Sternberg's vision of using the private market to creating to create high-quality affordable housing with a reasonable rate of return. Ellen Vinson of the Barney Neighborhood House Board stressed the importance

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of housing to social reform by stating “we want families with children to have the advantages these apartments offer.” The ceremony was of sufficient importance that Eleanor Roosevelt had agreed to attend, although another commitment kept her away at the last minute.^{lvi}

Sternberg Court originally had only white residents. In August, 1938, less than a year after Sternberg Court opened, the WSIC applied for permits to construct a complex of multi-unit buildings in the 1400 block of Half and unit blocks of O and P Streets SW which would be rented to African-American tenants.^{lvii} This complex in Square 654, which ultimately received permits as ten individual buildings, included a row of four adjoining multi-unit three-story buildings from 1405 through 1417 Half Street, bracketed by a detached two-story four-unit building at either end (1401 and 1421 Half Street). On March 1, 1939, the WSIC filed for a permit to construct pairs of “semi-detached” three-story, nine unit apartment houses at 34 and 38 O Street and 35 and 39 P Street SW.^{lviii} Appleton Clark’s plan organized these buildings around a courtyard, which was open on its west end.^{lix} His design further simplified or eliminated many of the colonial revival details found at the Sternberg Courts, including corner quoins, fanlights, and triangular pediments. The buildings’ doorways were, however, framed with quoined borders and, at the O and P Street buildings, were topped by a striking ocular window in an octagonal concrete block frame.

On April 19, 1939, the WSIC filed plans for what would become Washington’s final sanitary housing project as well as the last project of Appleton Clark’s long architectural career. On May 1, 1939, the WSIC received a permit to build a single three-story, fifty-one unit apartment house at 221 O Street SW on land deeded to the Washington Sanitary Housing Company.^{lx} This apartment house, built by the Martin Brothers Construction Company in three wings around a landscaped forecourt, was called Kober Court and became a second module of what became known as the Sternberg-Kober Courts. Constructed of red brick, it featured combination of pitched and flat roofs, as well as a brick foundation on a concrete slab floor. Unlike the adjoining buildings in the Half Street row, it did not incorporate party walls.^{lxi}

Construction of Kober Court proceeded rapidly, with each of the three wings being constructed on the same schedule. By late May, a municipal building inspector reported that brick work was underway on the foundation, By June, structural steel framing was in place and by mid-July, roof framing was in process. By early September, plastering was 95% complete, and the building was open for occupancy a short time later.^{lxii}

The 1940 Census reveals that the Kober-Sternberg Court, which still had only white tenants, was fully occupied. About half the tenant families had children, many of whom were under the age of ten. While the buildings included tradesman and other blue collar workers, the majority had clerical occupations such as office clerk, sales person, bookkeeper, or telephone operator. The appearance of a few professional workers such as a pharmacist testified to the lingering effects of the Great Depression on income.

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The End of Sanitary Housing and the Formation of the St. James Mutual Homes

The end of the sanitary housing companies' building program can be traced to a variety of factors. One is the entrance of government into the housing market for middle, moderate, and low-income tenants. In Washington, the Alley Dwelling Authority, established in 1934, began demolishing substandard housing and replacing it with modern units. After the passage of the Wagner-Steagall Act of 1937 allowed local housing agencies to apply for federal funds to build housing, its projects burgeoned. In July 1937, the ADA received a permit to build its first publically-owned housing in Southwest, a single two-story apartment house for white tenants at 623 K Street SW (demolished).^{lxiii} While the coming of the war limited the availability of building materials, in 1942 the ADA received priority supplies to construct the James Creek Homes to house African-American war workers, who would have been a key constituency for sanitary housing developments. After the war, widespread uncertainty about the direction redevelopment in Southwest would greatly limit construction in the quadrant.

Although they built no additional buildings, the sanitary housing companies remained profitable. In 1951, economic historian Ernest Fischer noted that the WSHC had paid uninterrupted dividends of 8 percent throughout the Depression and 10% since 1941. The WSIC had similarly more than doubled in asset value and paid uninterrupted dividends of 5% from 1908 through 1944 and 6% in 1945.^{lxiv} Fisher commented that:

Both companies have provided well-built, attractive, and adequately maintained apartments at rents which made them available to low-income groups. Older dwellings have been modernized, and those recently constructed have been equipped with central heating, electric refrigerators, and other modern conveniences. Tenant turnover has been considerably below average. Roughly 60 percent of the dwellings are available for white and 40 percent for Negro occupancy.^{lxv}

Perhaps in response to the uncertainty of what course Southwest redevelopment would take, the sanitary housing companies appear to have begun selling off duplexes in the early 1950s. In 1954, real estate entrepreneurs Fred Smith and William Calomaris, who had tendered an offer that totaled \$1,000,000 for all outstanding WSHC stock, were elected president and vice-president of the company.^{lxvi}

On January 13, 1955, the Kober-Sternberg Courts were deeded to Southwest Properties, a firm associated with Calomaris, who soon afterwards announced he was considering a bid to become developer of Southwest Redevelopment Area B.^{lxvii} After the New York firms Smith & Schauer and Webb & Knapp were selected as the exclusive redevelopers of Southwest, Calomaris held Kober-Sternberg Courts for about four years before selling it to the Redevelopment Land Agency in 1959. By that time, the RLA had made the controversial decision that only open market-rate housing would be built in the urban renewal area. As Francesca Ammon's history of Southwest Redevelopment notes;

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Although new housing in Southwest was originally intended to span virtually a range of income levels, from lower middle income to upper income, the majority of housing constructed was oriented toward middle or upper income residents. The redevelopment plan for Project Area B had included an early provision for rental housing priced at \$17 per room per month, but that stipulation was removed in 1959 when it proved too costly and difficult to enact. Advocates of the revocation also cited the fact that alternative housing was already available in the city for this \$4,500 to \$8,000 annual income group. Only in 1966 did the RLA first turn its attention to dealing with this economic class, through construction of the Channel Square complex and rehabilitation of the St. James Mutual Homes.^{lxviii}

Apparently the relative youth and quality of the Kober-Sternberg Courts had caused the RLA to decide that they would be among the small handful of buildings to survive urban renewal, and perhaps blunt criticism of its failure to provide new affordable housing. Although it cannot be determined when the Kober-Sternberg Courts began renting to African-Americans, the RLA operated under requirements that forbade discrimination on grounds of race, color, or creed in federally-funded projects.

The RLA reported that it was obligated to purchase the complex because of its mandate to acquire all parcels in the Redevelopment area, and that it intended to sell the complex back to Calomaris, who held a contract to manage the property in the meantime. However, in 1962, the RLA was embarrassed by 21 Health Department citations for the still-unsold property.^{lxix} By 1963, the RLA changed tactics, announcing that the Kober-Sternberg Courts would be sold to a new cooperative formed by the Foundation for Cooperative Housing, which had developed the adjacent middle-income River Park cooperative, with current residents having first purchase priority.^{lxx}

After the RLA announced plans to develop the moderate income affordable project that became Channel Square in 1964, it proposed to sell the Kober-Sternberg Courts to the St. James Mutual Home Cooperative for \$700,000.^{lxxi} In 1966, the RLA cut the purchase price to \$500,000 to allow rents to remain low after the cooperative had renovated the property.^{lxxii}

Rehabilitation was finally completed in August 1967, when residents began moving back into the complex. At the time, 98 of the 107 apartments had been sold, most to former tenants.^{lxxiii} Since that time, the St. James Mutual Homes has remained one of the city's oldest and most successful cooperative communities.

St. James Mutual Homes
Name of Property

Washington, DC
County and State

9. Major Bibliographical References

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

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St. James Mutual Homes
Name of Property

Washington, DC
County and State

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Heine, Cornelius W. "The Washington City Canal" in Records of the Columbia Historical Society, Vol. 53/56, (Washington, D.C., Columbia Historical Society, 1953/1956)

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Lewis, Charles F.. "Large-Scale Rental Developments as an Alternative to Home Ownership," in Law and Contemporary Problems, Vol. 5, No. 4, Home Financing (Duke University School of Law, Autumn, 1938).

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Rosner, David. "Spanish Flu, or Whatever It Is, The Paradox of Public Health in a Time of Crisis," Public Health Reports, Supplement 3 (New York: Columbia University, 2010)

Sakolski, Morton. The Great American Land Bubble. (Ludwig von Mises Institute, 1966)

Sternberg ,George. Annual Report of the Washington Sanitary Improvement Company, 1908,

Weller, Charles Frederick and Welle, Eugenia Neglected Neighbors: Stories of Life in the Alleys, Tenements and Shanties. (Philadelphia: Winston and Company, 1909)

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

St. James Mutual Homes

Washington, DC
County and State

Name of Property

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property .6 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|---|---|
| 1. Latitude: 38° 52' 23.99" N (38.87333) | Longitude: 77° 0' 51.89" W (-77.014414) |
| 2. Latitude: 38° 52' 20.01" N (38.872226) | Longitude: 77° 0' 52.23" W (-77.014507) |
| 3. Latitude: 38° 52' 20" N (38.872223) | Longitude: 77° 0' 53.87" W (-77.014964) |
| 4. Latitude: 38° 52' 22.04" N (38.87279) | Longitude: 77° 0' 53.81" W (-77.014947) |
| 5. Latitude: 38° 52' 22.06" N (38.872795) | Longitude: 77° 0' 51.42" W (-77.014284) |

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: |

St. James Mutual Homes
Name of Property

Washington, DC
County and State

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

St. James Mutual Homes occupies Lot 23 in Square 547. Its boundaries are the 200 block of P Street SW to the south, the 1400 block of Third Street SW and property line with the River Park Cooperative to the west, the River Park Cooperative property line and Delaware Avenue SW to the north, and Canal Street SW to the east. The boundaries do not include the block of O Street that separates the two housing complexes.

Boundary Justification (Explain why the boundaries were selected.)

These boundaries have been associated with the property since construction of the Sternberg and Kober Courts in 1937 and 1939.

11. Form Prepared By

name/title: Douglas Peter Sefton
organization: _____
street & number: 19 East Chapman Street
city or town: Alexandria state: VA zip code: 22301
e-mail psefton@comcast.net
telephone: 703 836-2015
date: 5/5/2015

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.)

St. James Mutual Homes
Name of Property

Washington, DC
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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: St. James Mutual Homes
City or Vicinity: Washington, D.C.
County: State:
Photographer: D.P. Sefton
Date Photographed: 5/2015

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

View looking NE at former Sternberg Court showing south elevations of 201 to 217 P Street SW and west elevation of 217 P Street
1 of 20

View looking north of former Sternberg Court showing south elevation of central pavilion of 209 P Street, SW
2 of 20

View looking north of former Sterberg Court showing south elevation of east end pavilion at 201 P Street, SW
3 of 20

View looking east at Sternberg Court at west elevation of 1410-1414 3rd Street, SW
4 of 20

View looking southeast at north elevation of 212-220 O Street, SW of Sternberg Court
5 of 20

View looking southwest to St. James Mutual Homes from Canal Street, SW with 200-208 O Street in center background
6 of 20

View looking southwest showing 200 through 208 O Street, SW
7 of 20

St. James Mutual Homes

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View looking northwest at 1411 and 1415 James Creek Pkwy, SW of former Sternberg Court
8 of 20

View looking southwest at former Sternberg Court Courtyard showing rear porches
9 of 20

View looking west showing pedimented entrance to 1411 James Creek Pkwy, SW.
10 of 20

Detail looking south at fanlight over 200 O Street, SW
11 of 20

View looking northwest of former Kober Court Building, 215-229 O Street, SW
12 of 20

View looking east showing east wing of former Kober Court Building, 215-221 O Street, SW
13 of 20

View looking north at north wing of former Kober Court Building, 221-223 O Street SW
14 of 20

View looking northwest at west wing of former Kober Court Building, 225-229 O St. SW
15 of 20

View looking southwest from Delaware Avenue, SW at rear of east and north wing of former
Kober Court Building showing porches
16 of 20

Arch between Kober Court center pavilion and east wing
17 of 20

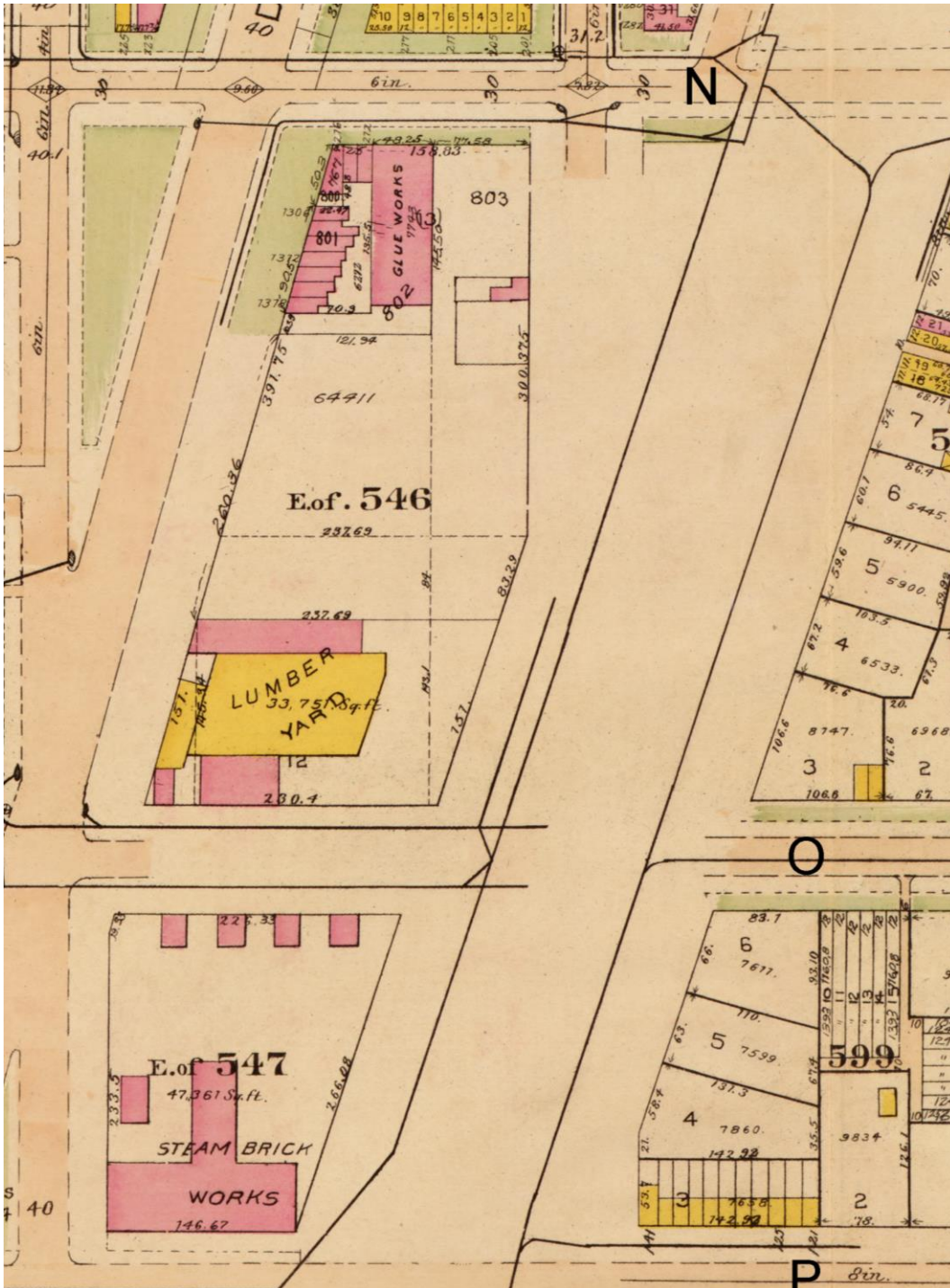
View looking into entry vestibule of Kober Court duplex
18 of 20

View looking at stair in entry vestibule of Sternberg Court
19 of 20

Interior view of community room, basement level
20 of 20

St. James Mutual Homes
Name of Property

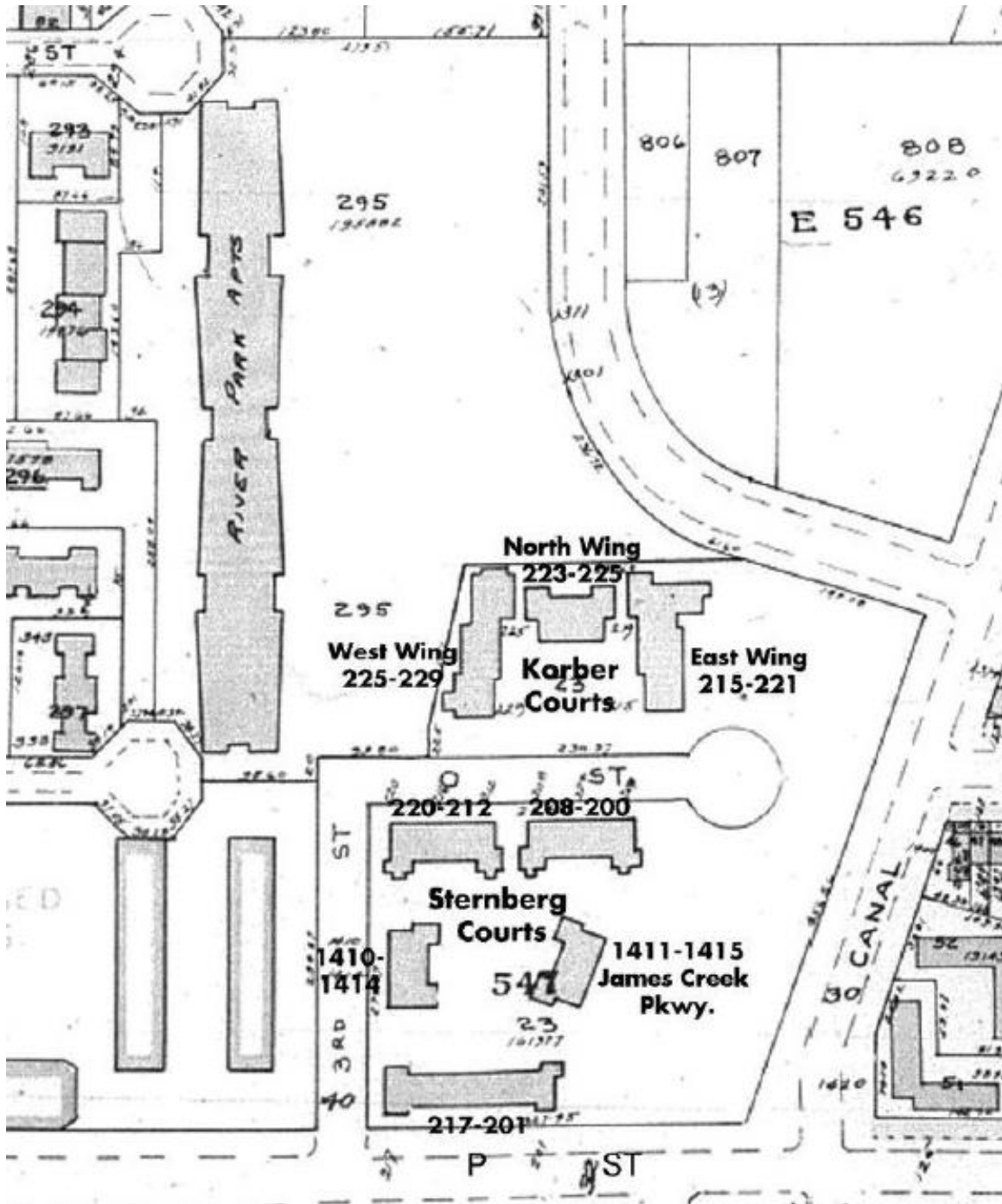
Washington, DC
County and State



Historic map of Squares E546 and E547 showing future site of St. James Mutual Homes
(From Baist Real Estate Maps, 1919)

St. James Mutual Homes
Name of Property

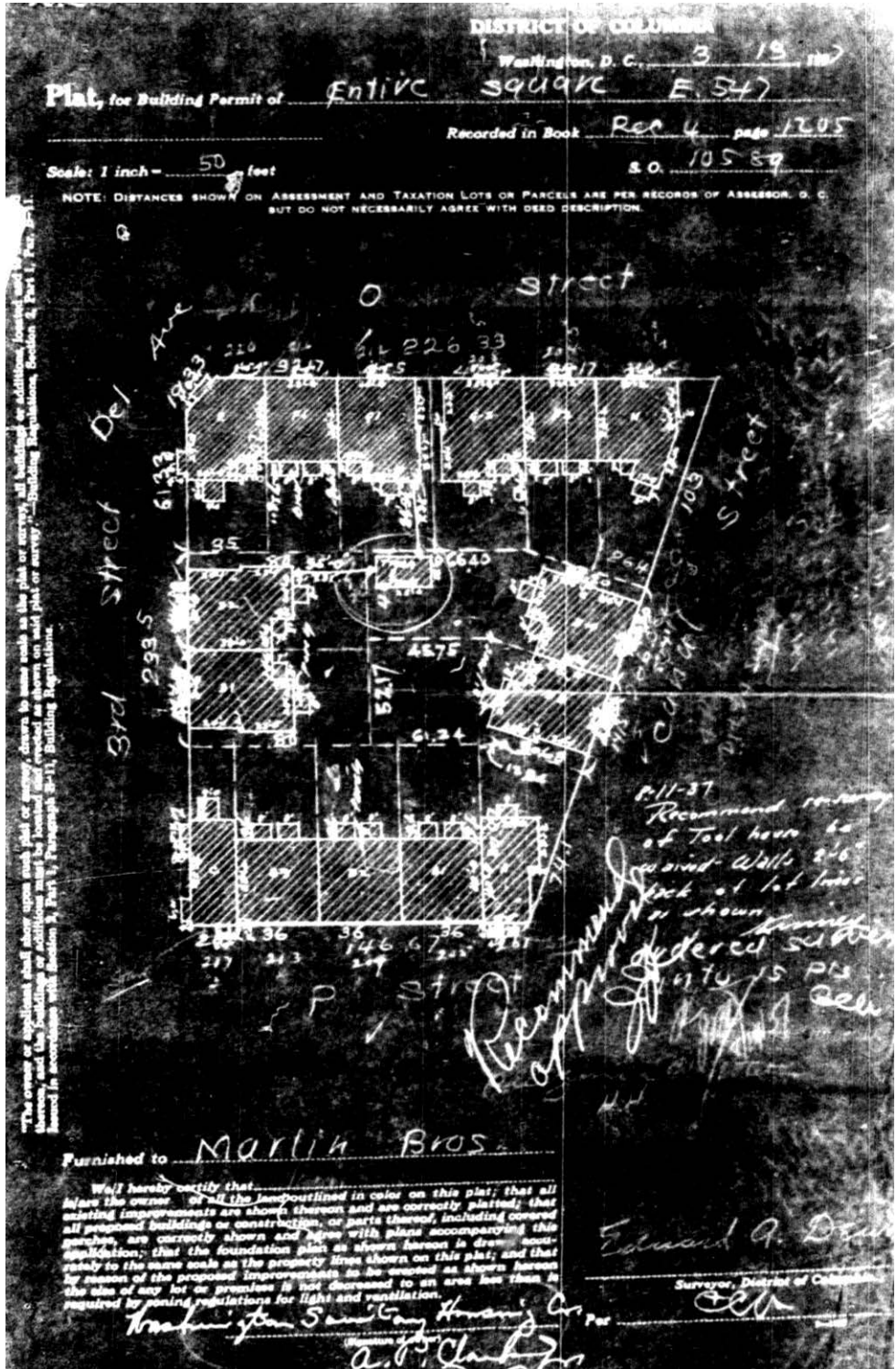
Washington, DC
County and State



**Historic map of St. James Mutual Homes with name/address labels added
(From Baist Real Estate Maps, 1970)**

St. James Mutual Homes
Name of Property

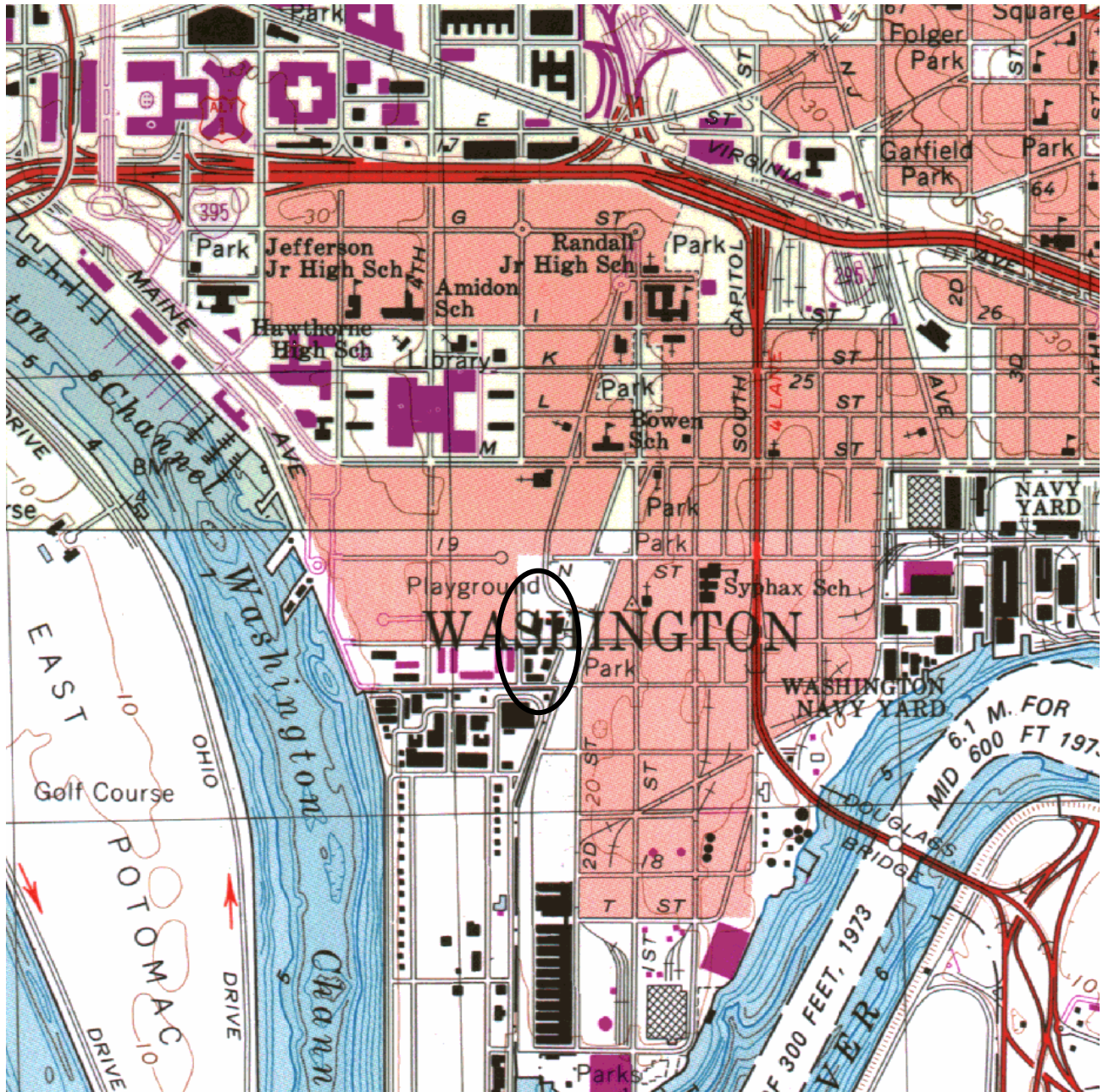
Washington, DC
County and State



Historic Plan of Sternberg Court, 1937
(From D.C. Permit to Build #201606, 1937)

St. James Mutual Homes
Name of Property

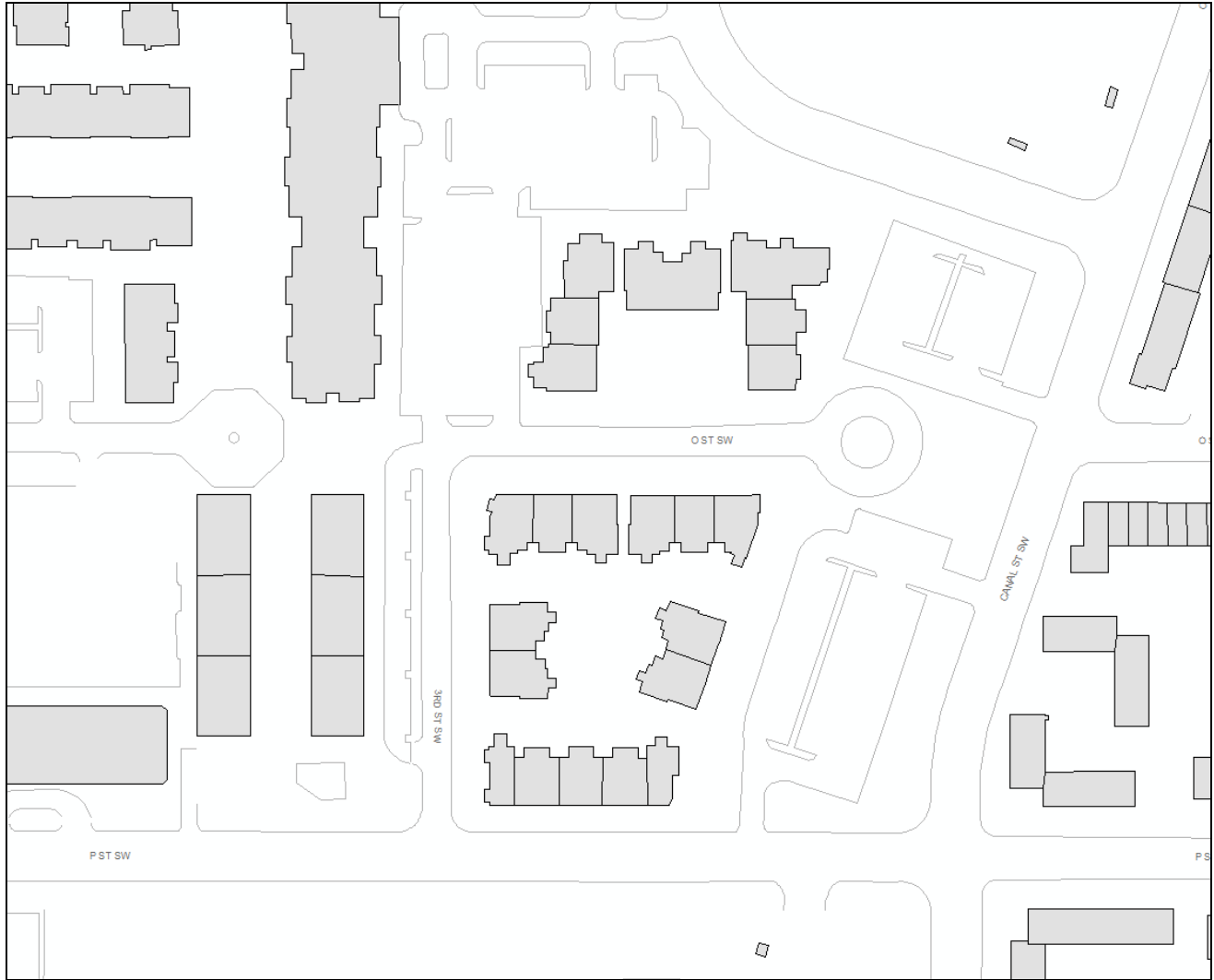
Washington, DC
County and State



**Site Plan showing location of St James Mutual Homes
(From USGS Alexandria Quad map)**

St. James Mutual Homes
Name of Property

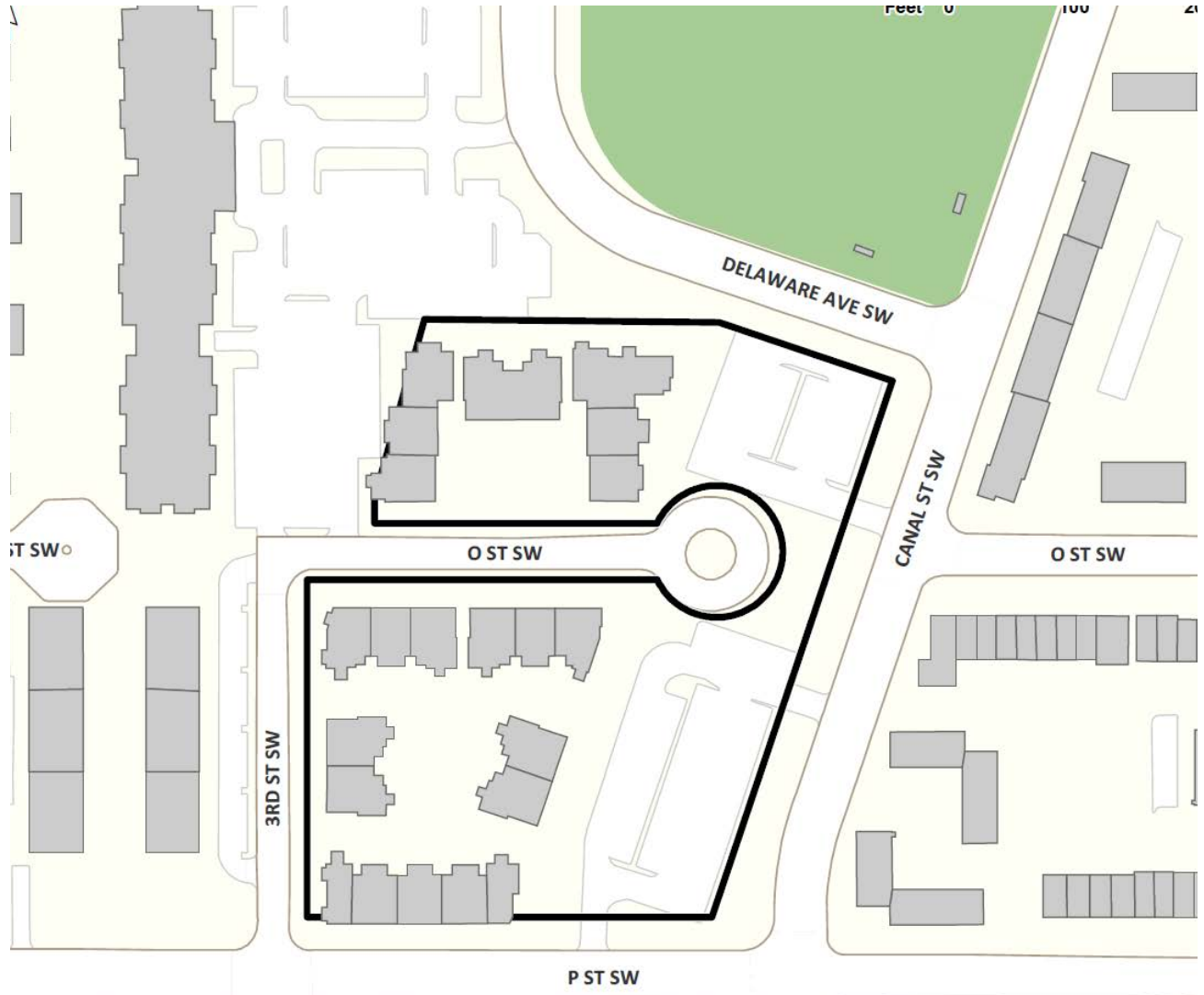
Washington, DC
County and State



Site Plan showing St James Mutual Homes, Washington, DC
(From DC Office of Planning, GIS Map, 2015)

St. James Mutual Homes
Name of Property

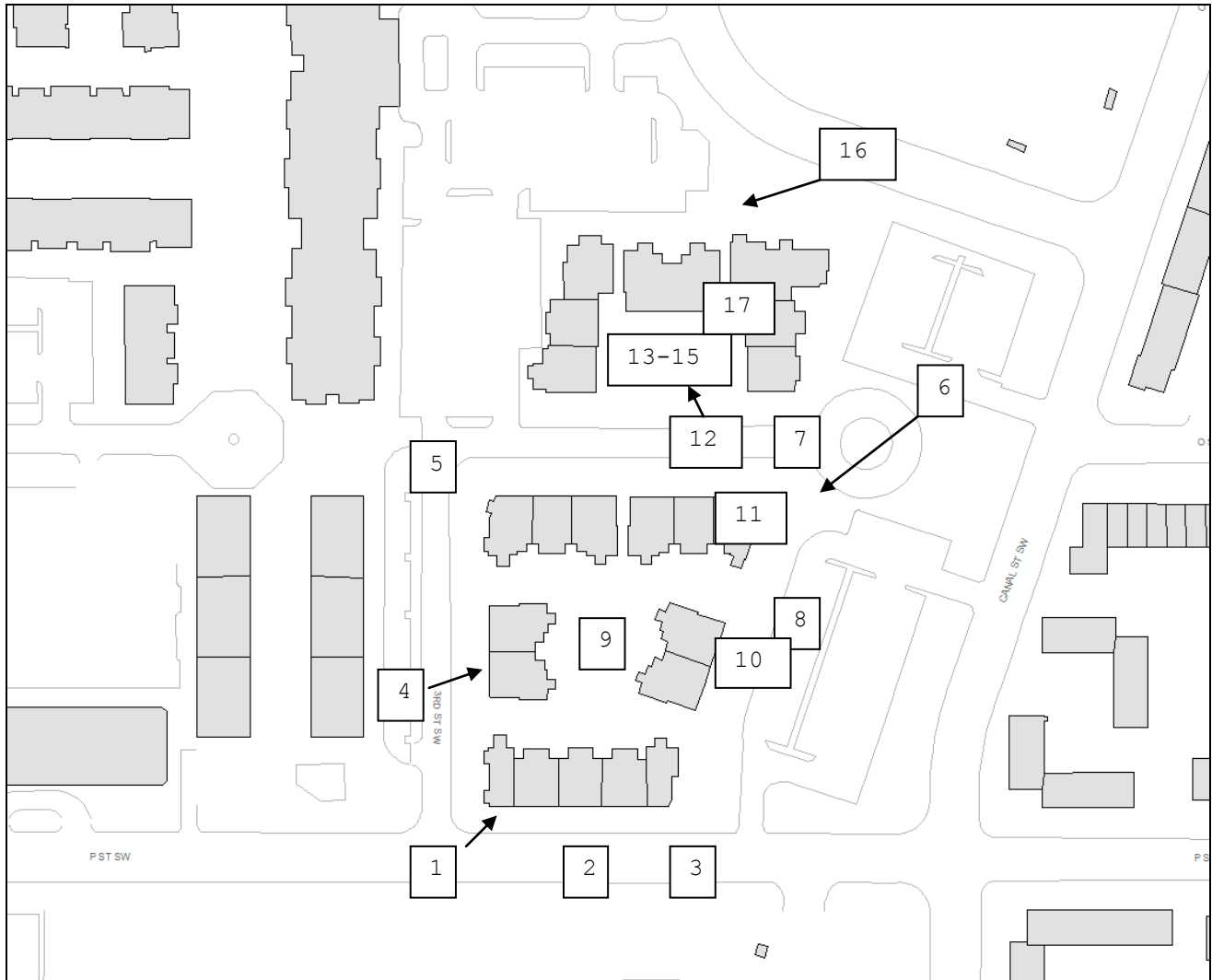
Washington, DC
County and State



Map of St James Mutual Homes showing National Register Boundaries

St. James Mutual Homes
Name of Property

Washington, DC
County and State



Site Plan St. James Mutual Homes
Key to Photographs

St. James Mutual Homes

Name of Property

Washington, DC

County and State

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.

ⁱ Emily Eig and Laura Hughes. "Apartment Houses of Washington, DC, 1880-1945," (Unpublished Multiple Property Designation Form, July 1993), on file with the District of Columbia Historic Preservation Office.

ⁱⁱ DC Building Permit 201606, April 20, 1937.

ⁱⁱⁱ These buildings originally had the addresses 1411 and 1413 Canal Street SW.

^{iv} DC Building Permit 222993, May 18, 1939.

^v A very small number of municipal buildings, including Thomas Jefferson Junior High School, and commercial buildings, including the former Wenner Warehouse on the Junior High School's grounds, survived urban renewal but remain undesignated. The former Delaware Avenue Baptist Church, at 1107 Delaware Avenue SW in the same square as the Greenleaf Gardens Public Housing Development, is not considered to be within the urban renewal area. See Francesca Russello Ammon. *Southwest Washington, D.C., Urban Renewal Area* (HABS No. DC-856) (Unpublished report of the Historic American Buildings Survey, National Parks Service) on-line at <http://lcweb2.loc.gov/master/pnp/habshaer/dc/dc1000/dc1017/data/dc1017data.pdf> for a discussion of the Greenleaf tract and the redevelopment area boundaries.

^{vi} Ammon, 4.

^{vii} James Goode. *Best Addresses*, (Washington, DC: Smithsonian Institution Press, 1987). 184.

^{viii} Ammon, 69

^{ix} Elizabeth A. Moore and Charles W. McNett, eds., *Archaeological Survey of the Southwest Quadrant of the District of Columbia* (SHPO Archeological Report 440, unpublished, 1992), 289.

^x "L'Enfant's Report Accompanying his First City Plan to the President. Georgetown, June 22, 1791," quoted in Cornelius W. Heine. "The Washington City Canal" in *Records of the Columbia Historical Society*, Vol. 53/56, (Washington, D.C., Columbia Historical Society, 1953/1956), 3.

^{xi} "The Building Of Houses.: What Has Been Done During the Past Week -- Improvements Contemplated," *Washington Post*; June 22, 1884; 8.

^{xii} Ibid.

^{xiii} Groves, 264.

^{xiv} Groves, 264.

^{xv} Ibid.

^{xvi} Groves, 264.

^{xvii} Groves, 264.

^{xviii} Groves, 264.

^{xix} Groves, 264.

^{xx} Groves, 264.

^{xxi} Groves, 264.

^{xxii} Groves, 264.

^{xxiii} James Borchert, *Alley Life in Washington* (Urbana, University of Illinois Press, 1980), 46-48.

^{xxiv} Eugenie Ladner Birch And Deborah S. Gardner."The Seven-Percent Solution: A Review of Philanthropic Housing,1870-1910," *Journal of Urban History*, Volume 7, No 4, (August, 1981), 410.

St. James Mutual Homes

Washington, DC

Name of Property

County and State

^{xxv} Birch and Gardner, 409 and 432-433.

^{xxvi} Birch and Gardner, 412.

^{xxvii} Elizabeth Hannold, "Comfort and Respectability: Washington's Philanthropic Housing Movement," *Washington History*, 4, 2 (Fall/Winter, 1992/1993), 28.

^{xxviii} Birch and Gardner, 432.

^{xxix} George Sternberg. *Annual Report of the Washington Sanitary Improvement Company*, 1908, 25, quoted in Birch and Gardner, 437.

^{xxx} Kober, 43.

^{xxxi} Kober, 38.

^{xxxii} "Houses For The Poor: Sanitary Structures Will Be Built on Van Street," *Washington Post*; Jun 3, 1904; 12.

^{xxxiii} Kober, 39.

^{xxxiv} Hanold, 30-31.

^{xxxv} Hannold, 27-28.

^{xxxvi} Kober, 25-27.

^{xxxvii} *The Southern Workman*, 44 (1907), 591.

^{xxxviii} *Ibid*,

^{xxxix} Kober, 39.

^{xl} Goode, 221.

^{xli} "Appleton Clark, 89, Dean of Architects" (obituary). *Washington Post*; March 27, 1955; B2.

^{xlii} "Business Briefs of DC Interest," *Washington Post*; May 23, 1944; 8.

^{xliii} Clark Obituary, *Washington Post*; March 27, 1955; B2.

^{xliv} DC Permit # 10988, 6/16/1924

^{xlv} Charles F. Lewis. "Large-Scale Rental Developments as an Alternative to Home Ownership," in *Law and Contemporary Problems*, Vol. 5, No. 4, Home Financing (Duke University School of Law, Autumn, 1938), 606.

^{xlvi} "More Southwest Sanitary Housing," *Washington Post*; Sep 6, 1931; R2.

^{xlvii} DC Permit 158368, 10/19/1932.

^{xlviii} Eig and Hughes, E52.

^{xlix} Goode, 183.

^l *Ibid*.

^{li} Eig and Hughes, E54.

^{lii} James Borchert, *Alley Life in Washington* (Urbana, University of Illinois Press, 1980), 46-48.

^{liii} DC Building Permit 201606, April 20, 1937.

^{liv} "Model Housing Project to Open: House-Warming Is Slated on Friday Afternoon at Sternberg Court," *Washington Post*; Nov 19, 1937; 17

^{lv} DC Building Permit 201606, see attached inspection reports.

^{lvi} "Low-Cost Home Group Opened In Capital Area: Sternberg Courts Realize Dream of Former Surgeon-General," *Washington Post*; November 27, 1937; 15 and "Model Housing Project to Open," *Washington Post*; November 19, 1937; 17.

^{lvii} DC Permits 215349, 8/3/1938 and 220471, 3/1/1939.

^{lviii} The four adjoining buildings from 1405 through 1417 Half Street SW are now three stories tall. Multiple entries on their permit, issued on 8/3/1939, state that they were planned to be two stories tall, and there are no revisions to the building height noted in the inspection notes and other documents. These buildings were likely added at a later date, perhaps as early as the construction of the pairs of three story buildings on O and P Streets in 1939, although no permits have yet been added.

^{lix} This courtyard now faces the parking lot in the interior of the Syphax Gardens public housing development across an alley.

St. James Mutual Homes

Name of Property

Washington, DC

County and State

^{lx} DC Permit 222993, May 1, 1939

^{lxi} Ibid.

^{lxii} Ibid. Attached inspection notes.

^{lxiii} DC Permit 205204, July 30, 1937.

^{lxiv} Ernest M. Fisher. *Urban Real Estate Markets: Characteristics and Financing* (Washington, DC: National Bureau of Economic Research, 1951), 123.

^{lxv} Fisher, 123-124.

^{lxvi} "Million Dollar Deal: DC Housing Firm Sold," *Washington Post*; October 5, 1954; 33.

^{lxvii} "D.C. Builder May Bid on SW Project," *Washington Post*; June 18, 1955; 18.

^{lxviii} Ammon, 56.

^{lxix} "Violations Laid to RLA Apartments: 21 Housing Code Infractions Cited At Old SW Project," *Washington Post*; Sep 9, 1962; B1.

^{lxx} "RLA Acts on Renewal Housing," *Washington Post*; Nov 7, 1963; D26.

^{lxxi} "\$1 Million Tract Goes To Hill-Free," *Washington Post*; Feb 4, 1965; D2.

^{lxxii} "RLA Cuts Sale Price Of SW Project Again To Bring Rent Down," *Washington Post*; Aug 20, 1966;

B2.

^{lxxiii} "Apartments Rehabilitated For Low-Income Families," *Washington Post*; Aug 5, 1967; C7.



3 ST SW
1400
P 300

SAINT JAMES
MUTUAL HOMES
406-0182

217

218

219

220

221

222



209

NO STOPPING
OR PARKING
OR PARKING
METRO BUS
ZONE
←

ZONE 6
RESIDENT
PERMIT
PARKING
ONLY
7AM - MIDNIGHT
MONDAY - SUNDAY
→



201

201

EX-4907



1410

1414



220

215

EW 3902

















219

217

215





223

OFFICE

221



229

227

225





EXIT

10







UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Saint James Mutual Homes
NAME:

MULTIPLE Apartment Buildings in Washington, DC, MPS
NAME:

STATE & COUNTY: DISTRICT OF COLUMBIA, District of Columbia

DATE RECEIVED: 1/08/16 DATE OF PENDING LIST: 2/09/16
DATE OF 16TH DAY: 2/23/16 DATE OF 45TH DAY: 2/23/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000027

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2-23-16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE

RECEIVED 2280

JAN 08 2016

Nat. Register of Historic Places
National Park Service



MEMO

DATE: January 4, 2016

TO: Patrick Andrus

FROM: Kim Williams 

RE: Transmittal Letter for St James Mutual Homes and Sedgwick Gardens

Please find enclosed four disks, two for St James Mutual Homes and two for Sedgwick Gardens.

The enclosed disk, Disk 1 (of 2) contains the true and correct copy of the nomination for St James Mutual Homes and the enclosed Disk 2 (of 2) contains photographs as per the NR photo requirements of St James Mutual Homes.

The enclosed disk, Disk 1 (of 2) contains the true and correct copy of the nomination for Sedgwick Gardens and the enclosed Disk 2 (of 2) contains photographs as per the NR photo requirements of Sedgwick Gardens.