THE DEVELOPMENT OF CONNECTICUT AVENUE IN CLEVELAND PARK

by Cherrie Anderson and Ned W. Dearborn

April 11, 1986

The Park-and-Shop Cupola
Detail from the Original Design by
Arthur B. Heatton

Architectural Drawings Collection
Library of Congress
Washington, D.C.

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INTRODUCTION

This paper is part of an ongoing research project to trace the chronological development of the combined residential and commercial area of Connecticut Avenue in Cleveland Park. The first report of the project (which was submitted to the D.C. Historic Preservation Review Board on March 12, 1986, in support of the designation of the Cleveland Park Historic District) presented a series of maps locating structures on the avenue, year-by-year as they were built, and listing their first occupants.

This second report, also prepared for the Review Board, repeats the maps, while adding a series of biographies for the architects, builders, and original owners of each structure, keyed to the numbered sequence on the maps. The interrelated histories of these figures add considerable depth to the developmental history of the area. In a subsequent report, the authors hope to provide an overview and interpretation of these patterns of interrelationship, in the context of the overall architectural and socio-economic development of the area.

The development of the combined residential and commercial area is primarily of interest because it was integral to the historic development of Cleveland Park as a whole. Its buildings:

- are physically and functionally joined to the surrounding area (with some, for example, having shop entrances on the avenue and residential entrances on the intersecting streets);
- contribute powerfully to the neighborhood's low density, village-like ambience (including its playful mix of architectural styles, modest and grand, combined in a kind of wild, eclectic celebration);
- accommodate the area's park-like setting (with the low-rise scale, for example, allowing trees to be seen behind the buildings); and
- are the very places where residents of the historic community actually shopped, went to the movies, and carried out other functions of daily living (as they continue to do today).

However, the development of the area is also of interest in its own right, since its remarkably intact structures provide a wealth of invaluable data for examining other issues—many of interest today, others to be discovered by future generations. Within one tightly circumscribed area and time period, its buildings illustrate:

- the architectural transition in commercial design from predominately Beaux Art influences to predominately Art Deco and Art Moderne influences (the Uptown Theatre, as one dramatic example, was originally designed as a Beaux Art structure, but then redesigned and built as an Art Deco structure);

(Continued)
INTRODUCTION (Continued)

- the sociological transition from streetcar-dependent suburb to auto-dependent suburb (seen in its linear shop development, large resort-like apartment complex with its own garage and shops, and two park-and-shop sites); and

- historic urban design principles of planned commercial development (which so distinguish the District and in which so many of the area's architects and developers played such an important role, as the following biographies reveal).

The paper is organized as follows:

- summary tables and a key to the conventions followed in the maps;
- a map for each year in which a permit was issued, providing a cumulative account of previously existing structures, while highlighting structures for which permits were issued that year;
- immediately following each map for a given year, a set of biographies for persons associated with each new structure appearing that year; and
- a bibliography.

The circled numbers appearing in the tables, maps, and biographies refer to the order in which building permits were issued. The associated dates are those appearing on the original building permits, as are the names of the architects, builders, and original owners of each structure.

To avoid confusion, current street addresses are provided—not necessarily those given on the permits. To further simplify identification of each structure, the present commercial occupants (as of April 1986) are listed in parentheses at the top of each relevant page containing biographies (ordered in the same sequence as the street addresses).

Each person's biography is presented just once—the first time that person's name appears on a permit. Each time a person's name appears, the reader is provided with circled cross-references to sequence numbers of other building permits carrying the same name (with the lowest such number thus signaling the location of the person's biography).

Because of the scope of this project, it builds substantially on the work of others, as well as on primary sources. We have made frequent uncritical, verbatim use of facts and conclusions presented in a variety of outstanding secondary sources. In addition to merely citing them (using abbreviations in the text that are translated in the bibliography), we would like to acknowledge here our admiration and appreciation for the remarkable work of Kathleen Sinclair Wood, Hans Wirz and Richard Striner, Mark Andrich, Rives Carroll, James Goode, Richard Longstreth, and the many others who have contributed immeasurably to our understanding of the history of Cleveland Park and Washington, D.C. We would also like to thank the many
expert reference librarians of the American Institute of Architects, the Columbia Historical Society, the Library of Congress, the Martin Luther King Library and branch libraries, and the National Archives, whose friendly, patient, skilled support also made the present paper possible.
The following four tables present identical information, ordered in different ways:

- Table 1 is sorted by building-permit sequence number;
- Table 2 is sorted by street address;
- Table 3 is sorted by architect; and
- Table 4 is sorted by builder.

The information summarized in the tables is then presented in detailed chronological sequence (corresponding to Table 1), as described previously.
<table>
<thead>
<tr>
<th>Seq. No.</th>
<th>Year</th>
<th>Identification</th>
<th>Architect</th>
<th>Builder</th>
<th>Owner</th>
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<tbody>
<tr>
<td>1</td>
<td>1891</td>
<td>Klingele Valley Trestle Bridge (Replaced)</td>
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<td>Wardman</td>
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<td>L. White</td>
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<th>Builder</th>
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<td>33</td>
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<td>Footer</td>
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<td>35</td>
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<td>Thurston</td>
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<td>40</td>
<td>1935</td>
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<td>Skinker &amp; Garrett</td>
<td>Davis</td>
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<td>Pessagno</td>
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<td>46</td>
<td>1941</td>
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### Table 2

**THE DEVELOPMENT OF CONNECTICUT AVENUE IN CLEVELAND PARK**
(east side, then west side, in order of ascending street address)

<table>
<thead>
<tr>
<th>Seq. No.</th>
<th>Year</th>
<th>Identification</th>
<th>Architect</th>
<th>Builder</th>
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**East Side of Connecticut Avenue**

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<th>Builder</th>
<th>Owner</th>
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<td>24</td>
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<td>3217-21 Conn. - 2 Apts.</td>
<td>Santmyers</td>
<td>McInerney</td>
<td>McInerney</td>
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<td>23</td>
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<td>3301 Conn. - Apt. &amp; Shops (Andrews Hair,-Town Jewel.)</td>
<td>Scholz</td>
<td>Baer &amp; Scholz</td>
<td>Baer &amp; Scholz</td>
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<td>18</td>
<td>1925</td>
<td>3307-09 Conn. - 2 Stores (Framemart-L'Escargot)</td>
<td>Scholz</td>
<td>Unknown</td>
<td>Baer</td>
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<td>1924</td>
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<td>Pringle &amp; Arnold</td>
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<td>Ray</td>
<td>O'Neill</td>
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<td>46</td>
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<td>Cap. Invest.</td>
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<td>Fox</td>
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<th>Builder</th>
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<td>39</td>
<td>1932</td>
<td>3409 - 11 Conn. - 2 Stores (Dance Cntr.-Roma Raw Bar)</td>
<td>Hartig</td>
<td>Skinker &amp; Garrett</td>
<td>Davis</td>
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<tr>
<td>40</td>
<td>1935</td>
<td>3413-17 Conn. - 3 Stores (Poor Rbts.-Roma)</td>
<td>Waggaman &amp; Grant</td>
<td>Skinker &amp; Garrett</td>
<td>Davis</td>
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<td>Kohner</td>
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<td>1924</td>
<td>3425 Conn. - Store (Visual Adventures)</td>
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<td>Ayloe</td>
<td>Aed</td>
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<td>Parking Stores</td>
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<td>Shannon &amp; Luchs</td>
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<td>3601 Conn. - Apt. (The Broadmoor) (Csikos, etc.)</td>
<td>Abel</td>
<td>Bralove</td>
<td>Bralove</td>
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(West Side of Connecticut Avenue)

27 1926 3220 Conn. - Apt. (The Parkway) F. White F. White F. White
2 1898 3310 Conn. - Lodge (Dest. by Fire) Head Simpson Cleve, Park Co.

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<th>Builder</th>
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<td>Mohler</td>
<td>Macklin</td>
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<td>Unknown</td>
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<td>Kass</td>
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<td>21</td>
<td>1925</td>
<td>3526 Conn. - Store (Yenching Palace)</td>
<td>Ray</td>
<td>Unknown</td>
<td>Guthrie</td>
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<td>Cafritz</td>
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<td>16</td>
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<td>L. White</td>
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<td>Stern &amp; Tomlinson</td>
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<td>D.C. Govt.</td>
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<td>Kuldell</td>
<td>Cap. Invest.</td>
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<td>Cret</td>
<td>Thurston</td>
<td>D.C. Govt.</td>
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<td>Diamond</td>
<td>Diamond</td>
<td>Morsell</td>
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<td>31</td>
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<td>3403 Conn. - Store (Razed)(Amer. Security)</td>
<td>Fox</td>
<td>Kohler</td>
<td>Kohler</td>
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<td>46</td>
<td>1941</td>
<td>3331 Conn. - Store (Kowloon)</td>
<td>Grant</td>
<td>Skinker &amp; Garrett</td>
<td>Stockwood Invest. Co.</td>
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(See also Waggaman & Grant)
| 39      | 1932 | 3409-11 Conn. - 2 Stores (Dance Cntr.-Roma Raw Bar)                           | Hartig    | Skinker & Garrett | Davis         |
| 2       | 1898 | 3310 Conn. - Lodge (Dest. by Fire)                                             | Head      | Simpson   | Cleve. Park Co. |
| 33      | 1930 | 3505-27 Conn. - 10 Stores (The Park-and-Shop) (Tenants Evicted)               | Heaton    | Shannon & Luchs | Parking Stores |
| 38      | 1932 | 3501 Conn. - Auto Laundry & Gas Sta. (Razed)(Parking Lot)                      | Heaton    | Parking Stores | Parking Stores |
| 45      | 1940 | 3430 Conn. - Post Office                                                       | Meigs     | Pessagno  | Kotz           |

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<tr>
<td>44</td>
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<td>3400-12 Conn. - Apt. &amp; Store (The Macklin) (Shawn &amp; Chas.-Four Provinces)</td>
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<td>Mohler</td>
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<td>Baer &amp; Scholz</td>
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(See also Unknown 14)

| 42      | 1936 | 3427 Conn. - Store (Safeway)                                                   | Sexton    | Turner (or Skinker & C) | Kresge    |
| 6       | 1921 | 3620 Conn. - Apt.                                                              | Stern &  | L. White | L. White   |
|         |      | Tomlinson                                                                        |           |         |            |
| 7       | 1921 | 3624 Conn. - Apt.                                                              | Stern &  | L. White | L. White   |
|         |      | Tomlinson                                                                        |           |         |            |
| 10      | 1922 | 3002 Rodman - Apt.                                                             | Stern &  | L. White | L. White   |
|         |      | Tomlinson                                                                        |           |         |            |

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<td>(Ambassador Liquors)</td>
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<td>Upman &amp; Adams</td>
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<td>3419-23 Conn. - 3 Stores (Roma-Fishery)</td>
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<td>Gumenick</td>
<td>Kohner</td>
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<td>3220 Conn. - Apt. (The Parkway)</td>
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<td>Zink</td>
<td>Unknown</td>
<td>Stanley Co.</td>
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# TABLE 4
THE DEVELOPMENT OF CONNECTICUT AVENUE IN CLEVELAND PARK
(in order alphabetically by builder)

<table>
<thead>
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<th>Seq. No.</th>
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<th>Architect</th>
<th>Builder</th>
<th>Owner</th>
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<tr>
<td>15</td>
<td>1924</td>
<td>3425 Conn. - Store (Visual Adventures)</td>
<td>Nichols</td>
<td>Ayloe</td>
<td>Aed</td>
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<td>16</td>
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<td>3614-16 Conn. - 2 Apts.</td>
<td>Stern &amp; Tomlinson</td>
<td>Baer &amp; Scholz</td>
<td>Baer &amp; Scholz</td>
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<td>23</td>
<td>1926</td>
<td>3301 Conn. - Apt. &amp; Shops (Andrews Hair-Town Jewel.)</td>
<td>Scholz</td>
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<td>Baer &amp; Scholz</td>
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<tr>
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<td>Scholz</td>
<td>Bralove</td>
<td>Bralove</td>
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<tr>
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<td>1928</td>
<td>3601 Conn. - Apt. (The Broadmoor) (Caikos, etc.)</td>
<td>Abel</td>
<td>Bralove</td>
<td>Bralove</td>
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<td>3600 Conn. - Apt. (The Porter)</td>
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<td>Cafritz</td>
<td>Cafritz</td>
</tr>
<tr>
<td>34</td>
<td>1930</td>
<td>3333-35 Conn. - 2 Stores (Uptown Cleaners-Open U.)</td>
<td>Santmyers</td>
<td>Collegeman</td>
<td>Footer</td>
</tr>
<tr>
<td>19</td>
<td>1891</td>
<td>Klinger Valley Trestle Bridge (Replaced)</td>
<td>Unknown</td>
<td>Edgemoor</td>
<td>R. Creek Railway</td>
</tr>
<tr>
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<td>1925</td>
<td>3419-23 Conn. - 3 Stores (Roma-Fishery)</td>
<td>Wenig</td>
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<td>Kohner</td>
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<td>3529 Conn. - Store (Ambassador Liquors)</td>
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<td>Sari</td>
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<td>Kass</td>
<td>Kass</td>
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<td>1929</td>
<td>3403 Conn. - Store (Razed)(Amer. Security)</td>
<td>Fox</td>
<td>Kohler</td>
<td>Kohler</td>
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<td>Kuldell</td>
<td>Cap. Invest.</td>
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<th>Year</th>
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<th>Architect</th>
<th>Builder</th>
<th>Owner</th>
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<tr>
<td>24</td>
<td>1926</td>
<td>3217-21 Conn. - 2 Apts.</td>
<td>Santmyers</td>
<td>McInerney</td>
<td>McInerney</td>
</tr>
<tr>
<td>25</td>
<td>1926</td>
<td>3446 Conn. - Apt.</td>
<td>Santmyers</td>
<td>McInerney</td>
<td>McInerney</td>
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<td>44</td>
<td>1939</td>
<td>3400-12 Conn. - Apt. &amp; 5 Stores (The Macklin) (Shawn &amp; Chas., Four Provinces)</td>
<td>Mesrobian</td>
<td>Mohler</td>
<td>Macklin</td>
</tr>
<tr>
<td>38</td>
<td>1932</td>
<td>3501 Conn. - Auto Laundry &amp; Gas Sta. (Razed)(Parking Lot)</td>
<td>Heaton</td>
<td>Parking Stores</td>
<td>Parking Stores</td>
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<tr>
<td>45</td>
<td>1940</td>
<td>3430 Conn. - Post Office</td>
<td>Meigs</td>
<td>Pessagno</td>
<td>Kotz</td>
</tr>
<tr>
<td>26</td>
<td>1927</td>
<td>3317 Conn. - Store (Brother)</td>
<td>Pringle &amp; Arnold</td>
<td>Pringle &amp; Arnold</td>
<td>MacKenzie</td>
</tr>
<tr>
<td>26</td>
<td>1926</td>
<td>3321-33 Conn. - 7 Stores (2 Intact) (Uptown Cleaners-Happy Inn)</td>
<td>Ray</td>
<td>Ray</td>
<td>O'Neill</td>
</tr>
<tr>
<td>33</td>
<td>1930</td>
<td>3505-27 Conn. - 10 Stores (The Park-and-Shop)</td>
<td>Heaton</td>
<td>Shannon &amp; Luchs</td>
<td>Parking Stores</td>
</tr>
<tr>
<td>2</td>
<td>1898</td>
<td>3310 Conn. - Lodge (Dest. by Fire)</td>
<td>Head</td>
<td>Simpson</td>
<td>Cleve. Park Co.</td>
</tr>
<tr>
<td>39</td>
<td>1932</td>
<td>3409-11 Conn. - 2 Stores (Dance Cntr., Roma Raw Bar)</td>
<td>Hartig</td>
<td>Skinker &amp; Garrett</td>
<td>Davis</td>
</tr>
<tr>
<td>40</td>
<td>1935</td>
<td>3413-17 Conn. - 3 Stores (Poor Rbts.-Roma)</td>
<td>Waggaman &amp; Grant</td>
<td>Skinker &amp; Garrett</td>
<td>Davis</td>
</tr>
<tr>
<td>46</td>
<td>1941</td>
<td>3331 Conn. - Store (Kowloon)</td>
<td>Grant</td>
<td>Skinker &amp; Garrett</td>
<td>Stockwood Invest. Co.</td>
</tr>
<tr>
<td>37</td>
<td>1931</td>
<td>Klinge Valley Bridge</td>
<td>Cret</td>
<td>Thurston</td>
<td>D.C. Govt.</td>
</tr>
<tr>
<td>35</td>
<td>1930</td>
<td>3407 Conn. - Showroom (McDonald's)</td>
<td>Upman &amp; Adams</td>
<td>Turner</td>
<td>Clark</td>
</tr>
<tr>
<td>42</td>
<td>1936</td>
<td>3427 Conn. - Store (Safeway)</td>
<td>Sexton</td>
<td>Turner (or Skinker &amp; G)</td>
<td>Kresge</td>
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<tr>
<th>Seq. No.</th>
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<th>Architect</th>
<th>Builder</th>
<th>Owner</th>
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<tr>
<td>3</td>
<td>1916</td>
<td>3522 Conn. - Firehouse</td>
<td>Ashford</td>
<td>Unknown</td>
<td>D.C. Govt.</td>
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<td>8</td>
<td>1922</td>
<td>3530 Conn. - Apt. &amp; Shop (The Monterey/7-11)</td>
<td>Unknown</td>
<td>Unknown</td>
<td>L. White</td>
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<tr>
<td>14</td>
<td>1924</td>
<td>3311-15 Conn. - 3 Stores (L'Escargot-Eddie's)</td>
<td>Unknown</td>
<td>Unknown</td>
<td>Baer</td>
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<tr>
<td>18</td>
<td>1925</td>
<td>3307-09 Conn. - 2 Stores (Framemart-L'Escargot)</td>
<td>Scholz</td>
<td>Unknown</td>
<td>Baer</td>
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<tr>
<td>21</td>
<td>1925</td>
<td>3526 Conn. - Store (Yenching Palace) (Tenants Evicted)</td>
<td>Ray</td>
<td>Unknown</td>
<td>Guthrie</td>
</tr>
<tr>
<td>41</td>
<td>1936</td>
<td>3414-28 Conn. - Theater &amp; 6 Stores (The Uptown) (Swenson's-C.S. Reading Room)</td>
<td>Zink</td>
<td>Unknown</td>
<td>Stanley Co.</td>
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<tr>
<td>47</td>
<td>1952</td>
<td>3310 Conn. - Public Library</td>
<td>Unknown</td>
<td>Unknown</td>
<td>Unknown</td>
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<tr>
<td>12</td>
<td>1923</td>
<td>3535 Conn. - Gas Sta.</td>
<td>Unknown</td>
<td>Std. Oil</td>
<td>Std. Oil</td>
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<tr>
<td>4</td>
<td>1919</td>
<td>3520 Conn. - Apt. (Ivy's Place)</td>
<td>Wardman &amp; Tomlinson</td>
<td>Wardman</td>
<td>Wardman</td>
</tr>
<tr>
<td>5</td>
<td>1921</td>
<td>3500 Conn. &amp; 2815-19 Ord. Dwellings (Later Shops) (Woodley Fl.-Cafe Ital.)</td>
<td>Wardman &amp; Waggaman</td>
<td>Wardman</td>
<td>Wardman</td>
</tr>
<tr>
<td>27</td>
<td>1926</td>
<td>3220 Conn. - Apt. (The Parkway)</td>
<td>F. White</td>
<td>F. White</td>
<td>F. White</td>
</tr>
<tr>
<td>6</td>
<td>1921</td>
<td>3620 Conn. - Apt.</td>
<td>Stern &amp; Tomlinson</td>
<td>L. White</td>
<td>L. White</td>
</tr>
<tr>
<td>7</td>
<td>1921</td>
<td>3624 Conn. - Apt.</td>
<td>Stern &amp; Tomlinson</td>
<td>L. White</td>
<td>L. White</td>
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<tr>
<td>10</td>
<td>1922</td>
<td>3002 Rodman - Apt.</td>
<td>Stern &amp; Tomlinson</td>
<td>L. White</td>
<td>L. White</td>
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<tr>
<td>11</td>
<td>1923</td>
<td>3618 Conn. - Apt.</td>
<td>Stern &amp; Tomlinson</td>
<td>L. White</td>
<td>L. White</td>
</tr>
</tbody>
</table>
CHRONOLOGICAL DEVELOPMENT
OF
CONNECTICUT AVENUE N.W.
IN
CLEVELAND PARK

NEW CONSTRUCTION

NEW CONSTRUCTION ON SITE OF PREVIOUSLY
EXISTING BUILDING

EXISTING BUILDING

N.B.
STREET ADDRESSES ARE 1986 NUMBERS —
NOT NECESSARILY THE SAME AS THOSE ON
THE ORIGINAL BUILDING PERMITS

DESCRIPTIONS ARE TAKEN FROM THE
ORIGINAL BUILDING PERMITS, WITH A FEW
EXCEPTIONS

FIRST OCCUPANTS ARE TAKEN FROM BOYD'S
CITY DIRECTORIES

CONTRADICTORY STREET ADDRESSES WERE RECONCILED
USING BUILDING PERMIT FILES, CITY DIRECTORIES, AND
BAIST'S REAL ESTATE ATLAS FROM 1925, 1931 AND 1935,
1 KLINE VALLEY TRESTLE BRIDGE - STEEL TRUSS WITH STONE ABUTMENTS; RAILROAD TRACKS IN CENTER WITH ROADWAYS & FOOTWAYS ON EACH SIDE.
KLINGLE VALLEY TRESTLE BRIDGE (REPLACED)

Builder: Edgemoor Bridge Company.

Owner: Rock Creek Railway Company (later Capital Traction). Transferred to District of Columbia Government in 1891, shortly after its construction.

Sources: Bridge Report; and Bridges and the City.
2 3310 - ONE 1- STORY & CELLAR STONE & STUCCO LODGE;
STREET CAR WAITING STATION & MEETING HOUSE
FOR CLEVELAND PARK RESIDENTS
DESTROYED BY FIRE IN 1912
2 3310 CONNECTICUT - LODGE  (DESTROYED BY FIRE IN 1912)  5/11/1898

Architect: Robert Head.
Builder:  John Simpson.
Owner:  Cleveland Park Company.
3 3522 - ONE 2-STORY DORMER BRICK & STONE FIREHOUSE, ENGINE COMPANY # 28
Architect: Snowden Ashford.

Owner: District of Columbia Government.

SNOWDEN ASHFORD (1866-1927) was born in Washington. He attended preparatory schools in Pennsylvania, where his mother's family resided, and then studied architecture at Lafayette College. On graduating, he returned to Washington, to work in the office of A.B. Mullett, a former supervising architect of the Treasury. During 1888 and 1889, he worked under John L. Smithmeyer as a draftsman on plans for the Library of Congress (Paul J. Pelz, the architect of some of Cleveland Park's earliest and most distinguished houses, was also associated with Smithmeyer on the Library of Congress. Pelz's Queen Anne residences fancifully exhibit many of the same neo-classical elements that Ashford employed more formally on the Georgian Revival firehouse.) He left briefly to try the building business in West Virginia, but returned to Washington in 1892 and established a private practice in partnership with Howard Sill.

In 1895, Ashford entered District service as assistant inspector of buildings. In 1896, he drafted the act limiting the height of buildings in the city. He revised the D.C. building regulations in 1900 and introduced systems to increase the efficiency of the inspector's office. Initially, he designed all municipal buildings until, partially through his efforts, the work was delegated to other city architects, with construction under his supervision. In 1901 he was promoted to inspector of buildings, succeeding John B. Brady.

Ashford was appointed the first municipal architect in 1909 or 1910 and continued in that position until 1921, when he returned to private practice. He was a member of the American Institute of Architects and an officer of the Architectural Club of Washington. During his tenure in District service, he designed and supervised construction of at least 80 school buildings, markets, hospitals, engine houses, police stations, and other municipal buildings. He skillfully used the Colonial Revival style over the years, including the first school house he designed in 1898 and this Cleveland Park firehouse in 1916.

That his work was well appreciated is evident from this praise of the school house, which appeared in the Chevy Chase News in 1920:

"To Snowden Ashford, the municipal architect, Chevy Chase owes a debt of gratitude in that he designed a building whose simple Colonial architecture is so well adapted to a suburban community.... It has been frequently praised as an excellent proof of the possibilities of combining the artistic and the utilitarian."

Sources: CPHA, City of Wash.; Who's Who in the Nation's Capital, 1926-27; CC News; and Withey.
④ 3520 - ONE 4-STORY BRICK & STONE APARTMENT HOUSE
ARCHITECT: Wardman and Tomlinson.

BUILDER: Harry Wardman.

OWNER: Harry Wardman.

HARRY WARDMAN (1872-1938) was born in England, the only son of textile workers. He learned his father's trade, emigrated to the United States in 1905, and settled initially in Philadelphia, where he began selling cloth for John Wanamaker. While employed as a cloth salesman, he also worked occasionally as timekeeper for a contractor, and found himself fascinated by building operations. He therefore bought a set of carpenter tools, taught himself the trade, and became an expert stair builder.

Upon moving to Washington, he continued working as a carpenter for several years, gradually shifting into contracting. At that time, Washington was said to be a city of boarding houses. Wardman, however, believed that government workers would rather live in small apartments, keep house, and obtain some semblance of the home life they had left to take jobs in the Capital. He welcomed families with children into his apartment houses, a somewhat uncommon practice at the time, even building playgrounds for them.

His initial ventures were highly successful, attracting investors and leading to the organization of subsidiary companies. In 1912 he built his first luxury apartment, the Dresden at Connecticut Avenue and Kalorama Road. In due course, he became the dean of Washington realtors and one of the leading real-estate developers in the country. He lost a great part of his wealth and vast property holdings in the earliest years of the Depression, but lived to rebuild his personal fortune and regain a prominent role in the District's building industry.

The appellation, "Wardman-built," has come to be synonymous with fine quality. Wardman collaborated with many architects over time, including Arthur B. Heaton (33 38), Frank Tomlinson (4 6 7 10 11 16), Eugene Waggaman (5 40), Frank Russell White (27), and Mihran Mesrobian (44).

A list of the best-known projects he built (or helped build) would include the following:

Wardman Park Hotel; Cathedral Mansions; Clifton Terrace, Brighton Hotel, and Dresden Apartments; the old Department of Justice Building; the Racquet Club; the Federal American Bank Building; the Carlton Hotel; the Hay-Adams House; the Printcraft Building; the group of apartment buildings at Connecticut and Davenport; the Chastleton

(Continued)
Apartments; the Shoreham Office Building; the Annapolis Hotel; the English Village development in Woodley Park; other Woodley Park homes; the Fort Stevens community dwellings; Sheridan Park; the Boulevard Apartments; the Highland Apartments; the Hotel Roosevelt; Stoneleigh Courts; 2700 Connecticut Avenue; the Park Lane Hotel in London; and a large number of freestanding and row houses.

Wardman was a member of the Columbia Historical Society and the Connecticut Avenue Citizens Association (as were Arthur B. Heaton (33) (38), Herbert T. Shannon (33), and Morton J. Luchs (33)). He also may have played a somewhat ironic role in helping create the Klingle Valley Park (one of the natural borders of Cleveland Park), according to architectural historian, Caroline Mesrobian:

"In March of that year [1924] one finds Wardman, as owner of the Klingle Valley, opposing interests attempting to set aside that land as a link within the park system. Wardman wished to fill in a section of the valley for building purposes, having delayed operation for a period of time in an attempt to come to some sort of agreement with the opposition. See 'Wardman to Begin Filling Park Site,' Evening Star, 12 March 1924, p. 1. The following Sunday one finds an editorial devoted to the recommendations of the Senate District Committee, proposition no 5, calling for the acquisition of the Klingle Ford Valley as 'necessary connection between the upper and lower Rock Creek Valley.' Evening Star, 16 March 1924, 1, p. 11."

In 1935, Wardman was summoned before a special House committee on real estate reorganization, to testify on the collapse of his real-estate empire several years earlier. He reportedly spoke as follows:

"I would love to give the story to you, Mr. Congressman, but I don't know it. I am a carpenter, a builder, an engineer, a constructor. Books are a bore to me.... I did the building work and signed the papers when they were put before me. All that stuff was foreign to me.... I thought I was a rich man. Why, I was paying high income taxes. I raised the salaries of my associates, and then I woke up and found I didn't have a nickel.... You'll never get this straight, Mr. Congressman, until you get them out. They are the Halsey, Stuart boys. When I tried to help Mr. Stanley [the Halsey-Stuart executive in charge of the Washington field], he wouldn't let me do nothing. He was the gangster and the gunman. You couldn't even get in an opinion when that bird was around."

See also 5.


(Continued)
FRANK TOMLINSON was an active architect of apartment houses in Washington during the 1920's. Through those years, he was associated with at least three of the city's major developers, as well as designing buildings which he himself owned.

In 1919, he designed two apartments for Harry Wardman: 2426 19th Street, N.W., and this apartment at 3520 Connecticut. (Other architects with whom Wardman collaborated over time include Arthur B. Heaton, Eugene Waggaman, Frank Russell White, and Mihran Mesrobian.)

From 1921 to 1925, in partnership with David L. Stern (Stern & Tomlinson) he designed at least four apartments on Connecticut Avenue in Cleveland Park for L. Gibbon White and two more in the same location for Baer & Scholz (David A. Baer and Robert O. Scholz). In addition, Stern & Tomlinson prepared apartment plans for Baer alone at 1475 Spring Road, N.W., and 3625 16th Street, N.W., in 1923. The firm also did three apartments in the Kalorama Triangle at 2200 19th Street, N.W., 2221 20th Street, N.W., and 1910 Kalorama Road.

By 1927, Tomlinson may have dissolved his partnership with Stern. Plans for at least three apartment houses which he designed and owned alone came before the Architects Advisory Council in that year.

Tomlinson's 1920's buildings are typical of much Washington architecture of that decade in their pared-down neoclassical style. In 1938, he used a very different vocabulary to remodel a 1930 house at 1417 N. Street, N.W., in a streamlined, Art Deco style. The design incorporates what has been described as "one of the most remarkable examples of sleek Deco entrances."

5 3500-18 (and 2815-19 Ordway) - Thirteen 2-Story Brick Dwellings

6 3620 - One 4-Story Brick, Stone & Concrete Apartment Building

7 3624 - One 4-Story Brick, Stone & Concrete Apartment Building
Architect: Wardman and Waggaman.

Builder: Harry Wardman.

Owner: Harry Wardman.

HARRY WARDMAN: See also (4).

EUGENE WAGGAMAN may well have been a member of the prominent Waggaman family of Maryland, so closely identified with the initial development of Cleveland Park.

(John F. Waggaman was a charter investor in the Rock Creek Railway Company, as was Gardiner H. Hubbard of Twin Oaks. His brother, Thomas E. Waggaman, was the partner of John L. Sherman in the original Cleveland Park development. Henry P. Waggaman, another brother of John F. Waggaman, was a partner in the adjacent Oak View development that is also part of present day Cleveland Park, the other partners being his brother, Thomas, and Sherman.

Clarke Waggaman, who died in 1919, was also an architect, practicing with the firm of Waggaman & Ray (21, 26). Many years later, Wolcott Clarke Waggaman, who was born around 1902, also achieved distinction as an architect, specializing in the restoration of Georgetown houses.)

Waggaman was one of many architects who worked in the office of Harry Wardman (4, 5) (others include Arthur B. Heatou (33, 38), Frank Tomlinson (4, 6, 7, 10, 11, 16), Frank Russell White (27), and Mihran Mesrobian (44).) However, he appears to be one of the first whose name was listed on building permits (especially apartments) during the years Wardman was building his empire. In this regard, Caroline Mesrobian asserts:

"When, during the teens and into the mid 1920s, Wardman at times signed projects as 'Wardman and Waggaman, architects,' Eugene Waggaman is in truth the designer. Often Wardman gave little credit to the architect responsible for the design, instead signing his name to the project on its announcement in the newspapers."

Waggaman would seem to have been a major figure in the office at the time the development of Woodley Park began, and designed two apartment buildings on the S.E. and N.E. corners of Connecticut Avenue and Woodley Road, N.W., in 1920. When Mihran Mesrobian (44) joined Wardman, he became increasingly involved with the Woodley Park development. Although Waggaman designed Jewett Mansions on Connecticut Avenue in 1923, as well as other apartments throughout the city during 1923 and 1924, it appears that by 1925, Mesrobian had become a major designer in the office, and Waggaman's projects were decreasing.

(Continued)
It is not known when Waggaman left Wardman's office, but it is likely that he either went into private practice or joined the staff of another developer. In 1935, he returned to Cleveland Park to design the group of stores at 3413-17 Connecticut with James H. Grant (40 46). Since available evidence suggests that Grant may have worked for much of his career as an architect for the stores' builder, Garrett & Skinker (39 40 42 43 46), it is possible that Waggaman also became affiliated with that firm.

These later Cleveland Park stores indicate that Waggaman had obviously kept up with the times stylistically. Their streamlined form and striking machine-age Art Deco spandrels, contrast significantly with his earlier restrained neoclassical apartments and Georgian Revival dwellings.

Sources: Peaslee Papers; Provine Cards; Mesrobian Thesis; Suburban Wash.; Railway Report; City of Wash.; and Post 6/10/77.
Architect: Stern & Tomlinson.
Builder: L. Gibbon White.
Owner: L. Gibbon White.

DAVID L. STERN (1888-1969) was a Washington native who graduated from George Washington University and attended the Corcoran School of Art. He was both an architect (a member of the American Institute of Architects) and a builder (the head of the David L. Stern Construction Company). In the early 1920's, when he was in partnership with Frank Tomlinson, Stern seems to have concentrated mainly on architectural activity. The firm designed many apartments throughout the city for major developers such as L. Gibbon White (6 7 8 10 11) and Baer & Scholz (David A. Baer 14 16 18 23 and Robert O. Scholz 9 16 18 23). Much of their work was in Cleveland Park and the Kalorama Triangle (for details, see Frank Tomlinson's biography 4). In the late twenties, Stern combined his two talents neatly by constructing several buildings of his own design, among them an apartment house at 18 Ninth Street, N.E., in 1927, and another at 4614 Connecticut Avenue in 1928.

In 1938, Stern collaborated as an architect with Joseph Abel 30, designing 4801 Connecticut, a significant Art Deco apartment with an extraordinary cantilevered marquis. Also in 1938, Stern collaborated as a builder with architect George T. Santmyers 24 25 34 in constructing Art Deco garden apartments at 1380 Ft. Stevens Drive, N.W.

In addition, Stern's company built the Leon and Frontenac apartments on upper Connecticut Avenue and the Shirlington Shopping Center. He lived in one of the apartment complexes he designed: Idaho Terrace at 3040 Idaho Avenue, N.W., the first fully air-conditioned apartment house in Washington.

See also 7 10 11 16.

Sources: Star 9/1/69; Post 9/1/69; Wash. Deco.; and Peaslee Papers.

FRANK TOMLINSON: See also 4 7 10 11 16.

L. GIBBON WHITE (1891-1953) was born in Washington, the son of Oscar W. White, a pioneer apartment-house builder. Oscar White was one of the first men in the Capital to build apartment houses on a large scale, at a time when "the modern, convenient apartment house, a home for many families under one roof" was still considered "a very recent innovation."

(Continued)
L. Gibbon White initially joined his father's firm as a real-estate broker, but soon achieved a reputation himself for constructing and selling some of Washington's largest apartments. Like his father, White was not afraid to construct his buildings well away from what was considered the city proper, completing several large apartment developments on Connecticut Avenue. An early commentator noted that White's father had believed that Washington was in its infancy and must grow, that his belief had been justified ("evidenced by the fact that several of Mr. White's early apartments are now surrounded by thriving centers of business and are no longer regarded as being remote from the heart of the city"), and that L. Gibbon White "has carried much of the same initiative and courage of conviction."

Thus, it seems entirely consistent for L. Gibbon White's later real estate activities to have centered on residential development in Bethesda. White was a member of the Washington Board of Trade, and his efforts in apartment building were so well regarded in his day, that he was said to have "materially aided the city in its rise and progress."

See also 7 8 10 11.

Source: Star 1/8/53; and Personages.
Architect:  Stern & Tomlinson.

Builder:  L. Gibbon White.

Owner:  L. Gibbon White.

DAVID L STERN:  See also 6 10 11 16.

FRANK TOMLINSON:  See also 4 6 10 11 16.

L. GIBBON WHITE:  See also 6 8 10 11.
3 3530 - ONE 5-STORY BRICK & STONE APARTMENT BUILDING WITH SHOP ON 1ST FLOOR: THE MONTEREY PHARMACY
9 3430-32 - TWO 2-STORY BRICK APARTMENTS
10 3628 - ONE 4-STORY BRICK, STONE & CONCRETE APARTMENT BUILDING

(3002 RODMAN)
Owner:    L. Gibbon White.

L. GIBBON WHITE:  See also 6 7 10 11.

(Damage to the building permit index has prevented identification, to date, of this apartment's original building permit. The ownership attribution and date are taken from an elevator permit for a building on this site. From the similarity in style to the several other apartments owned and built by L. Gibbon White nearby, it is probable that he also built this one and that Stern & Tomlinson 6 7 10 11 16, who designed the others, also designed it.)
Robert O. Scholz (1895-1978) was born in New York or New Jersey and educated in New York. Both his parents were native Germans. His father was considered a talented artist, and Scholz appears to have inherited his creative bent. Scholz studied at the Armour Institute of Chicago and began his architectural experience at the age of 16 with H. Clyde Miller. After serving in the Navy during World War I, he came to Washington and was associated with George N. Ray until establishing his own firm in 1922.

In addition to these two apartments on Connecticut Avenue, Scholz designed at least one other for Bralove (at 1464 Columbia Road) in 1923. Soon afterward, he collaborated with David A. Baer on several projects. He was a business partner as well as an architect. He and Baer owned and built apartments designed by other architects (Stern & Tomlinson, in addition to apartments and shops designed by Scholz himself, such as those at Connecticut and Macomb in Cleveland Park and one at 3010 Wisconsin Avenue. Scholz's brother, Oscar Richard (Babe) Scholz, was also with the firm of Baer & Scholz, architects and builders, until about 1932 or 1934, when the Scholzes started their own firm, the Robert O. Scholz Company, Inc.

Scholz is noted for producing a diversity of residential and commercial buildings, and has been termed one of the "major Washington Deco architects." His later designs include:

The Blackstone Hotel; The Alban Towers Apartment Building (at Wisconsin and Massachusetts Avenues); and the Art Deco Eddystone (1301 Vermont Avenue, N.W.) in 1937, Milton Hall (2222 1 Street, N.W.) in 1938, Bay State (1701 Massachusetts Avenue, N.W.) in 1939, and General Scott (1 Scott Circle) in 1940.

The Scholz Company was also responsible for erecting the World Center Building (16th and K Streets) and for serving as supervising architects on (and for constructing) the Perpetual Building Association buildings (11th and E Streets, N.W., Bethesda, and Silver Spring).

At the time of his brother's death in 1954, Robert Scholz lived at Alban Towers, closely adjacent to Cleveland Park. He was a board member of both

(Continued)
the Perpetual Savings and Loan Association and the First National Bank of Washington and a member of the Washington Board of Trade.

See also 16 18 23.


HARRY M. BRALOVE (1891-1961) studied law at Georgetown University from 1914-1916, while serving as personal secretary to Franklin D. Roosevelt. (Roosevelt was Assistant Secretary to the Navy at the time.) He established a civil law practice and later branched out into the construction business. He also organized the original zone-fare taxicab company in Washington.

His contributions to the development of Connecticut Avenue apartment houses in Cleveland Park are substantial. In addition to 3430-32, he appears (from drawings filed with the relevant building permits) to have been associated with John J. McInerney 24 25 and George T. Santmyers 24 25 34 in planning the buildings at 3217-21 and 3446. His most notable collaboration was with Joseph Able 30 at the Broadmoor.

Outside Cleveland Park, his major projects included 2101 Connecticut Avenue (with Santmyers as architect); 4701-4707 Connecticut; and the Shoreham (with Abel again) in 1929. He took over operational control of the hotel before it opened and served as its president until his death.

See also 24 25 30.

Sources: Star 3/21/61; Post 3/21/61; and D.C. Building Permit Files.
3002 RODMAN - APARTMENT

Architect: Stern & Tomlinson.

Builder: L. Gibbon White.

Owner: L. Gibbon White.

DAVID L. STERN: See also 6 7 11 16.

FRANK TOMLINSON: See also 4 6 7 11 16.

L. GIBBON WHITE: See also 6 7 8 11.
11. 3618 - One 4-Story Brick, Stone & Concrete Apartment Building

12. 3535 - One 1-Story Brick & Concrete Gas Station; Standard Oil Co.
Architect: Stern & Tomlinson.
Builder: L. Gibbon White.
Owner: L. Gibbon White.

DAVID L. STERN: See also 6 7 10 16.

FRANK TOMLINSON: See also 4 6 7 10 16.

L. GIBBON WHITE: See also 6 7 8 10.
Builder:  Standard Oil Company.

Owner:  Standard Oil Company.

(This site has been continuously occupied by a Standard Oil gas station since 1923, although the facilities have been successively reconstructed over the years.)
1924

13 3431 - TWO BRICK & STONE BUILDINGS; LORD BALTIMORE
FILLING STATION; AUTOMOBILE ACCESSORIES STORE

14 3311-15 - THESE 1-STORY BRICK & STONE STORES;
3311 - GREAT ATLANTIC & PACIFIC TEA CO.
3313 - FISBY WIGSBY BRO. CO.
3315 - AMERICAN BEEF CO.

15 3425 - ONE 1-STORY BRICK STORE; AED BROS., GROCERS
Builder: Allan and Walker Investment Company.
Owner: Connecticut Avenue Accessories Company.

ROBERT F. BERESFORD (1879-1966) lived in the Washington area for more than 58 years. He began his architectural practice with the old supervisory architect's office at the Treasury Building (as did George Oakley Totten, Jr. 32, and Percy C. Adams 33) in 1903, and opened his own office in 1915.

Beresford seems to have been quite active in the professional community. He went on to serve as a member of the D.C. Architects Registration Board (like Arthur B. Heaton 33, 38, and Frank Upman 35) and as president of the Washington Metropolitan Chapter of the American Institute of Architects (Heaton, Upman, Adams, Julius Wenig 17, and William N. Denton 43 also served as officers).

In August 1922, he attended the meeting at which the Architects Advisory Council was formed (along with Upman, Adams, and George N. Ray 21, 26). He was one of the first to serve as an advisor on the Council in that year and actively supported it throughout its existence. In fact, he was one of the advisors when the Council commended Heaton's Park-and-Shop design in 1930.

Beresford appears to have been well regarded by his colleagues. Howard W. Peakslee, driving force behind the Advisory Council, in private, affectionately called him "Berrie."

Beresford helped to design the Mayflower Hotel in 1925 and the Tower Building at 1401 K Street, N.W., in 1928. (The latter is an early, cautious attempt at Deco with an explicit Aztec pyramid atop the building.) He also was noted for designing many homes in the Virginia suburbs near Washington.

Sources: Conversation with Tony Wrenn, AIA reference librarian; Peakslee Papers; Wash. Deco; Star 12/21/66; and Post 12/21/66.

CONNECTICUT AVENUE ACCESSORIES COMPANY: See also 43.
DAVID A. BAER was born in Washington in 1889, the son of a native of France. He graduated from George Washington University in 1910 and from the University's Law School in 1912. With his law partner, W. Clark Taylor, he wrote an authoritative book on probate law and procedures in the District.

In about 1919, Baer became interested in construction—in particular, apartment house construction—and became the sole owner of a building business that he personally conducted and superintended, at the same time maintaining his law practice.

He subsequently collaborated with architect Robert O. Scholz on several projects. He and Scholz owned and built apartments designed by other architects (Stern & Tomlinson, as well as apartments and shops designed by Sholz himself, such as those at Connecticut and Macomb in Cleveland Park and one at 3010 Wisconsin Avenue. Scholz's brother, Oscar Richard (Babe) Scholz, was also with the firm of Baer & Scholz, architects and builders, until 1932 or 1934, when the Scholzes started their own firm, the Robert O. Scholz Company, Inc.

Baer was also a member of the Washington Board of Trade, a director of the Continental Trust Company, an officer of the Colonial Ice Cream Company, and president of the Maryland firm operating Picardi's restaurants.

Apartments constructed by Baer include:

The St. Albans Apartments (2310 Connecticut); the Ricardo Apartments (16th Street and Spring Road); the Riviera Apartments (2310 Ashmead Place); the Emerson Apartments (1824 Belmont Road).

See also

Sources: Star 11/23/54; Wash. Past and Present; and Personages.
WILLIAM C. NICHOLS (?-1942) was responsible for the remodeling of the Dumbarton Theater (now the Georgetown Theater) in 1913. The extraordinary facade of the remodeled Dumbarton is featured in Capital Losses (p. 368), where it is described as "the closest building to Art Nouveau in Washington," integrating "several divergent architectural themes into a carpenter's fantasy of robust curvilinear shapes." (Other neighborhood architects who designed theaters include Julius Wenig 17, Israel Diamond 19, Upman & Adams 35, and John J. Zink 41.)

Nichol's wife was born in Maryland and moved to the District in 1900. At the time of her death in 1945, she was noted for having owned a dressmaking shop on Connecticut Avenue during the 1920's and 30's.

Sources: Capital Losses; and Post 11/12/45.

W. AED was, in all likelihood, related to George Aed (1888-1957), a grocer who operated a store at Ninth and S Street, N.W., for many years, retiring in 1945. The relationship is inferred from the commonly held name and occupation. (Martin Sari 20, who built a very similar store in the next block a few months later, also appears to have been engaged in a family-wide food business.)

George Aed was born in Turkey and moved to Washington in 1918. He was a member of the St. George Syrian Orthodox Church. Both his brother, Toffie Aed, and his son, Mitchell Aed, were also residents of Washington.

Source: Star 9/57.
Stern & Tomlinson.
Builder: David A. Baer and Robert O. Scholz.
Owner: David A. Baer and Robert O. Scholz.

DAVID L. STERN: See also 6 7 10 11.
FRANK TOLMINSON: See also 4 6 7 10 11.
DAVID A. BAER: See also 14 18 23.
ROBERT O. SCHOLZ: See also 9 18 23.
ARCHITECT: Julius Wenig.

BUILDER: M. Gumenick.

OWNER: Edward Kohner.

JULIUS WENIG (1872-1940) was born in Germany. He came to this country at the age of 17, first settling in Chicago, but moving to Washington shortly thereafter. He practiced architecture in Washington for more than 40 years, with a wide variety of structures to his credit. They include stables, schools, churches, theaters, gas stations, stores, apartments, and houses. His clients would appear to have remained loyal over time. For instance, Wenig designed a private school for St. Mary's Church in 1906 or 1909, and then another building for the parish in 1927.

A nearby example of his residential work may be found at 1814 Calvert Street, N.W., a house built in 1907. Some of his theaters in Washington include the Chelsea, the Hippodrome, and the Red Moon. (William C. Nichols 15, Israel Diamond 19, Upman & Adams 33, and John J. Zink 41 also designed theaters.)

Wenig was active in the American Society of Architects and served as treasurer of the Washington chapter. (Robert F. Beresford 13, Arthur R. Heaton 33 38, Frank Upman 35, Percy C. Adams 35, and William N. Denton were all presidents.) For several years he was an advisor on the Architects Advisory Council, and sat on at least one panel which also included Beresford. He was also a member of the Washington Building Congress (as were Heaton, Denton, Carroll M. Meigs 45, and James Reuben Skinker 39 40 42 43 46.)

Sources: Star 5/10/40; Post 5/11/40; KTHA; Theatres of Wash.; and Peaslee Papers.

EDWARD KOHNER (1883-1946) was born in Germany, moving to Washington as a young man. He was a merchant who maintained a business establishment at 906 7th Street, N.W., for many years. At the time of his death, he made his home at the Broadmoor 30 in Cleveland Park.

Source: Post 5/13/46.
18) 3307-09 CONNECTICUT - TWO STORES

Owner: David A. Baer.

ROBERT O. SCHOLZ: See also 9 16 23.

DAVID A. BAER: See also 14 16 23.
Architect: Israel Diamond.
Builder: Israel Diamond.
Owner: Herndon Tudor Morsell.

ISRAEL DIAMOND (1882-1959) was born in Russia, emigrating to Washington as a youth. He studied architecture and building through correspondence courses and subsequently went into the contracting business. He built many of the old Sanitary (now Safeway) grocery stores, such as this one. (William M. Guthrie [2] was also closely associated with the Sanitary Grocery Co.) His other projects include building the Rialto Theater (William C. Nichols [15], Julius Wenig [17], Upman & Adams [35], and John J. Zink [41] also designed theaters) and repairing the White House in the 1930s. At the time of his death, one of his daughters lived near Cleveland Park at 2800 Quebec Street.

Sources: Star 9/24/59; and Post 9/24/59.

HERNDON TUDOR MORSSELL (1891-1951) was born and educated in New England. In 1915 he moved to Washington as a manufacturer's representative. He entered the real estate business in 1919 and was employed for a time in the sales department of Shannon & Luchs, Inc. [33]. He had his own firm from 1923 until 1930. In that year, he became land purchasing officer for the National Capital Park and Planning Commission. He remained in government service until his retirement in 1942, first as chief of the Land Acquisition Housing Division of the Public Works Administration, and then as director of the United States Housing Authority.

Morsell was also a noted singer. He followed in the footsteps of his father, who was a well-known light opera singer (performing on tour with John Philip Sousa's famous band) and musical director of the Gridiron Club.

Sources: Star 8/30/30, 9/12/33, 9/18/37, and 2/2/51.
MARTIN SARI was a brother of Fernando Sari (1878-1960), who was born in Italy and came to the United States in 1898. Fernando settled in Washington, opening a grocery and confectionery firm at 14th Street and Florida Avenue, N.W. In 1902, he expanded his business to include wines and liquors and moved to 14th and U Streets. After the enactment of the Volstead Act in 1919, he entered real estate and became president of Fernando Sari, Inc. He also founded the Sari Olive Oil Co. and trademarked Golden Gate brand olive oil. At the time of Fernando's death, Martin Sari was living at 2900 Ordway Street, N.W., in Cleveland Park.

The Sari family appears to have owned this building since it was constructed. During most of those years, it has housed either a grocery or deli, or a liquor store, as it does today. The name, "Ambassador," has often been used in conjunction with these ventures.

(W. Aed [15], who built a similar store in the next block a few months earlier, also appears to have been engaged in a family-wide food business.)

Sources: Star 7/1/60; Post 7/1/60; Boyds; and D.C. Tax Records.
Architect: George N. Ray.

Owner: William M. Guthrie.

GEORGE NICHOLAS RAY (1889-1959) was a native of Washington. He studied architecture at the University of Pennsylvania and then returned to Washington to practice with Clarke Waggaman. The firm of Waggaman & Ray was highly successful. In fact, their office files and drawings (along with those of Arthur B. Heaton 33 38) are preserved in the Architectural Drawings Collection at the Library of Congress, representing architectural practice in the early 20th century.

As Connecticut Avenue south of Florida Avenue began to change from a residential to a commercial section, Waggaman & Ray did extensive remodeling and renovation of the brownstones lining the street, and prepared plans for the more important new buildings. When Waggaman died in 1919, Ray carried on alone. He designed many branches of the Riggs National Bank, the Rust Building, the office of the B.F. Saul Company on 15th Street, N.W., the offices of Randall H. Hagner and Co. (a real estate firm which he later joined), and the Farmers and Mechanics Bank at 4257 Wisconsin Avenue, N.W., among many other commercial structures.

Ray was also known for designing many prestigious residences along Massachusetts Avenue and near Kalorama Circle, as well as apartment buildings, such as the Waddington at 1940 Biltmore Street, N.W.

Ray appears to have been highly regarded by his colleagues. He is one of only ten architects whose work is discussed in Appleton P. Clark, Jr.'s article, "History of Architecture in Washington," under the heading, "Business Buildings." He was a member of the American Institute of Architects from 1920 to 1931 and attended the August, 1922 meeting at which the Architects Advisory Council was formed (along with other Cleveland Park architects Robert F. Beresford 33, Frank Upman 39, and Percy C. Adams 35). Horace W. Peaslee, the driving force behind the Council, mentioned Ray's high caliber and desirability as an advisor in at least two letters. The Council regularly approved Ray's plans and commended them at least twice, for the Riggs Bank branch at Dupont Circle in 1923 and his addition to the Hungarian Embassy in 1927. (George O. Totten, Jr. 32 was also noted for his embassy designs.)

In 1931, when the Depression reduced the market for fine residences, Ray joined the firm of Randall H. Hagner and Co. as general manager. He became successively Vice President, President, and Chairman of the Board,

(Continued)

* The facade was completely redesigned in the renovation of 1945, which combined this building with 3524.
retiring in 1956 due to ill health. One of Wagner's large projects during Ray's tenure (in 1950) was Quebec House, an apartment complex adjacent to Cleveland Park.

See also 26.

Sources: Wash. Past and Present; CPHA; KTHA; Star 8/1/37 and 8/6/59; Baldwin Archives; Peaslee Papers; Wash. Daily News 10/21/50; and Withey.

WILLIAM M. GUTHRIE (1875-1945) was born in Maryland. He was in the wholesale mercantile business in Missouri before coming to Washington to join the Sanitary Grocery Company in 1925. (Israel Diamond 19, was also closely associated with the Sanitary Grocery Co. as an architect and builder.) The firm was owned by his father-in-law from 1907 to 1928, when it was sold to Safeway Stores, Inc. Guthrie remained after the sale until 1930, when he left Safeway to go into investment banking.

He was treasurer of D.H. McKnew Co. until his retirement in 1942. At the time of his death, he was living at 2101 Connecticut Ave., a distinguished building designed by George T. Santmyers 24 25 34 for Harry Bralove 24 25 30.

Sources: Star 7/9/45 and 9/11/69.
1926

3600 - One 4-story brick & stone apartment building
3301 - One 5-story brick & concrete apartment with
3 shops on 1st floor;
3301 - Graham H. Budd, Confectioners
3303 - Joe Raymond, Shoe repair
3305 - Palace laundry
3217-21 - Two 5-story brick & tile apartments
3446 - One 4-story brick & concrete apartment
3321-33 - Seven 1-story stone & brick stores;
See attached sheet
3321 - Maurice L. Bernstein, Drugs
3323 - Post Office Station No. 07
3325 - American Grocery Co.
3327 - Peoples Drug Store
3329 - Samuel Tropea, Barber/Violet Stevens Beauty Parlor
3331 - Sebastian Oliveri, Shoe Repairer
3333 - Albert A. Footer, Delicatessen
Architect: Harvey H. Warwick.

Builder: Cafritz.

Owner: Cafritz.

HARVEY H. WARWICK (1893-1972) was a close business associate of developer Morris Cafritz (22). Their collaboration was particularly active in the late twenties, when he designed many single family dwellings for Cafritz, as well as apartments such as the Park Central at 1900 F Street, N.W. (now a George Washington University dormitory), and the Parklane at 2025 Eye Street, N.W.

Warwick was a member of the American Institute of Architects during that period. He served as an advisor on the Architects Advisory Council in the same year as his Cleveland Park colleagues Robert F. Beresford (13), Julius Wenig (17), Percy C. Adams (25), Arthur B. Heaton (33) (38), Ward Brown (who remodeled the estate that later became the Indian Embassy), and Frank Upman (33). When reviewed before that council, his work did not always pass without comment, but Warwick appears to have accepted suggestions with good grace and incorporated them into his designs.

He experimented and developed a wide range of styles over the course of his career. For example, his 1926 Mount Pleasant apartment building, the Al-Roy (1615 Kenyon Street, N.W.), used a Venetian motif to highlight the cornice line and provide detail for a design that featured projecting balconies. In contrast, Arlington's Colonial Village, appropriately enough, features Colonial Revival elements.

Warwick is also noted for his early Deco-tending buildings, including the Park Central apartments (previously mentioned) in 1928, Capitol Towers at 208 Massachusetts Avenue, N.E., in 1930, and the elegant Westchester Hotel at 4000 Cathedral Avenue, N.W. in 1930. The Deco influence predominated in later apartments, such as 2000 Connecticut Avenue, N.W., done in association with Alvin Aubinoe, Harry L. Edwards (one of the architects of Tilden Gardens), and Cafritz in 1936. Finally in 1941 with his Common-wealth Building at 1625 K Street, N.W., Warwick revealed how his work, like that of so many Washington architects of the period, developed from the highly ornate and eclectic look of the late 1920's to a style rather neatly poised between Art Deco and the International Style.

See also 29.

Sources: Wash. Deco; MPHA; and Peaslee Papers.

(Continued)
MORRIS CAFRITZ (b. 1889 or 1892) is variously reported to have been born in New York and in Russia, all accounts agreeing that he was raised in Washington. He studied law for a time at National University, but gave it up to enter business. Starting out with a $1400 loan from his father (a grocer who also bought and sold property), he pursued several interests almost simultaneously. He was involved with show business (Big Show Amusement Company, operators of open-air movie theaters), fuel supply (Star Coal & Coke Company, of which he was president) and, of course, real estate. By 1915 Cafritz was dubbed the "Bowling King of Washington," owning more alleys than anyone else.

His major break reportedly came in 1922, when he twice seized the opportunity to buy and sell the International Building at 1319 F Street N.W. for what was considered an extraordinary profit. He next turned to constructing row houses and built about 3000 in Petworth, creating a community on the site of the old Columbia golf course. From that beginning, he built the Westchester and a long list of apartments, office buildings, parking garages, subdivisions, shopping centers, and warehouses. He retained controlling interest and management of the properties he constructed, amassing a great fortune in the process.

His philanthropic activities were many, and continue even today through the Morris and Gwendolyn Cafritz Foundation. (Garfield I. Kass ²⁹ also was one of the area's biggest real estate developers, an enormously wealthy man, and a noted philanthropist.)

Sources: Post 9/18/55; New Yorker 7/8/39; and Personages.
23  3301 CONNECTICUT - APARTMENT AND SHOPS  3/3/26

Builder: David A. Baer and Robert O. Scholz.
Owner: David A. Baer and Robert O. Scholz.

ROBERT O. SCHOLZ: See (9) (16) (18).

DAVID A. BAER: See (14) (16) (18).
Architect: George T. Santmyers.*

Builder: John J. McInerney.

Owner: John J. McInerney.

GEORGE T. SANTMYERS (1889-1960) was raised in Baltimore, but moved to Washington to open the architectural firm which he ran from 1914 until his death. From the extremely large volume of work generated by the firm, it is apparent that Santmyers employed other architects and apprentices, and that perhaps not every plan marked with his name came directly from his pen. One such apprentice in the 1920's was Joseph H. Abel (who later also worked for Arthur B. Meaton before setting up his own practice). One expert speculates interestingly that the design of 2101 Connecticut Avenue, for Harry M. Bralove in 1927, whose execution is said to have catapulted Santmyers to a long, prolific career, may actually have been Abel's work. (He notes that Abel was only 23 at the time and concurrently pursuing his education at George Washington University.)

Be that as it may, Santmyers was one of the busiest architects in Washington even before the design of 2101 Connecticut. For instance, in the first quarter of 1923 alone, among the plans submitted for review to the Architects Advisory Council, were at least 41 houses and four apartment buildings for four different developers. He is especially noted for his design of mid-rise and garden apartments (which were often clustered into multi-block districts), but he also designed banks, public garages, and a multitude of private residences. It is said of the dozens of garden apartments designed by the Santmyers firm, almost no two portions of surface ornament are exactly alike.

Santmyers is particularly known for his Art Deco apartments, which include the Macomb Gardens (3725 Macomb Street, N.W.) in 1937; the Luzon (6323 Luzon Avenue, N.W.) and Normandy (6817 Georgia Avenue) in 1938; and the Delano (2745 29th Street, N.W.) and Yorkshire (3355 16th Street, N.W.) in 1941.

Although widely admired today, Santmyers appears to have been controversial among his fellow architects during the 1920's. His work which came before the Architects Advisory Council often drew critical comment. Horace W. Pearslee, the driving force behind the Council, quite probably refers to Santmyers (he was careful not to actually name him, referring instead to George T. Michelangelo) in a letter of December, 1923:

(Continued)

* Drawings filed with the building permit indicate that Harry M. Bralove also worked on plans for these apartments, although he was not named on the application.
"Bad taste, nerve, and ostentation stand out in his work... and yet, he's bold enough to try things and smooth enough to put them over and if he could be gotten to accept constructive criticism, it would mean a great deal to Washington--because through his contacts and his angle he will probably continue doing the largest residential work."

It would seem that Santmys worked outside the architectural establishment, and stirred up some resentment in the process.

Within Cleveland Park, Santmys is well represented throughout the entire neighborhood as well as on Connecticut Avenue over the period from 1915 to 1929. He designed the Abbey at Wisconsin and Newark as well as numerous houses from Woodley Road to Quebec Street.

See also 25 and 34.

Sources: KTHA; Wash. Deco; CPHA; D.C. Building Permit File; Peaslee Papers; and Conn. Apts.

JOHN J. McINERNEY (1892-1948) was a native Washingtonian and a graduate of the Georgetown School of Law. He practiced law in Washington for a few years prior to World War I. He served in the army overseas during that conflict and then, upon returning to Washington, entered the building business.

McInerney was particularly noted as the builder and owner of large apartment houses. Two of the best known are the Governor Shepherd Apartments (2121 Virginia Avenue, N.W.) in 1938 and the Croyden (1815 17th Street, N.W.) in 1941, both masterworks designed by Joseph H. Abel.

One of the honorary pallbearers at McInerney's funeral was architect George N. Ray.

See also 23.

Architect: George T. Santmyers.*
Builder: John J. McInerney.
Owner: John J. McInerney.

GEORGE T. SANTMYERS: See also 24 34.

JOHN J. McINERNEY: See also 24.

* Drawings filed with the building permit indicate that Harry M. Bralove 9 24 30 also worked on plans for these apartments, although he was not named on the application.
26  3321-33 CONNECTICUT - SEVEN STORES (ONLY 3321-23 INTACT)  11/17/26

Architect:  George N. Ray.
Builder:  George N. Ray.
Owner:  Robert J. O'Neill.

George N. Ray:  See also 21.
27 3220 - ONE 5- STORY BRICK APARTMENT; THE PARKWAY
28 3317 - ONE 1- STORY BRICK & LIMESTONE STORE; HARRY B. HUHN, GROCER
FRANK RUSSELL WHITE (1889-1961) was born in New York and moved to Washington as a youth. He was considered a pioneer in hotel and apartment architecture, but also attracted notice for his creative design of a low-cost reinforced concrete bomb shelter. For 25 years, he served as one of the chief architects of developer Harry Wardman (as did Eugene Waggaman and Ahram Masrobian; Arthur B. Heaton and Frank Tomlinson also worked with Wardman). He specialized in apartment buildings, some of the best known including the Dresden, the Schuyler Arms, and the Brighton. One of his most prominent hotels was the main building of the Wardman Park (now razed to make way for the present Sheraton Washington), which was modeled loosely after one of Wardman's favorite retreats, the Homestead in Hot Springs, Virginia. In addition, he designed some 5000 single family dwellings for Wardman.

White also worked for Christian Heurich. His Heurich Building at 1627 K Street, N.W., in 1936 (now razed) has been described as a very fine low-level Deco office building.

In his semi-retirement, White turned his creativity to areas other than architecture. He was ahead of his time with a proposal for a public lottery as a way to reduce taxes. His scheme received much publicity but apparently no implementation.

28 3317 CONNECTICUT - STORE

Architect: Pringle & Arnold.
Builder: Pringle & Arnold.
Owner: Frederick W. MacKenzie.

PRINGLE & ARNOLD designed at least two buildings in 1927 whose plans were submitted to the Architects Advisory Council for review: this store and a brick parish hall for Christ Church at 620 G Street, S.E. Both were approved without comment.

An A. M. Pringle (who may be the same Pringle) collaborated with Bedford Brown IV in 1935 or 1936 to design the Manhattan Laundry at 1326 Florida Avenue, N.W. The building featured glass brick and water lily motifs of an Art Nouveau character. The framing of the entrance reflected a classical Greek key design.

Sources: Wash. Deo.; and Peaslee Papers.

FREDERICK WILSON MacKENZIE (1870-1947), a native of Cincinnati, moved to Washington just before the turn of the century. Around 1900, he began what was to be a lifelong association with the Tolman Laundry Company. In 1903, he married Edith H. Tolman, whose father had reorganized and incorporated the company. At the time of his death, he was president of the firm.

MacKenzie also served as a director of the Second National Bank for more than 30 years and was a member of the Advisory Board of Riggs National Bank, as well. His wife became Chairman of the Board of the laundry after his death. For many years, she took an active part in work for Children's Hospital and the Home for Incurables, located near Cleveland Park.

Sources: Star 3/1/47 and 6/11/54; and Post 3/1/47 and 6/12/54.
3624 - One 1-story brick store: Sanitary Grocery Co.
3601 - One 3-story brick & tile apartment house: The Broadmoor
GARFIELD I. KASS (1890-1975) was born in Rockville, Maryland, and moved to Virginia at about the age of ten. Financial matters kept him from finishing high school, and he worked at several jobs through his teen years. During Work War I, he served as an Army officer in France for part of the conflict, and then returned to the United States where he built several hundred houses in Newport News, Virginia. When the Armistice was signed, the wartime shipbuilding center became a ghost town, and Kass lost all his capital, plunging into debt. He moved to Washington to become a real estate salesman and within a year was unusually successful.

Like Morris Cafritz (22), Kass went on to become one of the area's biggest real estate developers, an enormously wealthy man, and a noted philanthropist. His projects include the Seven Corners Shopping Center and the Friendship Shopping Center at Wisconsin Avenue and Newark Street, N.W., as well as numerous other shopping centers, commercial stores, theaters, and warehouses. Of special interest is the Chevy Chase Park-and-Shop at 4400 Connecticut, which opened in 1938. It boasted the first ice skating rink and largest bowling alley in the District, as well as Best & Company, A & P, People's Drug Store, and Woolworth's.

A footnote to Kass's connection with Cleveland Park: In 1946, he took out a permit to build a two story office and store complex in the parking lot of Cleveland Park's 1939 Art Deco Park-and-Shop. Fortunately for the charm of the neighborhood, it seems that even the most successful developer doesn't bring every plan to fruition.

Sources: Star 2/26/75; Post 11/20/38; Origins II, and D.C. Building Permit Files.

* The facade was completely redesigned in the renovation of 1945, which combined this building with 3526.
Builder: Harry M. Bralove.
Owner: Harry M. Bralove.

Joseph H. Abel (1905-1985) was a native and lifelong Washingtonian. He began his architectural training during the twenties as a draftsman in the office of George T. Santmyers and continued his education working for Arthur B. Heaton (with whom he later collaborated at the end of Heaton's career, in designing three stations for Sinclair Oil). When D.C. law changed to require that architects have college degrees, he enrolled in George Washington University and received a Bachelor of Architecture degree in 1932. By that time he was already an accomplished practitioner, having designed the Shoreham Hotel for Harry M. Bralove in 1929 (at the age of 24), as well as the Broadmoor.

During the course of his career, Abel formed several partnerships. The first was with Charles Dillon (Dillon & Abel). The second and longest was with Julian Beria (Beria & Abel) from about 1940 to 1969. The third was formed when Beria retired, and Jesse Weinstein became a named partner in the firm (Abel & Weinstein).

Abel is particularly noted for his apartment house designs and was an acknowledged expert in their construction. With Fred N. Severud, he wrote the book, Apartment Houses. He also wrote a chapter on apartment houses in both Forms and Functions of 20th Century Architecture and the Encyclopedia Britannica. He joined the American Institute of Architects in 1938, and in 1968 was honored as a Fellow for his work in the Science of Construction. He served as treasurer of the Washington Metropolitan chapter (as did Julius Wenig) and on two national committees.

Abel's work reflects the great stylistic and technological changes which occurred during his long career, ranging from picturesque revivals through Art Deco to the International Style. In addition to the Shoreham and the Broadmoor, his major buildings include:

Apartments at 2100, 2929, and 4801 Connecticut Avenue, N.W. (the latter in collaboration with David L. Stern); Washington House at 2120 16th Street, N.W.; apartments in the 2700 block of Wisconsin Avenue, N.W., including the Highview; and the Governor Shepherd Apartments at 2121 Virginia Avenue, N.W., and the Croyden at 1815 17th Street N.W., both designed for John J. McInerney.

Sources: Wash. Deco; CPHA; and Baldwin Archives.

Harry M. Bralove: See also 9 24 25 30.
31  3403 - ONE STORY BRICK; UNDER BLOCKS STORE; LESTER KOHLER; BATTERIES
31  3403 CONNECTICUT - STORE (RAZED)  

Designer:  Paul F. Fox.  
Builder:  F. Lester Kohler.  
Owner:  F. Lester Kohler.  

10/18/29
3401 - One 2-story brick & stone bank; Washington Mechanics Savings Bank
3507-27 - One 1-story & basement concrete & brick store building; 10 stores, "The Park-and-Shop"
See attached sheet
3333-35 - Two 1-story brick stores:
3333 - Albert A. Footer, delicatessen
3335 - Mrs. Noel Geisel, novelties
3407 - One 1-story stone & brick showroom; Thomas E. Clark, plumbing supplies
THE PARK AN' SHOP, 10 STORES:

3507 - MARTHAN WASHINGTON, CANDIES
3509 - PEOPLE'S HARDWARE STORE
3511 - "
3513 - PIGGLY WIGGLY STORES, INC.
3515 - "
3517 - BARKER'S ORIGINAL BAKERY
3519 - GREAT ATLANTIC & PACIFIC TEA CO.
3523 - FRAZEE POTOMAC LAUNDRY
3525 - JIMMIES, INC., BEAUTY SHOP
3527 - WILLIAM H. WHITTLESEY, DRUGS
Architect: George Oakley Totten, Jr.
Builder: John P. F. White.

GEORGE OAKLEY TOTTEN, Jr. (1865-1939) was born in New York and received his early architectural training at Columbia University. He later won the McKim Traveling Scholarship, which enabled him to travel extensively in Europe and continue his studies at the Atelier Daumet-Esquie and the Ecole des Arts Decoratif in Paris. He returned to this country in 1895 and moved to Washington, remaining a resident for the rest of his life. He started his career in the supervisory architect's office (as did Robert F. Beresford and Percy C. Adams), He established his reputation so rapidly that he was invited to present a paper to the convention of 1900 on concepts of how central Washington should be replanned.

In 1910, Totten opened his own office. He soon built up a wide practice and was sought after to design some of Washington's most outstanding homes. He is particularly noted for his many embassy plans, including the French, Spanish, Turkish, and Polish. (George N. Ray shared this general clientele, and was commended for his addition to the Hungarian Embassy.)

He was a member of the American Institute of Architects and served as president of the Washington Chapter. (Cleveland Park architects Julius Wenig, Arthur E. Heaton, Frank Upman, Percy C. Adams, and William N. Denton also served as officers.) However, he probably did not serve as an advisor on the Architects Advisory Council. Howard W. Peaslee, the driving force behind the Council, once had occasion to note, "Mr. Totten has expressed a disinclination to give advice unless paid for it."

Totten continued extensive European travel throughout his career, representing the United States as a delegate to the International Congresses of Architects in Brussels, Paris, Madrid, London, Vienna, Rome, and Budapest. At the time of his death, he was extolled as one of the city's foremost architects and an expert on Mayan architecture.

ARThUR BERTRoNG HEAToN (1875-1951) was born and raised in Washington, graduating from Central High School and then completing his education in Paris at the Sorbonne. He subsequently returned to Washington, pursuing a career of great distinction as a practicing architect for the next 53 years (except during World War I, when he served as a captain in the construction division of the U.S. Army). During this period, he designed residential, institutional, and commercial buildings and influenced the design and development of the National Capital (as noted by architectural historian, Suzanne Ganschietz, in a report issued on December 3, 1985, by the staff of the District's Historic Preservation Review Board, recommending that "the Park and Shop be designated as an Historic Landmark and should be nominated to the National Register").

In the course of his distinguished career, Heaton served as:

Associate Architect for the then-new George Washington University; Supervising Architect of the National Cathedral (during the first 13 years of its construction); Member of the Board of Examiners and Registrars of Architects (appointed by the D.C. Commissioner); Chairman of the Board of Trade's Committee on Public and Private Buildings (which included a Subcommittee on Gasoline Stations); President of the Washington chapter of the American Institute of Architects; an advisor on the Architects Advisory Council throughout its duration; Chairman of the Renovize Washington Campaign; a founder, President, and Chairman of the Washington Building Congress; and a Fellow of the American Institute of Architects for his "achievement in design and public service."

From the early 1900's, his work was often featured in major architectural journals and his collected papers are now preserved in the Architectural Drawings Collection at the Library of Congress (together with those of George N. Ray 21, 26) representing architectural practice in the early 20th century. At his death, his honorary pallbearers included architects Louis Justement, Leon Chatelain (who, early in his career, worked as a draftsman for Heaton), and other past presidents of the Washington Building Congress.

Heaton's projects include:

numerous residences, including those of William S. Corby (Ishpiming at Chevy Chase Circle), George Judd, and David Lawrence; Burleith (from 1922-27, he designed a planned community of 500 homes for Shannon & Luchs 33 using varied roof and facade treatments); Chevy Chase

(Continued)
near Broad Branch Road (in 1931 he collaborated with landscape architects Black & Black in designing a planned development of 24 detached homes for Shannon & Luchs, using the cul-de-sac principle; and various apartments, including the Highlands (for Harry Wardman (4) (5) and the Sorento (both featured in 1907 in The American Architect and Building News), the Altamont, and the Marlborough (the design of the Sorento has also been attributed to George N. Ray (21) (26), suggesting either an error or a possible early association between the two architects); and

numerous institutional buildings, including St. Margaret's Church and Parsonage (at Connecticut and Bancroft, 1903-13), St. Alban's Guild Hall and Bishop's House, and various projects connected directly with the National Cathedral; the Washington Home for Foundlings, John Dickson House, and the Methodist Home for the Aged; various projects for the Cosmos Club (including the 1940 new building, in collaboration with M. Sullivan); and various buildings for the National Geographic Society, George Washington University, and the YWCA (in particular, the now razed YWCA building at 17th and K Streets, N.W.); and

numerous commercial buildings, including branch offices for the Chevy Chase Savings Bank, the McSachlan Banking Corp., and the Washington Loan and Trust Co. (the 17th and G building of 1924 won an architectural award of merit and was Landmarked; now razed, it is featured in Capital Losses); various projects for Woodward and Lothrop; various garages, including an auto garage at 17th and U in 1906, the Capital Garage at 1320 New York Avenue in 1926 (reportedly the largest parking garage in the nation when built—now razed, its moderne features are featured in both Capital Losses and Washington Deco), and bus garages for the Washington Railway and Electric Co. (1929) and the Capital Transit Co. (1934); and three stations for the Sinclair Oil Refining Company in 1946 (in association with Berla & Abel (30)).

Although Heaton used of a wide array of architectural styles from many periods, the Bulletin of the Washington Building Congress noted in 1938 that his chief enthusiasms included "the Williamsburg restorations and the life and works of Thomas Jefferson." In 1951, his Star obituary stated:

"A lover of Colonial architecture, Mr. Heaton greatly admired Thomas Jefferson and made frequent visits to his home at Monticello. His work was distinct and it is said that it always carried his trademark in some little detail he added."

The Colonial Revival design of Heaton's Park-and-Shop, in particular, was formally commended in 1930 by the Architects Advisory Council of the Washington chapter of the American Institute of Architects. The building and its site were subsequently featured in several architectural journals because of the innovative way they met the needs of the motorist and the neighborhood.
At his death, Heaton was also remembered for his work during the depression years, as:

"a leader in the 'Renovize Washington' movement, an effort to
repair and restore the city's homes and, at the same time, provide
work for members of the building industry. Mr. Heaton worked for
better craftsmanship in the building trades and was an advocate
for craftsmanship awards for outstanding workers on construction
projects."

Today, Heaton's work is particularly cherished by residents of Cleveland Park because of the architect's extraordinarily close identification
with the neighborhood. During his lifetime, he:

resided for many years at 3220 Highland Place (designed by Robert
T. Head (2)) and is remembered in neighborhood documents for playing
tennis in the neighborhood lots and for being one of the city's
first 20 or 30 motorcar owners (a steam-engine Locomobile);

designed numerous Cleveland Park buildings, including various
distinguished houses on or near Newark St. between 1899 and 1906,
the National Cathedral School's Whitby Hall in 1917, the 1923
addition to the John Eaton School, and the Park and Shop in 1930
(his last work in Cleveland Park);

designed several buildings for nearby St. Alban's Church, served as
as Supervising Architect for the National Cathedral, and was a member
of the Connecticut Avenue Citizens Association; and

chose to retire in Cleveland Park, two blocks from his Park-and-Shop,
at Tilden Gardens (3041 Sedgwick, Apartment 401) and is buried in nearby
Rock Creek Cemetery.

He is also remembered by residents for his ties to Joseph Abel (30), who
designed the Broadmoor (which preceded the Park and Shop and provides a
distant, dramatic backdrop to the Park-and-Shop structure). After graduating
from Central High School (like Heaton), Abel began his career as an
apprentice to Santmyers (24 25 34) (whose work, like Heaton's, is
widely distributed throughout Cleveland Park). Abel then worked directly
for Heaton as a draftsman and, at the end of Heaton's career, collaborated
with him in designing three stations for Sinclair Oil. Both Heaton and
Abel were honored as Fellows by the American Institute of Architects.
(as was Paul Phillip Cret (37)).

See also (38).

Sources: Star 1/18/30, 6/20/31, 12/2/34, and 12/7/51; Post 12/7/51
and 10/15/77; Bulletin Wash. Bldg. Congress; CPHA;

(Continued)

SHANNON & LUCHS is a well-known District-based real estate firm, founded in 1906 by Herbert T. Shannon and Morton J. Luchs. Herbert T. Shannon was born in Washington in 1884 and educated in the city. He began his career as a carpenter and building project foreman. When he met Luchs, the two decided to form a new type of real estate venture, of which he became president. In 1914, he married the daughter of Percy Foster (who, when he was 70, styled himself a musical director but had also served as president of the Banking Trust Company). Shannon also served as president of the Shannon & Luchs Construction Company and the Washington Investments and Transactions Company and as a director of the National Metropolitan Bank. He lived at 2260 Cathedral Avenue and was a member of the Connecticut Avenue Citizens Association (as were Harry Wardman 4 and Arthur B. Heaton 33 38), an organization whose area of interest extended from Calvert to Albemarle Streets (at one point, including 50 members from the Broadmoor).

(Shannon's elder brother by ten years, William E. Shannon, also achieved distinction in the real estate field, training first as a printer and then moving to real estate, soon forming a partnership with attorney Ray E. Middaugh. Middaugh & Shannon became noted for building moderately priced homes on R Street and for innovative interior lighting design. William Shannon lived at 3200 Woodley Road and was an active participant in the civic development of the Nation's Capital, including assisting in the organization of the Federation of Citizens' Associations and the Committee of One Hundred on the Future Development of Washington.)

Morton J. Luchs (the son of a German immigrant) was also a native of Washington, born in 1884, and educated in city schools. Luchs, who was a real estate salesman when he and Shannon formed their firm, became vice president of both Shannon & Luchs, Inc., realtors, and the Shannon & Luchs Development Company. Luchs lived at 2844 Connecticut Avenue and was also a member of the Connecticut Avenue Citizens Association. In addition, Luchs owned a large farm in Rockville, "Luxamoor," where he took pride in raising white leghorn chickens.

When the firm was formed, Shannon concentrated on construction, while Luchs focused on sales. They rapidly achieved distinction in subdivision development, building many of Washington's most popular sections, including
homes in the Burleith, Chevy Chase, 14th Street Terrace, and Rollingwood neighborhoods. Arthur B. Heaton was the designer of many of these homes. In fact, the pediment of the Connecticut Avenue entrance to the Park-and-Shop is virtually identical in design to the Shannon & Luchs logo of the period, making the structure effectively a signature piece for the firm.

Like Heaton, Shannon & Luchs was also active elsewhere in Cleveland Park. For example, the firm built four detached houses up the hill from the Park-and-Shop (at 2904-2910 Ordway Street), designed by W. W. Taylor in 1919.

Over time, the business expanded its services to include commercial and land sales departments (H. Tudor Morsell worked for a time in the sales department), rental management, an insurance department, and mortgage financing. For example, the firm assembled all the property parcels which became Reston.

On the occasion of Shannon & Luchs' 75th anniversary, four projects were identified as being "among the more innovative" over the years:

"the area's first park-and-shop complex at Connecticut Avenue and Porter Street NW, an early version of shopping centers that evolved from the increased use of cars"; "Capital Garage, the first multi-level parking building in D.C."; "Financing the city's first medical building a 18th and I St. NW"; and "the first realty company to play a serious role in DC urban redevelopment programs."

The first two of these projects were designed by Heaton.

See also .

Sources: Post 3/2/81; Personages; City of Wash.; Who's Who in the Nation's Capital 1926-27 and 1934-35; CACA; and D.C. Building Permit Files.

PARKING STORES, INC.: See also .
3333-35 CONNECTICUT - TWO STORES

Architect: George T. Santmyers.
Builder: Louis H. Collegeman.
Owner: Albert A. Footer.

GEORGE T. SANTMYERS: See also 24 and 25.
FRANK UMPAN (1872-1948) was born in Minnesota and educated at the Chicago Athenaeum, Chicago Art Institute, School of Architecture. He came to Washington in 1897 and opened a branch office for Henry Ives Cobb, a nationally known architect practicing in Chicago at the time.

In 1903, he went into partnership with Clarence Harding (Harding & Upman). They designed at least six Georgian Revival buildings in Mount Pleasant between 1903 and 1910. Among their most notable buildings in the city were the Woodward Apartments, the old YMCA building, the Congress Hall Hotel, and the Woodward Building (where the firm had its offices).

Upman was elected to the Washington Chapter of the American Institute of Architects in 1919. He was president of the chapter in 1922, when the Architects Advisory Council was formed. (Other Cleveland Park architects who served as officers were Robert F. Beresford (13), Julius Wenig (17), Arthur B. Heaton (23) (28), Percy C. Adams (35), and William N. Denton (43).) He appears to have been highly regarded by his colleagues. Howard W. Peaslee, the driving force behind the Council, termed him a man "whose assistance would be desirable" as an advisor, and in fact, he did serve in that capacity for at least two years.

In addition, Upman served on the Board of Examiners and Registrars of Architects (as did Heaton and Robert F. Beresford (13)), which was set up in 1925 to license qualified architects. He was president of the Allied Architects and thus very involved in their project to design the Longworth House Office Building constructed between 1930 and 1933.

From 1924 until his death in 1948, Upman was associated with Percy C. Adams (Upman & Adams). The firm had a varied practice and received important commissions to design hospitals for the Army and Navy Department and buildings for the Post Office Department. In addition, they executed numerous residences, banks, schools, and commercial buildings throughout the metropolitan area. They even had a theater in Chevy Chase to their credit. (Others who designed theaters include William C. Nichols (15), Julius Wenig (17), Israel Diamond (19), and John J. Zink (41).) In Cleveland Park, they collaborated on a residence at 3416 Lowell Street in 1921 (before their formal affiliation), as well as this later commercial structure.

Sources: HA 3407 Conn.; CPHA; MPHA; Peaslee Papers; Theatres of Wash.; and Withey.

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PERCY CROWLEY ADAMS (1869-1953) graduated from Cornell University in 1893 and began his architectural practice in Buffalo, New York, that same year. He moved to Washington and joined the office of the supervising architect of the Treasury in 1897 (as did George Oakley Totten, Jr., 32 in 1895 and Robert F. Beresford 13 in 1903). He probably met his first partner, Frank L. Averill, at this time. Their partnership (Averill & Adams) lasted from 1909 to 1916.

Once Upman & Adams was formed in 1924, Adams' subsequent career paralleled that of Frank Upman. He, too, was a member of the American Institute of Architects, serving as president of the Washington chapter, and as an advisor on the Architects Advisory Council. He was also an active member of the Allied Architects. Their collaboration appears to have been close. Attributions for their designs are almost always listed as Upman & Adams and they are consistently mentioned as a unit in Howard Peaslee's correspondence.

Sources: HA 3407 Conn.; CPHA; MPHA; Peaslee Papers; Theatres of Wash.; and Withey.

LEE T. TURNER: See also 42.

THOMAS E CLARK, who built this store to house his plumbing supply showroom, appears to have been an active and successful businessman. The firm he founded is still operating today at an address further up Connecticut Avenue. At the time the Uptown Theatre was built, he was serving as president of the Cleveland Park Business Men's [sic] Association. He is listed in the Inaugural Program as speaking at the gala dedication of the theater on October 29, 1936 (along with Melvin C. Hazen, Commissioner of the District of Columbia, and Harry C. Grove, president of the Cleveland Park Citizens' Association).

Sources: Theatre Program; and HA 3407 Conn.
36 3337 - ONE 1- STORY BRICK & STONE STORE: SINGER SEWING MACHINE CO.

37 KINGLE VALLEY BRIDGE: SINGLE SEGMENTED STEEL ARCH WITH OPEN SPANDRELS & RANDOM STONE ABUTMENTS
Architect: R. Bruce Atkinson.
Builder: Kuldell Bros.
Owner: Capital Investment Co.

R. BRUCE ATKINSON first appeared in the Washington City Directory under the "Architects" listing in 1923, as did James H. Grant (60) (46). He was a member of the American Institute of Architects and served as an advisor on the Architects Advisory Council in 1932.

Source: Peaslee Papers; and Boyd's.
(37) KLINE VALLEY BRIDGE

Architect: Paul Philippe Cret.

Engineers: Modjeski, Masters, & Chase.

Builder: V. P. Thurston Co.

Owner: District of Columbia Government.

PAUL PHILIPPE CRET (1876-1945) was born in Lyons, France. He graduated from the Ecole des Beaux Arts of Paris in 1903, the same year in which he came to Philadelphia to be Professor of Architectural Design at the University of Pennsylvania, and in which he was elected to the American Institute of Architects. The remainder of his brilliant career fully lived up to this promising start.

Cret continued teaching at the University of Pennsylvania until 1938, simultaneously maintaining an active and varied private practice. He was elevated to a Fellow of the American Institute of Architects in 1913 and served as chairman of both national and chapter committees, winning the Gold Medal three times. (Joseph Abel 30 and Arthur B. Heaton 33 38 were also honored as Fellows of the American Institute of Architects.) He served in the French and U.S. Armies from 1914 to 1919 during World War I. Education was a lifelong pursuit, and he received an M.A. from Brown University in 1929 and a Doctor of Arts from Harvard University in 1940.

Cret's architectural range and diversity was remarkable, encompassing commercial, public service, educational, and industrial buildings, as well as memorials, bridges, and trains (including the Pioneer Zephyr, the Denver Zephyr, the Santa Fe Super Chief, the Silver Meteor, the California Zephyr, and the C&O "Chessie"). He worked all over the country, but Washington is the site of some of his most distinguished designs. In 1906, with Albert Kelsey, he won the competition for the Pan-American Union Building which launched his private architectural practice. The Folger Shakespeare Library is often mentioned as his greatest achievement. The Federal Reserve Building, the Central Heating Plant, and the Calvert Street Bridge (Duke Ellington Bridge) are among his other admired Washington structures.

Cret appears to have been highly regarded personally and was noted for his skill at collaboration. (He was a number of times voted the most popular professor by the architecture students of the University of Pennsylvania and helped them in painting scenery for their plays and the costumes for their historical balls.) His relationship with the engineering firm of Modjeski, Masters, & Chase was long-standing. In addition to the Kline Valley Bridge, Cret designed at least six other bridges (including the Calvert Street Bridge) between 1924 and 1937 with Frank M. Masters as engineer, and one in 1922 with Ralph Modjeski.

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It is sad but inspiring to note that in the last eight to ten years of his life, Cret was essentially deaf and dumb. He eventually lost his hearing as a result of earlier war wounds and lost his power of speech through an operation on his vocal cords. Despite these handicaps, he remained socially active and professionally productive, conducting conferences through the exchange of notes passed across the table.

Sources: Baldwin Archives; and Wash. Deco.
38 3501 - ONE 1- STORY BRICK & CONCRETE BUILDING FOR
AUTOMOBILE LAUNDARY & GAS STATION; PARK & SHOP
SERVICE STATION, AUTOMOTIVE DEVICES CORP.

39 3409-11 - TWO 1- STORY BRICK, STONE & CONCRETE STORES;
FRANK R. JELLEFF (DRESSES)
3501 CONNECTICUT - AUTOMOBILE LAUNDRY AND GAS STATION (THE PARK AND SHOP) (RAZED)

2/18/32

Architect: Arthur B. Heaton.

Builder: Parking Stores, Inc

Owner: Parking Stores, Inc.

ARTHUR B. HEATON: See also (33).

PARKING STORES, INC.: See also (33).
Architect: Karl W. Hartig.

Builder: Skinker & Garrett.

Owner: Marvin W. Davis.

KARL W. HARTIG (1892-1978) was born and raised in Washington. He graduated from the University of Pennsylvania and then joined the Navy Department's Bureau of Yards and Docks about 1915. He worked for the Navy until 1956, retiring to New Jersey, where he practiced as a consulting architect for five years. He returned to the Washington area in the 1960's and remained the rest of his life.

Sources: Star 1/10/78; and Post 2/10/78.

JAMES REUBEN SKINKER (1889-1966) graduated in 1914 from the Georgetown University Law School. He was a charter member and a president of the Master Builders Association and the Washington Building Congress. His firm was particularly noted for constructing the headquarters building of the National Arboretum and Mt. Vernon Seminary buildings.

See also 40 42 43 46.


MARVIN W. DAVIS: See also 40.
3413 - JAS. C. HENSON, DRAPERIES
3415 - CHAS. C. RIGER, CHILDREN'S CLOTHES
3417 - ARCO RADIO CO., INC. / BRANT H. MAYNARD
Architect: Eugene Waggaman and James H. Grant.

Builder: Skinker & Garrett.

Owner: Marvin W. Davis.

EUGENE WAGGAMAN: See also 5.

JAMES H. GRANT appears to be one of Cleveland Park's forgotten architects, despite the distinction of the striking machine-age Art Deco spandrels on this building (which are featured in Washington Deco). This oversight may be explained by the fact that some experts have attributed the building to A. S. J. Atkinson. However, from a close inspection of the building permits in question, it seems clear that Waggaman and Grant were indeed the architects.

Grant's name appears in the City Directory as "Jas H. Grant, Jr., carp" in 1905, as "Jas H. Grant, Jr., insp dist" in 1910, and as "Jas H. Grant, carp bds" in 1914. By 1916 (assuming the City Directory descriptions are consistently referring to this architect) Grant had advanced from carpentry to working as an estimator and superintendent for the construction firm of Skinker & Garrett 39 40 42 43 46. In 1919, he again appears as a superintendent, and in 1921 he once again appears as a superintendent for Skinker & Garrett. In 1923, his name first appears in the City Directory under the listing for "Architects" (the same year that the name of R. Bruce Atkinson 36 first appears under this listing).

He practiced at least 18 years after that date, designing 3331 Connecticut 46 in 1941. Because of his earlier employment with Skinker & Garrett, because this building was constructed by Skinker & Garrett, and because his 1941 building in Cleveland Park was also constructed by Skinker & Garrett, the evidence suggests a career of close association with the firm, perhaps as staff architect. (If so, his collaboration with Eugene Waggaman 5 could signify that Waggaman may also have been linked with Skinker & Garrett in the latter part of his career.)

Sources: Boyd's; and D.C. Building Permit Files.

JAMES REUBEN SKINKER: See also 39 42 43 46.

MARVIN W. DAVIS: See also 39.
3414-28 - One Theater & Six Stores: See Attached Sheet
3427 - One 1 & 2 - Story Concrete, Steel, Brick & Wood Store: S.S. Kresge Co.
3435 - One 2 - Story Stone & Brick Store Building
3433 - Thelma E. Sherrill, Beauty Shop
3435 - Alf A. Woolf, Shoes
3437 - Laura Lee Hat Shop, Milliners
3439 - Abr. B. Sures, Women's Furnishings
ONE THEATER & SIX STORES

3414 - John Georyopoulos, Florist
3416 - John R. Cropper, Beauty Shop
3418 - Uptown Pharmacy
3420 - Jane Stewart, Inc.
3424 - Albert T. Miller, Hats
3426 - Uptown Theatre
3428 - Brentano's Bookstores, Inc.
Architect: John J. Zink.

Owner: Stanley Co. of America.

JOHN J. ZINK, of Zink, Atkins, & Craycroft, specialized in designing movie theaters (as opposed to W. C. Nichols 13, Julius Wenig 17, Israel Diamond 19, and Upman & Adams 35, for whom theaters were a sidelight). Zink's firm was located in Baltimore but built more than 200 theaters in major cities all over the East Coast.

His Washington theaters included:

the Apex (1940), Atlas (1939), Calvert, Colony, Langston (1945), MacArthur (1946), Naylor (1945), Newton (1937), Ontario, Senator (1942), Takoma, and Village.

Most of the Art Deco theaters (those with dates in parentheses, as identified in Washington Deco) were part of a general program of construction sponsored by the Warner Brothers Chain.

At the inception of the Architects Advisory Council in 1922, Zink wrote to Howard W. Peaslee, chairman of the fledgling body, approving its work and goals. Perhaps not coincidentally, plans for his Takoma Theater were under review by the Council at that time.

Sources: Wash. Deco; Theatres of Wash.; Peaslee papers; and CPHA.
Designer: J. E. Sexton.
Builder: Lee T. Turner (but possibly, Skinker & Garrett).
Owner: S. S. Kresge Co.

J. E. SEXTON was probably an in-house designer for Kresge, or at least retained by the company on a regular basis to design branches of their stores. His address on the building permit application is given as Detroit, Michigan, the same address as the Kresge Real Estate Department which negotiated the arrangements for erecting this store. Similarly, the Sanitary Grocery Co. also employed a specialist (Israel Diamond 19) to design many of its stores.

Source: D.C. Building Permit 196985 of 11/2/36.

LEE T. TURNER: See also 35.

(Turner, although named on the building permit application, may not actually have been the builder. The final plat map was furnished to Skinker & Garrett 39 40 43 46 on December 1, 1936. Skinker & Garrett was extremely active on the block at this time, and if any dissatisfaction had developed with Turner, it seems logical that Kresge might have hired the firm to take over.)

Source: D.C. Building Permit 196985 of 11/2/36.
3435 CONNECTICUT – STORE BUILDING WITH MULTIPLE SHOPS

Builder: Skinker & Garrett.
Owner: Connecticut Avenue Accessories Company.

WILLIAM N. DENTON, JR. (1906-1969) was born in Georgia and graduated from North Carolina State College. He practiced in North Carolina and New York before coming to Washington during 1934 to join the National Park Service. Two years later he moved to the U.S. Housing Authority. In 1938, Denton is reported to have entered private practice, specializing in private and public housing, as well as commercial work. Thus, this store may have been designed as a side commission while Denton was still with the government and may have helped launch his career in private practice.

Like Robert F. Bereford [13], Julius Wenig [17], Arthur B. Heaton [33] [38], Frank Upman [35], and Percy C. Adams [35], who served as officers before him, Denton served as president of the Washington Metropolitan Chapter of the American Institute of Architects. He was also active in the Washington Building Congress, as were Heaton, James Reuben Skinker [39] [40] [43] [46], and Carroll M. Meigs [45]. He had a brief partnership with A. Hamilton Wilson, which ended with Wilson's death.

Denton's commercial designs included the International Association of Machinists Building (where he maintained an office), the AFL-CIO Headquarters Building, the First National Bank of Washington, and All Saints Episcopal Church. He did at least two Hahn Shoe stores, one of which was published in The Architectural Forum of May 1948. The other, featured in Washington Deco, is located at 4483 Connecticut Avenue.

In housing, Denton maintained his government ties, receiving commissions from the Army Corps of Engineers at Camp Detrick, Maryland, the Potomac River Naval Command, and the Defense Homes Corporation, RFC subsidiary. The latter project, Stuart Gardens in Newport News, Virginia, was published in the Architectural Record of November, 1941. It featured a creative angular site plan, so that 60 percent of the rental units could have a view of the water.

Sources: Star 7/11/69; Post 7/10/69; Wash. Deco; Arch. Forum; and Arch. Record.

JAMES REUBEN SKINKER: See also [39] [40] [46].

CONNECTICUT AVENUE ACCESSORIES COMPANY: See also [13].
1939

44 3400-3412 - one 4-story brick & concrete building, apartment & stores; The Macklin
3400 - Mrs. Doris K. Ivius, beauty shop
3404 - Kent Stores, Inc., clothes cleaners
3406 - Mrs. Eleanor Hurst, corsets
3408-12 - Great Atlantic & Pacific Tea Co., grocers
ARCHITECT: Mihran Mesrobian.

BUILDER: Mohler Construction Company.

OWNER: Frank R. Macklin.

MHRAN MESROBIAN (1889-1975) was born in Turkey of Armenian parents. He received a degree in architecture from the Ecole des Beaux Arts in Istanbul and practiced as an architect for a Turkish sultan. He served as an engineer in the Turkish army in World War I, participating in the Dardanelles and Gallipoli campaigns and receiving several decorations, including the Iron Cross. He is said to have been taken prisoner during the war but saved, along with others, due to the intervention of Lawrence of Arabia, who helped prevent the Arabs from killing all Turkish prisoners. He came to Washington in 1921 and was naturalized in 1927.

He began working for developer Harry Wardman as a draftsman, but by 1925 had become one of his chief architects, along with Frank Russell White. (Other Cleveland Park architects who worked for Wardman include Arthur B. Heat 33, Frank Tomlinson 467101116 and Eugene Waggaman 540.) Many of his designs for Wardman were strongly neoclassical, reflecting his Beaux Arts training. Among the most notable of these were the Sheraton-Carlton (for which he received a national award for excellence from the American Institute of Architects); the Hay-Adams House; and the Wardman Tower, an annex to the main Wardman Park Hotel designed by White.

Earlier, he was very much involved with Wardman’s residential developments, particularly the “English village” on Woodley Road between 32nd and 34th Streets, N.W., and the Woodley Park community as a whole, including the Cathedral Mansions apartment complex on Connecticut Avenue opposite the zoo (reportedly, at the time of its construction, the world’s largest apartment complex under one roof and one of the Washington’s most prestigious apartment buildings).

When Wardman’s financial empire collapsed in 1930, Mesrobian left Wardman’s office, worked briefly for the government, and then went into practice for himself. The change in status also marked a transition in his style from designs relying heavily on neoclassical precedent to those incorporating more modern architectural trends. His design in 1931 of Cleveland Park’s Sedgwick Gardens is considered one of the two most celebrated early Deco apartments in the city.

(The other is the Kennedy Warren on Connecticut Avenue, overlooking the Klinele Valley, designed by Joseph Younger for Monroe Warren and his associates. It is interesting to note Warren’s activity around the periphery of the mixed residential and commercial area of Connecticut Avenue in Cleveland Park. He built Ordway Gardens to the east, the Cleveland Park to the west, and Tilden Gardens to the north, as well as the Kennedy Warren to the south.)

(Continued)
The Macklin followed in 1939 with a more streamlined Deco style. It was followed in turn by his own home in 1941, a house at 7410 Conn. which began to approach the International Style. Mesrobian retired in the early 1950's, but came out of retirement around 1960 to design the Armenian Apostolic Church of St. Mary's. It is his last architectural achievement.

Sources: *Star* 9/25/75; *Post* 9/26/75; *Wash. Times* 1/12/35; *Wash. Deco*; Mesrobian Thesis; *Conn. Apts*; and D.C. Building Permit Files.
45 3430 - one 1-story brick & limestone office building; U.S. post office
Architect: Carroll M. Meigs.
Builder: E. A. Pessagno.
Owner: Jacob Kotz.

CARROLL M. MEIGS (1904-1976) was born in Virginia and moved to the Washington area as a youth. He attended George Washington University, but graduated from the University of Kansas. Prior to World War II, Meigs had a private architectural practice. The commission for this post office presaged his subsequent involvement in government design.

During the war, he joined the Foreign Economic Administration, and later transferred to the State Department. He joined the Foreign Service in 1957 and was acting chief administrative officer at the U.S. Embassy in Bonn, West Germany, until leaving the Service in 1962. At that time, he returned to Washington and joined the D.C. Redevelopment Land Agency. When he retired from the Agency in 1972, Meigs was serving as chief of the rehabilitation conservation division and was involved in residential and commercial improvements in the city's central area, bringing his career full circle from the early days of private work on public buildings.

He was a member of the American Institute of Architects and was membership chairman of the Washington Building Congress (in which Arthur B. Heaton 33 38, James Reuben Skinker 39 40 43 46, and William N. Denton, Jr. 43 were also active.)

Sources: Post 1/16/76; and Baldwin Archives.
3331 - One 1-Story Brick Store:
Tolbert M. Fezeman, Men's Furnishings
3331 CONNECTICUT - STORE

Architect: James H. Grant.
Builder: Skinker & Garrett.
Owner: Stockwood Investment Co.

JAMES H. GRANT: See also 40.

JAMES REUBEN SKINKER: See also 39, 40, 42, 43.
3310 - ONE 2-STORY STONE & BRICK OFFICE BUILDING
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