

United States Department of the Interior  
National Park Service

1264



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Fort View Apartments  
other names/site number Fort Stevens Place Apartments

### 2. Location

street & number 6000-6020 and 6030-6050 13<sup>th</sup> Place, N.W.  not for publication  
city or town Washington  vicinity  
state District of Columbia code 001 county N/A code \_\_\_\_\_ zip code 20011

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this  nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property  meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
 national  statewide  local  
DAVID MALONEY DC SHPO 12-10-2009  
Signature of certifying official/Title Date  
DC HISTORIC PRESERVATION OFFICE  
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 \_\_\_\_\_

### 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:)  
For Edison H. Beall 1-21-10  
Signature of the Keeper Date of Action

Fort View Apartments  
Name of Property

Washington, D.C.  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only one box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
2		buildings
		district
		site
		structure
		object
2	0	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

Apartment Buildings in Washington, D.C. 1880-1945

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling (apartment building)

DOMESTIC/Multiple Dwelling (apartment building)

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

MODERN MOVEMENT (Moderne/Art Deco)

foundation: CONCRETE; BRICK

walls: CONCRETE; BRICK

roof: COMPOSITION

other:

Fort View Apartments

Name of Property

Washington, D.C.

County and State

---

### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

Fort View Apartments (now known as Fort Stevens Place Apartments) are located at 6000-6020 and 6030-6050 13<sup>th</sup> Place in northwest Washington, D.C., on Lots 812 and 813 (historic lots 88/353 and 88/355) in Square 2791. The twin buildings making up Fort View Apartments are identical in architectural style, plan, and materials. The apartments were designed by architect George T. Santmyers with Harry P. Giddings acting as the builder on behalf of the development company and owner, Fort View Apartments. Construction commenced in 1938 with the excavation of the slightly elevated site and laying of the solid masonry (concrete block) foundations. Rising three stories with raised basements, the apartment buildings are constructed of concrete blocks veneered in bricks laid in six-course American bond. Hidden by a metal-coped parapet wall of brick, the flat roofs are covered in a composition material (4-ply slag with tar). The buildings are reflective of the Modern Movement, employing architectural elements of the fashionable Art Deco and Moderne styles in traditional and new building materials on a classically inspired form. The symmetry of the fenestration, which is not indicative of these styles, is broken by the slightly projecting central bays and end wings that give each building with an E-shaped plan. The projection of the central bays and wings, raised basement on slightly elevated site, double-hung windows with basket weave-patterned brick spandrels, double-storied glass bricks, and ornate entry surrounds present a strong sense of verticality that contrasts the low-rise buildings' water table and string coursing, flat roof with parapet, and limited height of just three stories. The site allows for the incorporation of individual garage openings on the exposed basements of the rear elevations, which are marked by exterior-end brick chimneys at the center. In form and massing, Fort View Apartments are representative of conventional low-rise apartment buildings, which are defined as containing self-sufficient apartment units, standing between two and four stories in height, and having a main public entry and no elevators. The siting and plan of Fort View Apartments are indicative of garden apartments with set backs from 13<sup>th</sup> Place that create landscaped (albeit shallow) yards, paved walkways to the entries, E-shaped plans that provide a maximum of cross ventilation and privacy, and conveniently placed garages for all residents. Further, the open spaces and landscaped vistas created by Fort Circle Park to the immediate east/southeast and Fort Stevens Park to the northeast were intentionally integrated into the design of Fort View Apartments by the architect and development company.

---

### **Narrative Description**

#### **Site**

Fort View Apartments are located in the Brightwood neighborhood of northwest Washington, D.C. Located at 6000-6020 and 6030-6050 13<sup>th</sup> Place, N.W., the apartments are sited along the west side of the street with Fort Stevens Drive to the north and Peabody Street to the south. The boundaries of the property are contiguous with Lots 812 and 813 (historic lots 88/353 and 88/355) of Square 2791. Fort Circle Park (Federal Reservation 499) and Fort Stevens, a Civil War-era fort rehabilitated to serve as a public park in 1938 as part of the federal work program, create a landscaped setting and scenic vista to the immediate east/southeast and northeast of the 0.7 acres on which the apartments are located. Present at the time the apartments were constructed, these landscape features were clearly taken into account by the architect and development company when siting the apartment buildings along 13<sup>th</sup> Place. Both buildings of Fort View Apartments are sited on a slightly elevated site parallel to the street with their facades oriented to the east/southeast, overlooking Fort Circle Park (in part now a community garden). Three sets of poured concrete stairs connect to the internal concrete paths that lead to and connect the entries on the facades of each building. Open green space is found between the two buildings, adding to the park-like setting.

Fort View Apartments

Name of Property

Washington, D.C.

County and State

The suburban context of the surrounding community is created by the two-story attached (row houses) and freestanding single-family houses, conventional low-rise and garden apartment buildings like Fort View Apartments, Military Road Public School, and the Catholic Church of the Nativity. Additionally, with easy accessibility to downtown Washington, D.C. to the south and Silver Spring, Maryland, to the north via 14<sup>th</sup> Street and Georgia Avenue by private and public modes of transportation, the community in which the Fort View Apartments are sited is serviced by numerous one- and two-story contemporaneous commercial buildings. Incorporating private garages for the automobiles of residents, Fort View Apartments are bounded to the west by an alley that runs north-south, along the rear elevations of the buildings, between Fort Stevens Drive and Peabody Street.

### **Buildings: Exterior**

Identical in design, plan, and materials, the twin buildings at Fort View Apartments are approximately 175 feet wide and 44 feet deep. The E-shaped plans of the buildings are created by the projection of three-bay-wide central bays and two-bay-wide end wings. Each building is set on a solid masonry foundation of concrete blocks with a concrete-block structure rising three stories in height on a raised basement. The exteriors are veneered in standard-sized bricks laid in six-course American bond. A water table is created by soldier-course bricks that sit just below the first-story windows. The symmetrically pierced elevations hold single and paired double-hung replacement windows with 6/1 sash (replacement vinyl). The illusion of string courses framing the openings is created by the slight projection of the header bricks making up the six-course American bonding pattern of the buildings' veneers. This sense of horizontality, reinforced by the flat roof, is contrasted by the verticality created by the shallow buttresses of classical architecture in the two bays flanking the projecting central bays and the double-storied, vertically fenestrated glass bricks of the Modern Movement that crown the entry openings. Each building has a flat slag roof surrounded by a low brick parapet with metal coping. The parapet is adorned with square cast stone medallions and is demarcated at the cornice line by a soldier-coursed brick frieze framed by header bricks.

The projecting central bays of each building feature what read as the primary entry openings. Similar entries in the end wings read as secondary entries because of their location; however they are also primary entries as the interiors of the buildings are divided into three separate sections that are not connected internally. Identical in material and stylistic ornamentation, the single-leaf entries are pronounced by cast stone surrounds with square edges and stepped soffits. A flat cantilevered hood with rounded corners extends above the entry in the projecting central bay, just below the modified entablature. The hood is visually supported by pilaster-like posts of wood with canted plinths and a stone lintel. This treatment is reserved for this centrally located entry only; the entries in the end wings have stone lintels with reeding. The entablatures of the three entries have fluting on the square-edged outer panels, which rise to the base of the second story. The panels are crowned by molded (rudolph-type) stone caps. The center panel has stylized interlacing and fluting. It is topped by a saddleback cap that acts as the sill for the elongated opening stretching from the base of the second story to the top of the third story. This vertical opening holds glass bricks that provide limited illumination for the dog-legged stairs and landings on the interior. The projecting central bays are also pierced by single double-hung windows that flank the glass bricks on the second and third stories. The spandrels of these openings, as well as those immediately framing the projecting central bay, are finished with bricks laid in a basket weave pattern. Burnt header bricks surround these openings.

The buildings are marked on the facades and side elevations by rectangular openings with six-light awning windows at the basement level. The side elevations also have standard-sized double-hung windows set under cast stone lintels. The first-story openings of both buildings are elongated, while those of the upper stories are standard sized. (The windows on the lower stories have been covered from the exterior with plywood as the buildings are currently not occupied.) All openings are finished with rowlock header sills and header lintels created by the bonding of the buildings' veneer or friezes. The openings have 6/1 double-hung sash with square-edged surrounds with stepped caps (replacement vinyl). The paired openings, which illuminate the public living areas of each unit much like a picture window, have wide square-edged mullions. The openings on the side elevations have spandrels with basket weave-patterned bricks mimicking those of the projecting central bays.

Fort View Apartments  
Name of Property

Washington, D.C.  
County and State

The rears of the buildings are utilitarian in ornamentation; however, they continue the symmetrical fenestration patterns at the facades and side elevations. All of the openings have square-edged surrounds with stepped lintels (replacement vinyl). The paired openings have wide square-edged mullions. Smaller windows mark the location of bathrooms. Fourteen one-car garages are located within the basement levels of each building. Accessed by the alley running between Fort Stevens Drive and Peabody Street, the incorporated garages are covered by double-leaf and roll-up wood doors with vertical-board lintels. Single-leaf openings for pedestrians flank the chimneys, which are located at the center of each building. These tall exterior-end chimneys are brick with a corbeled cap.

### **Buildings: Interior**

Much of the buildings' interiors remain true to the original design, retaining many of the original materials and finishes. Each building has three primary interior sections that correspond to three interior stairs (demarcated on the exterior by the glass bricks) and the three primary entrances on the facades. The interior sections are not interconnected with the exception of a passage at the basement level. Each building offers studio, one-bedroom, and two-bedroom units. The studios are equipped with a bathroom, kitchen, and living space. The one- and two-bedroom units provide a single bathroom, kitchen, and living room. Each unit features wood parquet floors, plaster walls and ceilings, painted wood molding with simple ogee profiles, and single-paneled wood doors. Within the kitchen areas, many of the units retain their original wood cabinetry, which include four-light china cabinets.

### **Integrity Assessment of Physical Features**

Fort View Apartments continues to reflect the original design intent of the architect, George T. Santmyers. The overall integrity of the physical features is high, with retention of the original plan and massing as there are no additions. Further, no other buildings or structures have been constructed on the two lots since the completion of the twin apartment buildings in 1939. Alterations are minimal; these include replacement of the original double-hung windows with an in-kind vinyl sash and replacement of the original entry openings on the facades with metal-frame commercial doors of glass.<sup>1</sup> Some of the basement level windows are original. The fenestration patterns, glass bricks, sills, and lintels, all of which provide so much of the stylistic ornamentation, are original and have not been altered. The window openings on the basement level and first story have been secured from the exterior with plywood as a protective measure because the buildings are currently not occupied; the window sash is intact under the plywood.

Applied and stylistic ornamentation was often restricted and constrained, or intentionally absent during the Modern Movement period, which spanned the era of World War II in the mid-twentieth century. Thus, windows and doors were frequently character-defining features, especially for apartment buildings that were designed to be economically constructed and quickly income producing. However, the original design put forth by architect George Santmyers for Fort View Apartments was not dependent on these two individual features for its architectural expression. Rather, the window openings of these twin buildings held a standard double-hung sash that was more utilitarian in design and material than it was ornamental, stylized, or indicative of any particular period. Similar windows have been identified on early- to late-twentieth-century buildings of all architectural styles and expressions, whether designed by Santmyers or his many contemporaries. Similarly, the framing of the single-leaf entry openings provided the architect with a more suitable palette for architectural expression than a mere single-leaf door would have allowed. Consequently, although the original material and appearance are not known, the actual entry doors at Fort View Apartments would have been secondary to the stylized adornment framing them, which included original cast stone surrounds and modified entablatures with

<sup>1</sup> The original window openings are believed to have held 6/1, double-hung sash. This was discerned from an historic image of nearby Fort Stevens (1940-1949; Washington Historical Society, CHS04114). The material of the sash, which would have been wood or metal, could not be determined from this photograph.

Fort View Apartments  
Name of Property

Washington, D.C.  
County and State

interlacing and fluting. The reeded lintels and rounded hoods of stone, which are still intact, shelter the entries and cast a shadow over the doors, making them difficult to see from the public right-of-way. Moreover, the replacement of original windows and doors is a standard and often encouraged alteration of the late twentieth century that ensures the durability and thus use of historic multi-family buildings like Fort View Apartments. A study of the fourteen extant apartments occupying Square 2791, where the paired buildings are located, reveals that all but one building has replacement windows.

Fort View Apartments  
Name of Property

Washington, D.C.  
County and State

**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.)

Property is:

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

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

**Period of Significance**

1938-1939

**Significant Dates**

1938-1939

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Santmyers, George T. (architect)

Giddings, Harry/Fort View Apartments

(builder/developer)

**Period of Significance (justification)**

The period of significance for the Fort View Apartments is 1938-1939. This period represents the initial construction (excavation and laying foundation) of the two apartment buildings in 1938 and the actual construction of the above-ground three stories of the structures in 1939. The period of significance reflects construction period of these two apartment buildings, which are illustrative in architectural expression and siting of multi-family housing in Washington, D.C. and the larger metropolitan area in the late 1930s.

Fort View Apartments  
Name of Property

Washington, D.C.  
County and State

**Criteria Considerations (explanation, if necessary)**

N/A

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

Fort View Apartments, constructed in 1938-1939 in the northwestern Washington, D.C. suburb of Brightwood, reflect the transition of classically inspired architecture to the Modern Movement, specifically the Art Deco and Moderne styles. As significant examples of architect George T. Santmyers' transitional period of apartment building design, Fort View Apartments strongly reflect the architect's predilection for the modern aesthetic, thus representing a stylistic tension between historic precedents and modern styles that was occurring both in his work and in the fields of architecture and design in the second quarter of the twentieth century. The Fort View Apartments illustrate Santmyers' exploration of the continuum of traditional and modern architectural expressions with expanses of glass bricks, geometric interlacing with fluting, linear masonry patterns with projecting header courses to create string coursing, and cast stone entrance surrounds with horizontal reeding juxtaposed with a classical composition, traditional materials, symmetrical fenestration, and a centrally located entry bay. The fine exterior treatments and attention to detail are of significance in the realm of Washington's historic apartment buildings and reflect the skilled domestic vocabulary of George T. Santmyers' talents. Fort View Apartments is composed of twin or paired conventional low-rise apartment buildings, a common multiple-family housing type constructed throughout the nation's capital to meet the needs of a rapidly expanding population. This specific apartment building type, as defined in the Multiple Property Document entitled "Apartment Buildings in Washington, D.C. 1880-1945" and exhibited so well by Fort View Apartments, provided a large number of residential dwelling units with an increased effectiveness in the use of available architectural and financial resources. The conventional low-rise apartment permitted both higher density use of land and more economical use of building resources when located in existing residential neighborhoods such as Brightwood, which was already served by public (streetcar and buses) and private (automobiles) modes of transportation that carried residents to the nation's capital and outlying Maryland suburbs. Fort View Apartments incorporate garages for the automobiles of its residents within the basement levels; private garages in apartment buildings were not common in the late 1930s and thus attest to the income level of the prospective residents and their dependence on the automobile as a preferred mode of transportation. Most significantly, Fort View Apartments strategically incorporates the existing landscaped environment of Brightwood, integrating Fort Stevens Park and Fort Circle Park (Federal Reservation 499) into the design of the site. Much like a garden-apartment complex with its character-defining courtyard, the two buildings of Fort View Apartments front the Civil War-era earthworks of Fort Stevens and Federal Reservation 499, which serve as the courtyard and landscaped environment that distinguishes these apartments from contemporaneous suburban and urban examples. The establishment of the commemorative fortifications, which commenced at the same time as the excavation of the foundations for Fort View Apartments, ensured that no buildings or permanent structures would ever be erected on that hallowed ground, thus preserving the landscaped vistas envisioned by George T. Santmyers in 1938-1939 in his design of Fort View Apartments.

Therefore, Fort View Apartments is eligible for listing in the National Register of Historic Places with architecture and community planning/development as the areas of significance, meeting the following National Register Criteria:

Criterion A: It is associated with events that have made a significant contribution to the broad patterns of history; and

Criterion C: It embodies the distinctive characteristics of the type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.



Fort View Apartments  
Name of Property

Washington, D.C.  
County and State

Fort View Apartments is being nominated under the National Register of Historic Places Multiple Property Documentation Form entitled "*Apartment Buildings in Washington, D.C. 1880-1945*," which was prepared by Tracerics and submitted to the National Park Service in July 1993. Fort View Apartments retains sufficient integrity to meet the Registration Requirements outlined in the Multiple Property Documentation Form for both the conventional low-rise apartment building and the garden apartment building sub-types in Washington, D.C. Fort View Apartments also meets the five of the criteria developed specifically to evaluate Washington, D.C. apartment buildings. The Criteria for Evaluating D.C. Apartment Buildings, a significant product of the D.C. Apartment Building Survey, was adopted by the D.C. Historic Preservation Review Board in December 1989.

A03. Buildings that form critical clusters, corridors, or districts that illustrate the patterns of development of the city.

A04. Buildings that reflect economic forces, both external and internal, that have significantly altered the development of the city.

C03. Buildings that reflect important changes in aesthetic philosophies.

C05. Buildings that illustrate significant types of multi-unit buildings (such as efficiencies, luxury flats, inclusion of retail and recreational services for tenants).

C011. Buildings that are the work of skilled architects, landscape architects, urban planners, engineers, builders or developers.

---

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

Criterion A: It is associated with events that have made a significant contribution to the broad patterns of history; and

With a period of significance ranging from 1938 to 1939 (the period during which the buildings were constructed), Fort View Apartments is eligible under Criterion A for community planning and development. Fort View Apartments is an excellent example of a planned apartment complex that illustrates the conventional low-rise apartment building sub-type in form and design, but ingeniously adapts to the existing environment and landscaped site. Although not aided by the assistance of FHA programs, the developer and architect of Fort View Apartments nonetheless followed the standards and guidelines, thus ensuring the apartments were attractive accommodations for middle-class families with convenience of location concentrated around arterial transportation routes with supporting amenities and open space. Located in the developing residential neighborhood of Brightwood, Fort View Apartments afforded its residents with easy access to public and private modes of transportation that directly lead to downtown Washington, D.C. and the outlying Maryland suburbs and growing cities. The residential community included schools, churches, meeting halls, commercial corridors along Georgia Avenue and 14<sup>th</sup> Street, and public parks. Fort View Apartments, which incorporated garages within the buildings, provided much needed housing for middle-class families who preferred to own an automobile. In form, Fort View Apartments is typical of single- and multiple-family housing of the late 1930s, especially within the developing residential areas of Brightwood. However, architect George T. Santmyers ingeniously melded two distinct apartment forms in his design of Fort View Apartment. With the facades and primary entries fronting the street like a conventional low-rise apartment, Fort View Apartments has an E-shaped form more commonly associated with garden apartment buildings. This popular apartment type, which played a major role in the development of public housing ideals in the

Fort View Apartments  
Name of Property

Washington, D.C.  
County and State

1930s, consisted of two or more buildings designed in relationship to each other and the landscape, typically with an interior courtyard with paved walkways that connected the primary entry bays. The linear site of Fort View Apartments eliminated the character-defining interior courtyards, forcing the design successfully unite with the existing topography of Fort Stevens Park and Fort Circle Park. Thus, in the siting and development of Fort View Apartments, builder Harry Giddings of Fort View Apartments (owners of the property) and architect George T. Santmyers ensured these conventional low-rise apartment buildings would meet the objectives of FHA's guidelines for planning successful apartment developments: attractive accommodations for middle-class families that provided higher density housing and convenience of location concentrated around arterial transportation routes with supporting amenities and open space.

Criterion C: It embodies the distinctive characteristics of the type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Fort View Apartments is eligible under Criterion C for its architectural design. The architectural expression presented at Fort View Apartments is representative of designer George T. Santmyers distinctive vocabulary that melded the classical compositions traditionally accepted with his own interest for a modern aesthetic. The resulting design of the apartment buildings explores the continuum of classical and modern architectural expressions with traditional and new materials. Thus, Fort View Apartments is distinctive of the period, during which the classical and period revival styles dominated, while expressing the high artistic values of a talented architect's experimentation of the Modern Movement, specifically the Art Deco and Moderne. The apartment buildings, conventional in structure, are constructed of concrete blocks veneered in brick, which was the accepted norm for housing in the mid-twentieth century. Yet, the utilization of glass bricks, geometric detailing in cast stone, and the juxtaposition presented by traditional horizontal elements and modern vertical emphasis is striking for middle-income rental housing and reflects the skilled domestic vocabulary of George T. Santmyers.

---

**Developmental history/additional historic context information (if appropriate)**

Fort View Apartments: Construction History

Construction of Fort View Apartments began with the excavation and laying of the foundation walls in December 1938. The permit (D.C. Excavate Permit #218812) was granted to Fort View Apartments, the owner of the property. H. [Harry] P. Giddings acted on behalf of the owners, which maintained an office at 907 15<sup>th</sup> Street, N.W. On January 4, 1939, Fort View Apartments were granted a permit to build (D.C. Build Permit #219338) a pair of three-story apartments at 6010-6030 13<sup>th</sup> Place, N.W. (now 6000-6020 and 6030-6050 13<sup>th</sup> Place, N.W.). George T. Santmyers was listed as the architect, with the owners acting as builders. Five months later, in May 1939, the real estate firm of Walker & Dunlop, Inc. was offering the apartment units for lease.

Fort View Apartments: Neighborhood of Brightwood

Fort View Apartments was strategically located on a site overlooking Fort Stevens within the burgeoning northwest Washington, D.C., suburb of Brightwood because it offered modern community services, access to transportation routes, and green space that could be incorporated as part of the site design. Largely developed as a suburb in the second quarter of the twentieth century, Brightwood began as a concentration of isolated farms with settlement staggered along the 7<sup>th</sup> Street Turnpike. This turnpike, now known as Georgia Avenue, was constructed between 1818 and 1822 as a direct route between Rockville, Maryland, and Washington, D.C. The importance of the road was evident by the construction of tollgates, one of which was located at the turnpike's intersection with Milkhouse Ford Road (approximate site of George Avenue's intersection with Missouri Avenue) in Brightwood. By the 1850s, a small distinguishable community had

Fort View Apartments

Washington, D.C.

Name of Property

County and State

formed and a post office, initially named *Brighton*, was established. Later confusion with the nearby town of Brighton, Maryland, led the postmaster to rename the post office *Brightwood* in 1861.<sup>2</sup> The original boundaries of Brightwood encompassed what are today the neighborhoods of Petworth, Shepherd Park and Brightwood Park. The boundaries of Brightwood currently run from Aspen Street on the north to Kennedy Street on the south, and Georgia Avenue on the east to Rock Creek Park on the west.

At the outset of the Civil War in 1861, only one fortification was in place to protect the nation's capital. Thus, after the devastating Union defeat at Manassas in Virginia, General George B. McClellan assumed command and ordered the construction of a more effective fortification arrangement.<sup>3</sup> This resolution resulted in the establishment of a ring of forts and batteries by the Army Corps of Engineers in August 1861 that were to defend the approaches into capital city. One such battlement was Fort Massachusetts in Brightwood along the 7<sup>th</sup> Street Turnpike. This earthwork fortification was created on land owned by Betty Thomas, a free African-American dairy woman. A signal station was established in the nearby home of Matthew Gault Emery. The laying of Military Road in September 1862, which connected the western portion of the ring of forts, elevated the importance of the 7<sup>th</sup> Street Turnpike and the Brightwood area as a means of entry and egress into the city of Washington. Accordingly, Fort Massachusetts was enlarged and armed with 17 guns and mortars in 1863. The fort was renamed in honor of Brigadier General Isaac I. Stevens, who was fatally wounded at the Battle of Chantilly in Virginia, on September 1, 1862.

Fort Stevens and its ring of earthworks are significant as the scene of the only Civil War battle in the District of Columbia. The event occurred in early July 1864 as Confederate General Jubal A. Early marched his troops southward along the 7<sup>th</sup> Street Turnpike from Maryland. Before the Southern forces were able to seize the fort, Union troops and local volunteers were able to strengthen it. Skirmishing continued as the Confederates reconnoitered and assessed the possibility of an assault, while at the same time destroying much of the Brightwood community. Union troops regained control on July 12<sup>th</sup>, as General Early's troops retreated northward back to Maryland. The devastation of Brightwood, and the overall effects of the Civil War, strengthened the resolve of residents, who oversaw reconstruction of their community. The arrival of the horse-drawn streetcar line in 1873, with a terminus just south of Rock Creek Park Road, directed suburban growth of the nation's capital toward Brightwood. By 1880, Brightwood had transitioned into a more urban neighborhood with 146 households.<sup>4</sup> Ten years later, the new electric streetcar lines provided residents with transportation to jobs and shops downtown. Increased accessibility to the city, coupled with the development of the suburb of Petworth to the south, enhanced the growth of Brightwood as the area partly benefited from nearby established city services.

The implementation of the 1893 Highway Act erased much of the physical identity of the community as the grid pattern system of roadways was imposed on the neighborhood over the first quarter of the twentieth century.<sup>5</sup> The physical change consequently resulted in a change of the identity of the Brightwood community; suburbanization erased all vestiges of the formerly rural community as it was being transformed into a residential neighborhood. The neighborhood's proximity to public transportation routes allowed workers to easily commute into the city by the Georgia Avenue and 14<sup>th</sup> Street streetcar lines to the east and west of the neighborhood. Georgia Avenue became the commercial spine of Brightwood and provided the residential area with commercial and retail services.<sup>6</sup>

<sup>2</sup> University of Maryland Historic Preservation Studio, *Georgia Avenue: Brightwood's Roads from the Past to the Future*, (College Park, Maryland: University of Maryland Press, 2006), 21.

<sup>3</sup> *Ibid*, 22.

<sup>4</sup> Katherine Schneider Smith, ed. *Washington at Home: An Illustrated History of Neighborhoods in the Nation's Capital*, (Washington, D.C.: Windsor Publications Inc., 1988), 93.

<sup>5</sup> Smith, 94.

<sup>6</sup> Katherine Elizabeth Grandine, *Brightwood, Its Development and Suburbanization, 1800-1915*, M.A. Thesis George Washington University, (Washington D.C.: George Washington University Press, 1983), 77.

Fort View Apartments

Name of Property

Washington, D.C.

County and State

In the years following World War I, national attention focused on the need to provide good housing for families with limited incomes. Architects, planners, social reformers, the building and real estate industry, and elements of the press sought ways to encourage and facilitate the construction of quality housing for families of moderate means. Fueled by the affordability of the automobile, within reach of middle-class budgets by the mid-1920s, suburban development was no longer dependent on streetcar lines, which had been instrumental in the initial phase of residential growth. Beginning in the 1920s, hundreds of moderately priced brick rowhouses and freestanding single-family dwellings were constructed along and around Georgia Avenue, attracting middle-class government workers to the area.<sup>7</sup> Brightwood continued to grow in the 1930s as the city experienced even greater increases in population with expansion of the federal government because of the implementation of the New Deal and then in response to the crisis of an impending new war.

### Fort View Apartments: Design and Siting Influences

By the end of the 1930s, housing construction in Brightwood began to reflect the influence of the Federal Housing Administration (FHA), although most of it was constructed without the assistance of FHA programs. The FHA was created in 1934, in the depths of the Great Depression, as part of President Franklin D. Roosevelt's New Deal. The main objectives of the FHA were "...to revive the homebuilding industry, to put men back to work, to restore confidence and to improve general economic conditions. The long range objectives were even more ambitious – to reform mortgage lending practices, to broaden opportunities for home ownership, to raise housing standards."<sup>8</sup> The FHA espoused many of the principles of planning and design that had been developed and advocated by forward-thinking urban planners, architects, developers, social reformers and others in the post-World War I era who wanted to apply principles of well-planned communities and modern, quality living spaces and conveniences to housing for moderate income families. The principle mechanism through which FHA operated was to provide mortgage insurance that made the financing and construction of low and moderate income housing a more secure investment. To protect the long-term value of the mortgaged properties, FHA required applicants to meet the standards it set for planning, infrastructure, design, and construction of both rental and sale properties ranging from large-scale apartment complexes to single-family houses. The limiting economics of the period generally determined the architecture of the day, with a sincere effort toward simplicity in design and an honest functioning of the buildings. While this posed a challenge for most architects and buildings, based on his design resume and fluent architectural vocabulary, George T. Santmyers was able to present a distinct personal expression with his design and siting of Fort View Apartments.

The FHA's longer-term objectives are illustrated in the housing construction that took place in Brightwood under the astute talents of such notable architects as George T. Santmyers and Mihran Mesrobian from 1934 through the 1940s. Santmyers, in particular, is known to have been designing FHA-insured housing in the District of Columbia while contemporaneously producing the designs for Fort View Apartments. Thus he was familiar with the FHA standards and guidelines.<sup>9</sup> Further, these standards and guidelines espoused many of the same practices commonly implemented by architects like Santmyers in their earlier designs for the upper-income levels. With the fundamentals established, the base design was adapted to be efficient, economical, and direct, while still providing a good aesthetic effect. George T. Santmyers, a prolific architect with an established practice, gracefully implemented the standards of the FHA in his design and siting of Fort View Apartments, thereby making them marketable as well as architecturally distinct and appealing.

Fort View Apartments, although not constructed utilizing FHA's mortgage insurance, clearly conforms to its recommendations and standards with regard to community and neighborhood, site, buildings and dwelling units, services,

<sup>7</sup> Cultural Tourism D.C., *Battleground Community: Brightwood Heritage Trail*, (Washington D.C.: Cultural Tourism D.C., 2008), 5.

<sup>8</sup> U.S. Federal Housing Administration, *The FHA Story in Summary, 1934-1959* (Washington, D.C.: U.S. Government Printing Office, n.d.), 4.

<sup>9</sup> For example see "Formal Opening of New Model Homes in River Terrace," *The Washington Post*, 13 November 1938, R7.

Fort View Apartments

Name of Property

Washington, D.C.

County and State

and cost for rental apartments.<sup>10</sup> This is illustrated foremost in the location of the twin apartment buildings in the developing urban suburb of Brightwood, where families of diverse sources of income lived in leased or owner-occupied dwellings. The demographics of Brightwood, although segregated by tradition rather than covenants in distinct areas, included both whites and African-Americans during most of its early history. By the 1920s however it was predominately a community of white residents. Before 1960, the largest proportion of the African-American population lived north of Military Road, where Fort View Apartments were located.<sup>11</sup> The census records from the 1920s and 1930s document that many of the residents worked for the federal government in downtown Washington, D.C., or in the wider community, which was easily accessible by electric streetcar and automobile. The neighborhood of Fort View Apartments fit the FHA's definition of being, "harmonious" in land use because it also provided modern housing aimed at moderate income buyers of that period.<sup>12</sup> At the time the apartments were built, residential construction dominated the area with supporting amenities such as schools, churches, meeting halls, and commercial enterprises. A study of the twenty-five squares framing Fort View Apartments indicates that the vast majority of the single-family dwellings date from the 1930s. The tremendous need for housing also stimulated the construction of multiple-family apartment buildings in earnest during this same decade. Of the approximate fifty-eight apartment buildings and complexes constructed between 1900 and 1949 in the Brightwood neighborhood, thirty-eight multiple-family resources date from the 1930s. The building permits show that no one developer or property owner dominated the construction of single-family dwellings and apartment buildings in Brightwood. However, the vast majority of the buildings, whether single- or multiple-family, were the work of just a few architects, in particular Mihran Mesrobian, George S. White, and George T. Santmyers. Typically, in Washington, D.C., apartment buildings were sited within developing single-family residential neighborhoods such as that emerging in Brightwood. Thus, the architectural designs, stylistic expressions, forms and massing, siting, and materials were often analogous, producing a harmonious and identifiable community context. This conformed with what the FHA emphasized in 1936 as one of the most essential qualities in the creation of distinctive neighborhoods, "Where a neighborhood can be identified and comprehended as such, the feeling of pride and responsibility which the owner has in his own parcel, tends to be extended to the neighborhood as a whole. A sense of community responsibility and a community spirit thus develop, which acts as a stabilizing and sustaining influence in the maintenance of realty values."<sup>13</sup> This also, and most significantly, ensured the success of Fort View Apartments, which was fully occupied soon after its completion.

Fort View Apartments stand three stories in height, which was the preferred number of stories for FHA-insured multiple-family housing.<sup>14</sup> The rolling natural topography, which facilitated the siting of Fort Stevens in 1861 in Brightwood, permitted the twin apartments to overlook similar two- and three-story buildings to the southeast. Further, the site allowed the basement levels to be exposed on the facades and thus illuminated by natural light. The level topography at the rear of the site, with access via a narrow alley traveling north-south from Peabody Avenue to Fort Stevens Road, enabled Santmyers to incorporate garages for residents into the raised basements. Each of the apartment buildings provided efficiency, one-bedroom, and two-bedroom units for thirty families, which was greater than average but followed the standard recommendation of FHA for three-story apartment buildings. The services within each unit included a dining area (dinette), fully equipped bathroom, and modern kitchen. Additionally, each building included group laundry facilities in the basements. Privacy for sleeping quarters was ensured by the use of a single, standard-sized window opening within each bedroom, and paired window openings that allowed for more cross ventilation in the more public living areas. Smaller window openings provided additional privacy for the bathrooms.

<sup>10</sup> "Multiple Housing under FHA: Government Housing Standards," *The Architectural Record*, Volume 84, Number 3, September 1938, 97.

<sup>11</sup> Smith, 95.

<sup>12</sup> "Multiple Housing under FHA: Government Housing Standards," *The Architectural Record*, Volume 84, Number 3, September 1938, 97.

<sup>13</sup> U.S. Federal Housing Administration, *Planning Neighborhoods for Small Houses*, Technical Bulletin No. 5 (Washington, D.C.: U.S. Government Printing Office, 1936), 28.

<sup>14</sup> "Multiple Housing under FHA: Government Housing Standards," *The Architectural Record*, Volume 84, Number 3, September 1938, 97.

Fort View Apartments  
Name of Property

Washington, D.C.  
County and State

The original building permits for Fort View Apartments estimated the cost of construction for each apartment building to be \$150,000, which was comparable to contemporaneous apartment buildings in the immediate vicinity and throughout the Washington metropolitan area. With “gas, electricity and refrigeration” furnished by the rental company, the units were priced initially at \$47.60 to \$64.00 per month.<sup>15</sup> The rental per room was approximately \$11.90 per room per month, which was \$2.22 less than the national averages for FHA-funded projects.<sup>16</sup> This enabled the privately funded Fort View Apartments to be financially competitive with the neighboring apartments.

Although the standards under which Fort View Apartments were constructed were typical for the period and common in Brightwood and the larger Washington metropolitan area, the siting of the twin apartments makes them distinctive. The site, “free of topographical impediments as well as free from noxious adjacent uses such as industrial production” as described in FHA standards, intentionally incorporated the existing topography of Fort Stevens Park and Fort Circle Park (Federal Reservation 499) into its design plan.<sup>17</sup> Fort Stevens and the ring of earthworks connecting it to similar fortifications around the capital city were abandoned immediately following the close of the Civil War in April 1865. In 1901, the McMillan Commission (formally known as the Commission on Improvement of the Park System) suggested memorializing the Civil War forts by establishing parks on the sites and connecting them with a parkway. This concept was revived in the 1920s. When the National Capital Park and Planning Commission (NCPPC) was established in 1926 it refined proposals for Fort Drive, which it conceived of as a “continuous, unbroken easily followed, wooded road making ... a picturesque circuit of the Capital.”<sup>18</sup> As the plans evolved over the next decade, the proposed Fort Drive was viewed as a circumferential road connecting the highways into the city and also reaching the various outlying sections of the city, and providing a thoroughfare for the city’s increasing traffic.<sup>19</sup> This plan, never fully implemented, was under consideration at the time of construction of Fort View Apartments and land had been acquired for much of its construction. What is now Fort Stevens Drive, to the immediate north of Fort View Apartments, was constructed as part of Fort Drive. A similar scenic drive, now 13<sup>th</sup> Place, was laid early in 1939 to the immediate west of Reservation 499 and the future site of Fort View Apartments. Thus the location of the apartments was anticipated to be contiguous to a parkway and ancillary road linking both the scenic forts and the outlying residential neighborhoods.

The fort property was left unattended until 1938 when it became the focus of a federal work program (Civilian Conservation Corps) that rehabilitated the earthworks for use as public parks. This created open green space and landscaped vistas immediately around Fort View Apartments, which was constructed on just 0.7 acres of land. The resulting site design for the twin E-shaped buildings was typical of garden apartments, which are defined as “set within a landscaped environment [that] separate them from more urban forms” and provide a “healthier approach to residential patterns” that had long been sought after by urban dwellers.<sup>20</sup> The establishment of the commemorative fortifications, which commenced at the same time as the excavation of the foundations for Fort View Apartments, ensured that no buildings or permanent structures would ever be erected on that hallowed ground. This preserved the open vistas of the fort and reservation seen from the Fort View Apartments – the view for which they were named. Many of the advertisements in the local newspapers touted Fort View Apartments’ proximity “Overlooking Fort Stevens Park.”<sup>21</sup> Thus, in the siting and development of Fort View Apartments, builder Harry Giddings of Fort View Apartments (owners of the property) and architect George T. Santmyers ensured these conventional low-rise apartment buildings would meet

<sup>15</sup> Advertisement, *The Washington Post*, 20 August 1939, R11.

<sup>16</sup> “FHA Housing Requirements Are Explained: Apartment Projects in Suburban Areas Favored,” *The Washington Post*, 24 October 1937, R2.

<sup>17</sup> “Multiple Housing under FHA: Government Housing Standards,” *The Architectural Record*, Volume 84, Number 3, September 1938, 97.

<sup>18</sup> National Capital Park and Planning Commission, *Annual Report*, 1925, quoted in Fred W. Tuemmler and Associates, “A Re-evaluation Study of Fort Drive, Washington, D.C., Submitted to the National Capital Planning Commission, April 1965, 2.

<sup>19</sup> Thomas C. Jeffers, National Capital Park and Planning Commission, “The Fort Drive,” August 1943. Manuscript in the collection of the National Capital Planning Commission.

<sup>20</sup> National Register of Historic Places, *Multiple Property Document: Apartment Building*, F21.

<sup>21</sup> Advertisement, *The Washington Post*, 21 May 1939, R15.

Fort View Apartments

Name of Property

Washington, D.C.

County and State

the objectives of FHA's guidelines for planning successful apartment developments: attractive accommodations for middle-class families that provided higher density housing and convenience of location concentrated around arterial transportation routes with supporting amenities and open space.

To ensure acceptability and thereby success of the rental apartment buildings, Harry P. Giddings and George Santmyers provided the occupants of Fort View Apartments with two twin or paired buildings that reached beyond the typical architectural design of the late 1930s. The period of the Great Depression and the pre-World War II years were economically difficult and the need for moderately priced housing was great. It was also a period of innovation, both in style and in materials as Art Deco, Art Moderne, and the International style gained momentum and the need to economize in building favored the production of manufactured components. Professional organizations and the FHA emphasized the need to provide more affordable housing without compromising the quality of design. The FHA encouraged the use of new, often less expensive, manufactured materials by regularly publishing information on new products available to builders. Ornamentation was minimized, efficiency was promoted and innovation was encouraged. The principles advocated by FHA and others, which are so proficiently expressed at Fort View Apartments by Santmyers, emphasized the importance of simplicity and efficiency in design, of durability of materials to ensure reasonable maintenance costs and longevity, and the use of standard lengths and stock items of millwork to reduce costs.

George T. Santmyers (1889-1960) was the most prolific architect of the twentieth century in Washington, D.C. He is credited with the designs of many banks, commercial buildings, public garages, and a multitude of freestanding single-family residences; yet Santmyers is most celebrated for his contribution to apartment building architecture in the metropolitan area of our nation's capital. As the architect for over 440 apartment buildings in the course of his forty-year career, Santmyers devoted his skills and energy to producing notably designed buildings with efficient plans. The Fort View Apartments stand as an excellent representation of a significant transitional phase in Santmyers' career, during which his designs exhibited classical precedents that incorporated elements and materials associated with mid-twentieth-century Modern Movement. Buildings dating from this phase in his career are crucial to illustrating Santmyers' evolution as a designer and his movement toward full-blown expressions of the modern styles that define his apartment buildings from the 1940s and 1950s.

Born in Front Royal, Virginia, Santmyers spent his early years in Baltimore, Maryland. He later moved with his family to Washington D.C., and it was there that he embarked upon several apprenticeships in the offices of some of the city's leading architects.<sup>22</sup> In his early twenties, Santmyers opened his own architectural office, which he oversaw until his retirement in 1960. One of his first commissions was a group of rowhouses completed in 1910 in Square 2604, presently located in the Mount Pleasant Historic District.<sup>23</sup> The designs of his first apartment buildings were typically Colonial Revival in style and symmetrical in composition, featuring a formal vocabulary based on architectural elements associated with the American Georgian and Federal periods. A majority of these buildings featured a centrally located doorway adorned with a prominent portico, symmetrical fenestration patterns with molded lintels, and classical embellishments such as enclosed tympanums and ornate entablatures. The design of Santmyers apartment buildings was completely in keeping with the traditions of the time and reflected the architectural expressions accepted nationwide. In the late 1920s and early 1930s, however, Santmyers began to tentatively employ a more modern aesthetic, with a slight simplification of the composition and ornamentation of his designs. Often he presented traditional revival elements such as pilasters, string courses, and symmetrical fenestration with modern materials and embellishments like glass bricks and stylized interlacing with reeding or fluting. By the 1940s and 1950s, Santmyers had fully embraced the Art Deco, Art Moderne, and International styles, abandoning all elements of the period revival styles. Although his buildings from this latter period comprise his most celebrated works, the buildings of the transitional period are significant for they allow a study of how the architect experimented with the amalgamation of traditional and modern aesthetic and materials that would prove not only economical but aesthetically pleasing to residents.

<sup>22</sup> James M. Goode, *Best Addresses*, (Washington, D.C.: Smithsonian Institution Press, 1988), 378.

<sup>23</sup> National Register of Historic Places, *Multiple Property Document: Apartment Building*, E33.

Fort View Apartments  
Name of Property

Washington, D.C.  
County and State

During his intermediate period in the late 1930s, Santmyers' designs more strongly reflect his predilection for the modern aesthetic, thus representing a stylistic tension between historic precedents and modern styles that was occurring both in Santmyers' work and in the fields of architecture and design generally.<sup>24</sup> The Fort View Apartments, constructed in 1939, are a significant example of this transitional period, illustrating Santmyers' exploration of the continuum of traditional and modern architectural expressions. The buildings' expanses of glass brick, geometric interlacing with fluting, linear masonry patterns with projecting headers to create string coursing, and cast stone entrance surrounds with horizontal reeding are juxtaposed with a classic composition, traditional materials, symmetrical fenestration, and a centrally located entry bay. Subsequent designs would move further toward the modern aesthetics, employing similar stylistic features seen at Fort View Apartments while further exploring asymmetrical compositions and modern materials. The presented the prospective residents with familiar architectural detailing and materials, which was illustrated in the classically inspired form and composition as well as the brick veneer. All the while, the architect was able to subtly introduce new and modern elements and materials such as geometric ornamentation, linear string coursing uncharacteristically interrupted by the paired window openings, glass bricks, and cast stone.

Santmyers' design of Fort View Apartments is ingenious because of its adaptation to the existing environment and landscaped site. Containing less than one acre, the linear site fronting 13<sup>th</sup> Place was more adaptable to the rowhouse-type or house-type apartment buildings that were being erected in the neighborhood. In fact, Santmyers served as the architect for such apartment buildings on Square 2791 at 1320 and 1324 Fort Stevens Drive (1938) and 1362 Fort Stevens Drive (1940). Often these multiple-family buildings were merely designed to provide the greatest number of units, while still respecting with the architecture of existing neighborhood. Yet, Santmyers is known to have gracefully adapted his designs to the sites, as illustrated at 1380 Fort Stevens Drive (1937). This single apartment building is trapezoidal in shape to fit its irregularly shaped lot at the intersection of Fort Stevens Drive and 14<sup>th</sup> Street. Although adjusting his designs to the sites, as he did with Fort View Apartments, Santmyers' early apartments tended to traditionally respect the accepted apartment building forms of period and did not meld character-defining features of any two or more sub-type. On the interior of Square 2791, Santmyers presents elements of the garden apartment with two irregular E-shaped buildings at 1370 Fort Stevens Drive (1939) and 1371 Peabody Street (1940). Although both designed for the Nalpah Realty Company, these buildings have no physical relationship. Rather, fronting the street, they read as conventional low-rise apartment buildings and the character-defining courtyards of the garden apartment are not visible and thus most likely never utilized as open green space by residents. These shallow courtyards are located on the west sides of the buildings, fronting the existing block-shaped apartments at 1376 Fort Stevens Drive (1938) and 1371 Peabody Street (1940), both of which were designed by Santmyers.

At Fort View Apartments, Santmyers choose an E-shaped form that was more commonly associated with garden-apartment buildings or complexes. This popular apartment type, which played a major role in the development of public housing ideals in the 1930s, consisted of two or more buildings designed in relationship to each other and the landscape, typically with an interior courtyard with paved walkways that connected the primary entry bays. The courtyard, with its open green space, was an essential feature that proved overwhelmingly successful with residents. However, the linear lot on which Fort View Apartments was to be sited forced Santmyers to eliminate the character-defining interior courtyards. This required the architect to orient the facades and primary entry bays of the two buildings to 13<sup>th</sup> Place, which was more characteristic of conventional low-rise apartment buildings. Yet, rather than abandon the garden apartment building type because of the site restrictions, Santmyers ingeniously unites the existing topography of Fort Stevens Park and Fort Circle Park to serve as the courtyard and landscaped environment that separates the apartments from more urban forms, thus melding the conventional low-rise form with elements of the garden apartment. As stated above, the establishment of Fort Stevens Park and Fort Circle Park contemporaneous to the construction of the apartments preserved the open green space and vistas that continue to be enjoyed by all residents of Fort View Apartments.

<sup>24</sup> National Register of Historic Places, *Multiple Property Document: Apartment Buildings*, E34.



Fort View Apartments  
Name of Property

Washington, D.C.  
County and State

---

## 9. Major Bibliographical References

---

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

- Baist, G.W. *Baist's Real Estate Atlas of Washington, District of Columbia*. Philadelphia, Pennsylvania: Baist, 1919-21, 1924-28, 1931, 1937, 1945.
- Battleground Community: Brightwood Heritage Trail*. Washington D.C.: Cultural Tourism D.C. 2008.
- Goode, James M., *Best Addresses*. Washington, D.C.: Smithsonian Institution Press, 1988.
- Grandine, Katherine Elizabeth. *Brightwood, Its Development and Suburbanization, 1800-1915*. M.A. Thesis, George Washington University, 1983.
- King, LeRoy O., Jr. *100 Years of Capital Traction: The Story of Streetcars in the Nation's Capital*. Dallas, Texas: Taylor Publishing Co., 1972.
- Kohler, Peter C. *Capital Transit: Washington's Street Cars, The Final Years: 1933-1962*. Gaithersburg, Maryland: Signature Book Printing, 2001.
- Levy, Anneli Moucka. *Washington DC and the Growth of Its Early Suburbs 1860-1920*. College Park, Maryland: University of Maryland, 1980.
- National Register of Historic Places Multiple Property Documentation Form – Apartment Buildings in Washington, D.C. 1880-1945. Prepared by Tracerics, 1993.
- National Register of Historic Places Registration Form – Meridian Manor. Prepared by EHT Tracerics, 2001.
- "Obituaries-George Santmyers," *The Evening Star*, 27 December 1960.
- Sanborn Map Company. *Insurance Maps, Washington, D.C.* New York, New York: By the Author, 1888, 1903, 1928.
- Smith, Katherine Schneider, ed. *Washington at Home: An Illustrated History of Neighborhoods in the Nation's Capital*. Washington, D.C.: Windsor Publications, Inc., 1988.
- University of Maryland Historic Preservation Studio. "Georgia Avenue: Brightwood's Roads from the Past to the Future," College Park, Maryland: University of Maryland Press. 2006.
- Washingtoniana Division, Martin Luther King Memorial Library, Washington, D.C. Building Permits.
- Washingtoniana Division, Martin Luther King Memorial Library, Washington, D.C. General Photographic Collection.
- Wirz, Hans and Richard Striner. *Washington Deco: Art Deco Design in the Nation's Capital*. Washington, D.C., Smithsonian Institution Press. 1984.

Fort View Apartments  
Name of Property

Washington, D.C.  
County and State

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 0.7 acres  
(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>18</u> Zone	<u>323990</u> Easting	<u>4314472</u> Northing	3	<u>          </u> Zone	<u>          </u> Easting	<u>          </u> Northing
2	<u>          </u> Zone	<u>          </u> Easting	<u>          </u> Northing	4	<u>          </u> Zone	<u>          </u> Easting	<u>          </u> Northing

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

The boundaries for Fort View Apartments at 6000-3020 and 6030-6050 13<sup>th</sup> Place, N.W., which consists of two large apartment buildings, is contiguous with the property lines associated with Lots 812 and 813 (historically known as 88/353 and 88/355) in Square 2791 in Brightwood.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries are contiguous with the property lines on which the Fort View Apartments were constructed in 1938-1939. Fronting directly on 13<sup>th</sup> Place, N.W., the property provides access to the rear via an alley reached by both Peabody Street to the south and Fort Stevens Drive to the north. The two slightly irregularly shaped lots have retained their original configuration and acres since the construction of the Fort View Apartments in 1938-1939.

Fort View Apartments  
Name of Property

Washington, D.C.  
County and State

**11. Form Prepared By**

name/title Laura Trieschmann & Laura Hughes, Architectural Historians; Andrea Schoenfeld, Historian; Latishia Allen, Preservation Specialist

organization EHT Traceries, Inc. date July 2009 (Revised 11/2009)

street & number 1121 Fifth Street, N.W. telephone 202/393-1199

city or town Washington state D.C. zip code 20001

e-mail Ltrieschmann@traceries.com latisha.allen@traceries.com

**Additional Documentation**

Submit the following items with the completed form:

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

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

*All photographs are of: 6000-6010 and 6030-6050 13<sup>th</sup> Place, N.W., Washington D.C.  
All negatives are in the possession of EHT Traceries, Inc.*

**Name of Property:** Fort View Apartments

**City or Vicinity:** Washington

**County:** State: D.C.

**Photographer:** EHT Traceries, Inc.

**Date Photographed:** June 2009

**Description of Photograph(s) and number:** 6030-6050 13<sup>th</sup> Place, N.W., looking south  
1 of 15.

**Name of Property:** Fort View Apartments

**City or Vicinity:** Washington

**County:** State: D.C.

**Photographer:** EHT Traceries, Inc.

**Date Photographed:** June 2009

**Description of Photograph(s) and number:** 6030-6050 13<sup>th</sup> Place, N.W., looking west  
2 of 15.

Fort View Apartments

1 of Property

Washington, D.C.

County and State

**Name of Property:** Fort View Apartments

**City or Vicinity:** Washington

**County:**

**State:** D.C.

**Photographer:** EHT Tracerics, Inc.

**Date Photographed:** June 2009

**Description of Photograph(s) and number:** 6030-6050 13th Place, N.W., looking northwest  
3 of 15.

**Name of Property:** Fort View Apartment

**City or Vicinity:** Washington

**County:**

**State:** D.C.

**Photographer:** EHT Tracerics, Inc.

**Date Photographed:** June 2009

**Description of Photograph(s) and number:** 6000-6020 13th Place, N.W., looking southeast  
4 of 15.

**Name of Property:** Fort View Apartment

**City or Vicinity:** Washington

**County:**

**State:** D.C.

**Photographer:** EHT Tracerics, Inc.

**Date Photographed:** June 2009

**Description of Photograph(s) and number:** 6000-6020 13th Place, N.W., looking west  
5 of 15.

**Name of Property:** Fort View Apartment

**City or Vicinity:** Washington

**County:**

**State:** D.C.

**Photographer:** EHT Tracerics, Inc.

**Date Photographed:** June 2009

**Description of Photograph(s) and number:** 6000-6020 13th Place, N.W., looking southwest  
6 of 15.

**Name of Property:** Fort View Apartment

**City or Vicinity:** Washington

**County:**

**State:** D.C.

**Photographer:** EHT Tracerics, Inc.

**Date Photographed:** June 2009

**Description of Photograph(s) and number:** 6000-6020 13th Place, N.W., looking northwest  
7 of 15.

**Name of Property:** Fort View Apartment

**City or Vicinity:** Washington

**County:**

**State:** D.C.

**Photographer:** EHT Tracerics, Inc.

**Date Photographed:** June 2009

**Description of Photograph(s) and number:** Site, looking north  
8 of 15.

**Name of Property:** Fort View Apartment

**City or Vicinity:** Washington

**County:**

**State:** D.C.

**Photographer:** EHT Tracerics, Inc.

**Date Photographed:** June 2009

Fort View Apartments  
Name of Property

Washington, D.C.  
County and State

**Description of Photograph(s) and number:** Typical hallway from unit entry  
9 of 15.

**Name of Property:** Fort View Apartment

**City or Vicinity:** Washington

**County:**

**State:** D.C.

**Photographer:** EHT Tracerics, Inc.

**Date Photographed:** June 2009

**Description of Photograph(s) and number:** Typical stairwell with glass bricks and skylight  
10 of 15.

**Name of Property:** Fort View Apartment

**City or Vicinity:** Washington

**County:**

**State:** D.C.

**Photographer:** EHT Tracerics, Inc.

**Date Photographed:** June 2009

**Description of Photograph(s) and number:** Typical efficiency unit  
11 of 15.

**Name of Property:** Fort View Apartment

**City or Vicinity:** Washington

**County:**

**State:** D.C.

**Photographer:** EHT Tracerics, Inc.

**Date Photographed:** June 2009

**Description of Photograph(s) and number:** Typical kitchen with china cabinets  
12 of 15.

**Name of Property:** Fort View Apartment

**City or Vicinity:** Washington

**County:**

**State:** D.C.

**Photographer:** EHT Tracerics, Inc.

**Date Photographed:** June 2009

**Description of Photograph(s) and number:** Typical bathroom  
13 of 15.

**Name of Property:** Fort View Apartment

**City or Vicinity:** Washington

**County:**

**State:** D.C.

**Photographer:** EHT Tracerics, Inc.

**Date Photographed:** June 2009

**Description of Photograph(s) and number:** Typical bedroom from hall with doors  
14 of 15.

**Name of Property:** Fort View Apartment

**City or Vicinity:** Washington

**County:**

**State:** D.C.

**Photographer:** EHT Tracerics, Inc.

**Date Photographed:** June 2009

**Description of Photograph(s) and number:** Typical stairwell with glass bricks  
15 of 15.

Fort View Apartments  
Name of Property

Washington, D.C.  
County and State

---

**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

---

name Thirteenth Place, LLC (owner of 6000-6020 13<sup>th</sup> Place, N.W.)  
street & number 4800 Montgomery Lane, Suite 900 telephone 301/652-0180  
city or town Bethesda state Maryland zip code 20814

name Fort Stevens Thirteenth Place Limited Partnership (6030-6050 13<sup>th</sup> Place, N.W.)  
street & number 5101 16<sup>th</sup> Street, N.W. telephone 202/291-5535  
city or town Washington state D.C. zip code \_\_\_\_\_

**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 18 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.

United States Department of the Interior  
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property:  
FORT VIEW APARTMENTS

County and State:  
WASHINGTON, D.C.

Name of multiple property listing (if applicable)  
Apartment Buildings in Washington, D.C., 1880-1945

Section number: Page:

MAPS 1

USGS Quad Map (Washington West), 1981  
Map courtesy of Maptech ®



**Fort View Apartments**  
6000-6020 and 6030-6050 13<sup>th</sup> Place, N.W.  
Washington, D.C. 20011

**UTM References:**

1	<u>1/8/</u> Zone	<u>3/2/3/9/9/0</u> Easting	<u>4/3/1/4/4/7/2/</u> Northing
---	---------------------	-------------------------------	-----------------------------------

United States Department of the Interior  
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property:  
FORT VIEW APARTMENTS

County and State:  
WASHINGTON, D.C.

Name of multiple property listing (if applicable)  
Apartment Buildings in Washington, D.C., 1880-1945

Section number: Page:

MAPS 2

*The Sanborn Building and Property Atlas of Washington D.C., Book 1, Vol. 3 (1945), Sheet 20.*

Fort View  
Apartments  
6000-6050  
13<sup>th</sup> Place, NW





United States Department of the Interior  
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property:  
FORT VIEW APARTMENTS

County and State:  
WASHINGTON, D.C.

Name of multiple property listing (if applicable)  
Apartment Buildings in Washington, D.C., 1880-1945

Section number: Page:

PHOTOGRAPHS 3

Restoration of Fort Stevens, 1940-1949 (Source: Washington Historical Society, CHS04114) –  
*Arrow pointing to Fort View Apartments*



United States Department of the Interior  
National Park Service

National Register of Historic Places Continuation Sheet

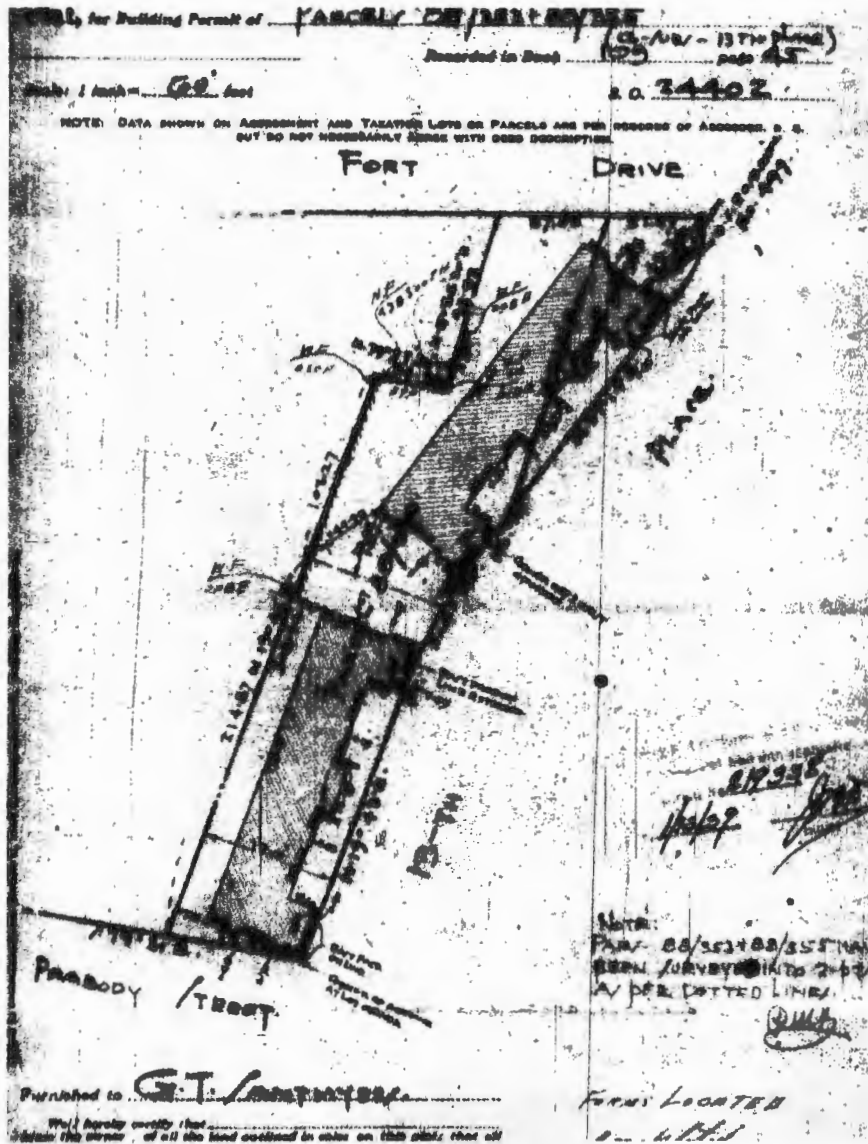
Name of Property:  
FORT VIEW APARTMENTS

County and State:  
WASHINGTON, D.C.

Name of multiple property listing (if applicable)  
Apartment Buildings in Washington, D.C., 1880-1945

Section number:                      Page:  
PHOTOGRAPHS                      4

Site Plan of Fort View Apartments, page from permit to build (D.C. Permit to Build #219338)



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Fort View Apartments

MULTIPLE NAME: Apartment Buildings in Washington, DC, MPS

STATE & COUNTY: DISTRICT OF COLUMBIA, District of Columbia

DATE RECEIVED: 12/11/09      DATE OF PENDING LIST: 12/30/09  
DATE OF 16TH DAY: 1/14/10      DATE OF 45TH DAY: 1/25/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09001264

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    1-26-10 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.



FORT STEVENS PLACE APARTMENT

WASHINGTON, D.C.

EHT TRACERIES, INC

JUNE 2009

EHT TRACERIES, INC

6030-6050 13TH PLACE, looking SOUTH

PHOTO 1 of 15



FORT STEVENS PLACE APARTMENTS

WASHINGTON, D.C.

EHT TRACERIES, INC.

JUNE 2009

EHT TRACERIES, INC.

6030-6050 13TH PLACE, LOOKING WEST

PHOTO 2 of 15





FORT STEVENS PLACE APARTMENT  
WASHINGTON, D.C.

EHT TRACERIES, INC.

JUNE 2009

EHT TRACERIES, INC

6030-6050 13TH PLACE, LOOKING NORTHWEST

3 of 15



FORT STEVENS PLACE APARTMENT

WASHINGTON, D.C.

EHT TRACERIES, INC.

JUNE 2009

EHT TRACERIES, INC

6000-6020 13TH PLACE, NW, looking southeast

4 of 15



FORT STEVENS PLACE APARTMENT  
WASHINGTON, D.C.

EHT MACERTES, INC.

JUNE 2009

EHT MACERTES, INC.

6000-6020 13TH PLACE, N.W., looking west  
5 of 15



FORT STEVENS PLACE APARTMENT  
WASHINGTON, D.C.

EHT TRACERTES, INC.

JUNE 2009

EHT TRACERTES, INC.

6000-6020 13TH PLACE, N.W., looking southwest

6 OF 15





FORT STEVENS PLACE APARTMENTS

WASHINGTON, D.C.

EHT TRACERIES, INC.

JUNE 2009

EHT TRACERIES, INC.

6000-6020 13TH PLACE, N.W., looking northwest

7 of 15



FORT STEVENS PLACE ANALYSIS

WASHINGTON, D.C.

EHT TRACERIES, INC.

JUNE 2009

EHT TRACERIES, INC.

SITE, looking north

8 of 15



FORT STEVENS PLACE APARTMENT  
WASHINGTON, D.C.

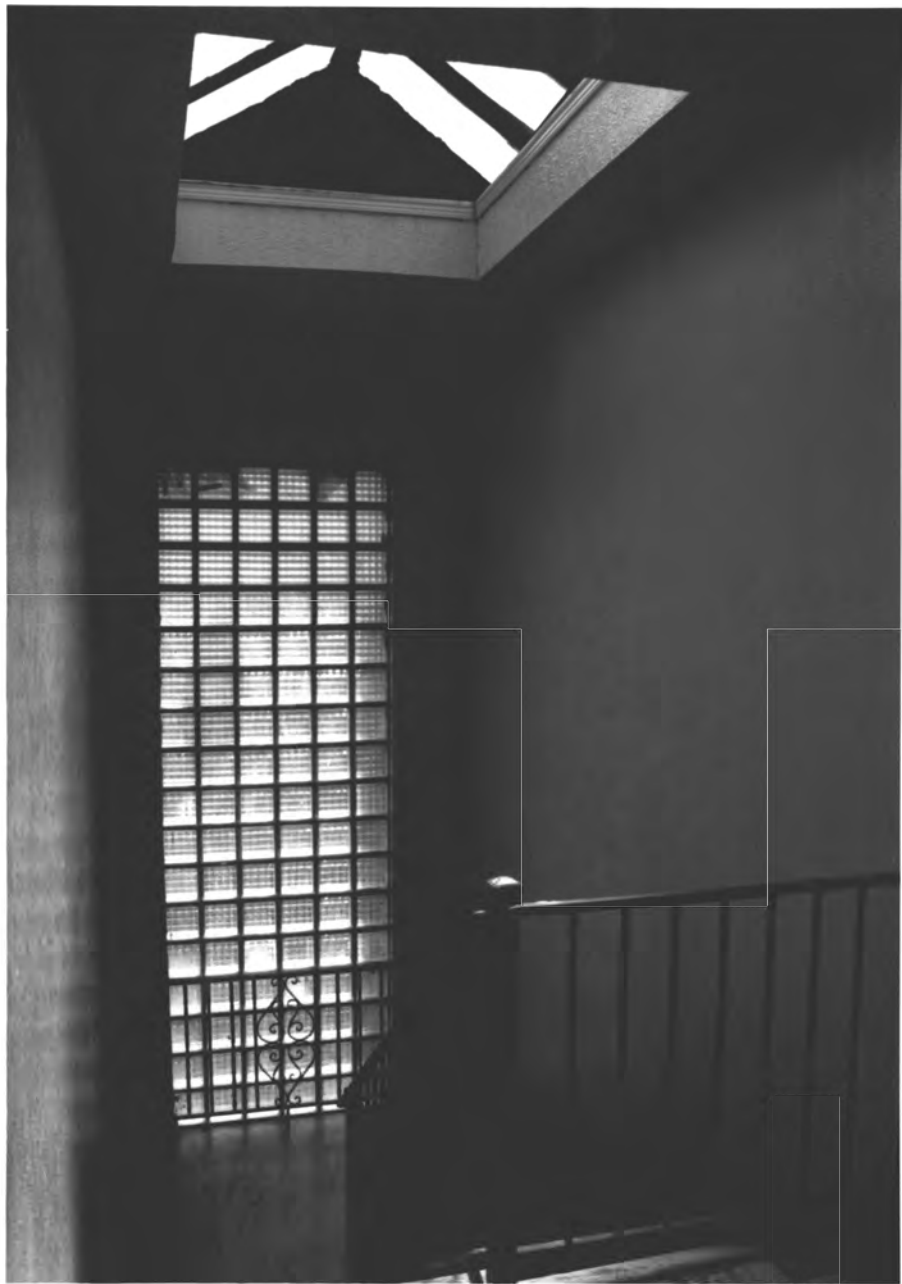
EHT TRACERIES, INC.

JUNE 2009

EHT TRACERIES, INC.

TYPICAL HALLWAY FROM UNIT ENTRY

9 OF 15



FORT STEVENS PLACE APARTMENT

WASHINGTON, D.C.

EHT TRACERTES, INC.

JUNE 2009

EHT TRACERTES, INC.

TYPICAL STAIRWELL WITH GLASS BLOCK AND SKYLIGHT

10 OF 15





FORT STEVENS PLACE APARTMENT  
WASHINGTON, D.C.

EHT TRACERIES, INC.

JUNE 2009

EHT TRACERIES, INC.

TYPICAL EFFICIENCY UNIT

11 of 15



FORT STEVENS PLACE APARTMENTS

WASHINGTON, D.C.

EHT TRACERIES, INC.

JUNE 2009

EHT TRACERIES, INC.

TYPICAL KITCHEN WITH CHINA CABINETS

12 OF 15



FORT STEVENS PLACE APARTMENTS

WASHINGTON, D.C.

EHT TRACERIES, INC.

JUNE 2009

EHT TRACERIES, INC.

TYPICAL BATHROOM

13 OF 15



FORT STEVENS PLACE APARTMENT

WASHINGTON, D.C.

EHT TRACERIES, INC

JUNE 2009

EHT TRACERIES, INC

TYPICAL BEDROOM FROM HALL WITH DOORS

14 OF 15





FORT STEVENS PLACE APARTMENT

WASHINGTON, D.C.

EHT TRACERIES, INC.

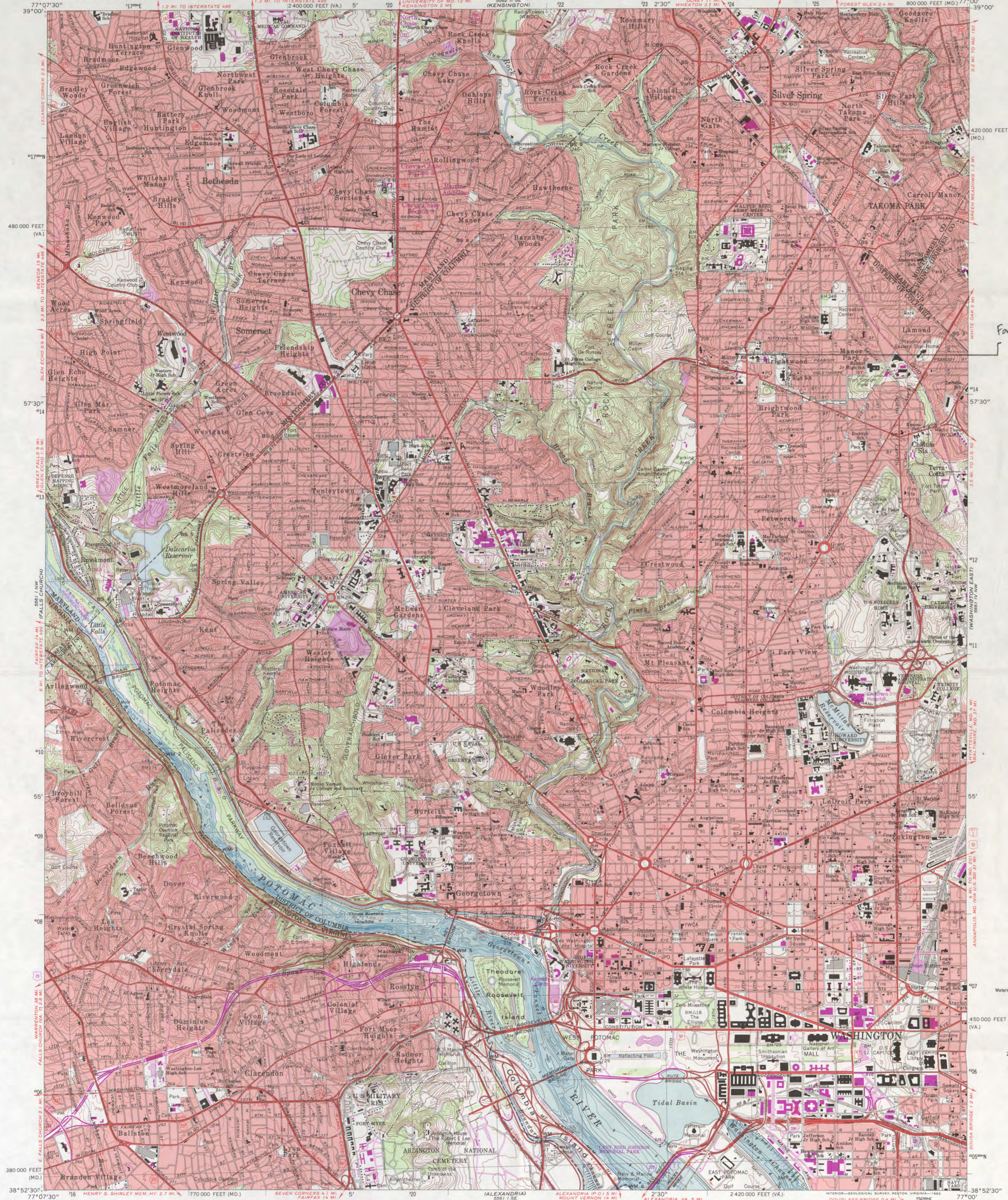
JUNE 2009

EHT TRACERIES, INC.

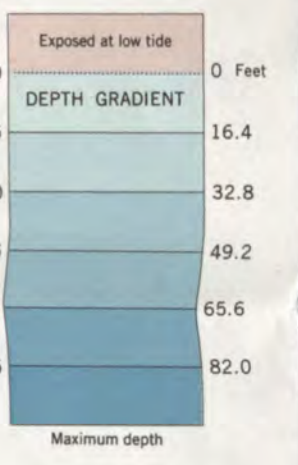
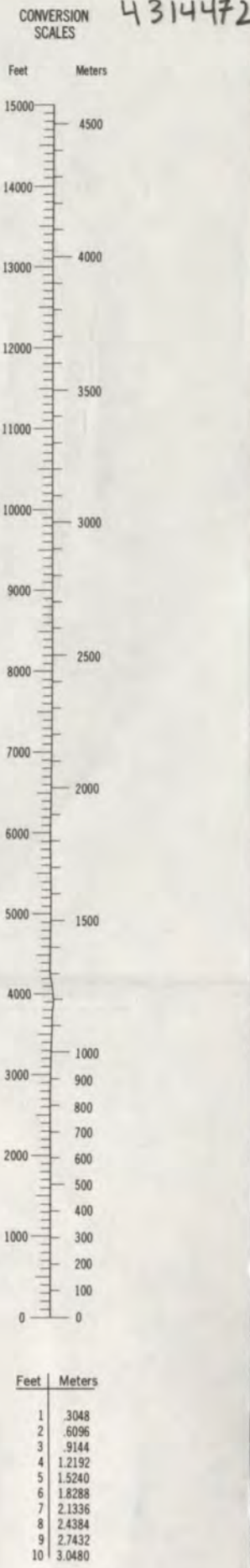
TYPICAL STAIRWELL WITH GLASS BLOCK

15 OF 15

Fort View Apartments



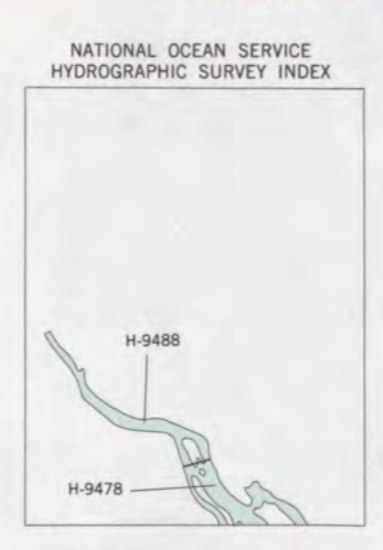
Fort View Apts  
18 323990  
CONVERSION SCALES  
4314472



ROAD CLASSIFICATION  
Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
Interstate Route ——— U. S. Route ——— State Route ———

WASHINGTON WEST, D. C.—MD.—VA.  
38077-H1-TB-024  
1965  
PHOTOREVISED 1983  
BATHYMETRY ADDED 1982  
DMA 5561-1 NE—SERIES 7833

Maped, edited, and published by the Geological Survey and the National Ocean Service  
Control by USGS, NOS/NOAA, NCEP, and WSSC  
Compiled by photogrammetric methods from aerial photographs taken 1955. Field checked 1956. Revised 1965  
Bathymetry compiled by the National Ocean Service from tide-coordinated hydrographic surveys. This information is not intended for navigational purposes  
Mean low water (dotted) line and mean high water (heavy solid) line compiled by NOS from tide-coordinated aerial photographs. Apparent shoreline (outer edge of vegetation) shown by light solid line.  
Polyconic projection. 10,000-foot grid ticks based on Maryland coordinate system, and Virginia coordinate system, north zone  
1000-meter Universal Transverse Mercator grid, zone 18  
1927 North American Datum  
To place on the predicted North American Datum 1983 move the projection lines 8 meters south and 26 meters west as shown by dashed corner ticks  
Red tint indicates areas in which only landmark buildings are shown. There may be private inholdings within the boundaries of the National or State reservations shown on this map  
Revisions shown in purple and woodland compiled in cooperation with Commonwealth of Virginia agencies from aerial photographs taken 1981 and other sources. This information not field checked  
Map edited 1983  
Purple tint indicates extension of urban areas



SCALE 1:24 000  
1 MILE  
1 KILOMETER

CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
BATHYMETRIC CONTOUR INTERVAL 1 METER WITH SUPPLEMENTARY 0.5 METER CONTOURS—DATUM IS MEAN LOW WATER  
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE  
THE MEAN RANGE OF TIDE IS APPROXIMATELY 0.4 METER

NATIONAL OCEAN SERVICE  
HYDROGRAPHIC SURVEY INDEX

BASE MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
BATHYMETRIC SURVEY DATA COMPLIES WITH INTERNATIONAL HYDROGRAPHIC ORGANIZATION (IHO) SPECIAL PUBLICATION 44 ACCURACY STANDARDS AND/OR STANDARDS USED AT THE DATE OF THE SURVEY  
FOR SALE BY U. S. GEOLOGICAL SURVEY  
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
NATIONAL OCEAN SERVICE, ROCKVILLE, MARYLAND 20852  
AND VIRGINIA DIVISION OF MINERAL RESOURCES, CHARLOTTESVILLE, VIRGINIA 22903  
A FOLDER DIVISION TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

