



Voices

The Newsletter of the Cleveland Park Historical Society



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The 2015 Garden & History Tour

Saturday, May 23rd, from 1:00 to 4:00 pm

This spring, CPHS is collaborating with the Springland Farm Community—Springland Lane, Tilden Street, and Upton Street, just off Reno Road—for a tour of sixteen gardens in the hilly slopes north of our Historic District. The tour will feature gardens in many styles as well as information about sustainable, river-friendly gardening from RiverSmart Homes and the Rock Creek Conservancy. And the tour will explore 215 years of local history: an early 19th-century vineyard that produced wine from a native grape admired by Thomas Jefferson; the only surviving 19th-century springhouse in the District; and the legacy of the Adlum family, who lived in the neighborhood from 1800 to 2007.

Tickets for the tour are on sale now at our website, www.clevelandparkhistoricalsociety.org, or you can buy them on the day of the tour starting at 1:00 pm at the tent at the southwest corner of Upton Street & Reno Road. Tickets are \$20 for CPHS members, \$30 for non-members, and kids can attend free with a paying adult. We hope to see you there!

Update on the Cleveland Park Library

by Phil Eagleburger, AIA

Things are moving right along on the DC Public Library's schedule for the new and/or renovated Cleveland Park Library. See the DCPL website (dclibrary.org/news/constructionupdates) for their news releases on the topic. In short:

- DCPL solicited proposals from design/build teams; they received nine proposals and short-listed that to four from which one has been selected: Gilbane + Perkins Eastman.
- Representatives from the neighborhood including the CPL branch manager participated in the review of the four that produced the final selection.
- The design process with community meetings will start ramping up soon and will be completed by the end of the summer with the expectation that construction could begin as soon as January 2016, with occupation by March of the following year. This is taken from DCPL's initial estimation of the schedule, originally sent to potential design/build teams.

The DCPL has renovated or replaced fifteen libraries over the course of the last few years and as a result of that experience, they have identified things that work and things that do not. One of the steps they have learned that is effective is the formal involvement of an advisory committee whose members are drawn from, and in turn report to, the neighborhoods served by the branch library. This is in addition to important direct meetings with and presentations to the communities by DCPL. The advisory committee participants were chosen with the input (to DCPL) of various organizations and leaders in the communities served by the Cleveland Park Library. The initial purpose of the committee was to review the short-listed design/build teams and assist in the final selection. That is now done, and the good chemistry that came out of that process has encouraged the group's continued existence and a continued role of advising as the process moves along. The members of that group are:

Jill Bogard, Friends of the CP Library
 Karen Ackerson, Friends of the CP Library
 Barbara Gauntt, Branch Manager, CP Library
 Nancy MacWood, Commissioner, ANC3C, SMDog

Roger White, Woodley Park Community Association
 Gina Polidoro, Cleveland Park Citizens Association
 Phil Eagleburger, AIA, Cleveland Park Historical Society
 Architectural Review Committee

The review of the four teams and the final selection went smoothly. This is due in large part to DCPL and Jeff Bonvechio (Director, Capital Projects and Facilities Management, DCPL) who carefully managed the process to insure fairness and objectivity. It also was due in part to the fact that, as it turned out, any one of the final four teams would have been very capable for this project, and yet one team seemed to stand out. The internal consensus was emphatic and surprisingly in concert with each other (though not unanimous). All the short-listed teams had comparable design and construction experience, consultant expertise, general capability, neighborhood sensitivity, etc., but the chosen team, Gilbane + Perkins Eastman, seemed to excel in their analysis of the site, neighborhood, and program, on both conceptual as well as technical levels. We expect that there will be an opportunity to hear a presentation directly from the design/build team in a community meeting setting. Suffice it to say that there was a certain "common sense" to their approach that will serve them and the neighborhood well as we roll up our sleeves and wade into neighborhood discussions and debates about style and substance.

Part of what the design/build team is charged to do is to facilitate and design an interim library, but there is still a question of whether this is something the community wants, since the cost of an interim facility would come directly out of the overall budget for the final library. There is precedent for not doing an interim library if the community prefers.

A late-breaking development as *Voices* goes to press is that there has been a changing of the guard: Jeff Bonvechio has moved on and is no longer with DCPL. This is of concern because Jeff was pivotal in the design/build team selection process and has been at the center of the library improvement process in general these last few years. His experience and savvy will be hard to replace quickly.

Cultivating Cleveland Park: John Eaton's Student Gardens

By Kat Geislinger (5th grade), and Lila Ronen (4th grade)

John Eaton Elementary School didn't always have student gardens. When the 2009 playground renovation happened, a garden was created. It was mostly for the little kids and it wasn't great. There were a lot of plants, but also a lot of dead flowers and weeds.



Lillie Frankel (5th grade) working in the John Eaton School Garden

In 2013, our school got a grant from City Blossoms to create a pollinator garden. For a month, students learned about growing plants, and how insects such as bees, butterflies, and worms are good for gardens.



One Saturday, we all got together and planted the garden—the one we now have today. It's awesome! In addition to flowers, fruit, and vegetables, we also

have herbs such as rosemary, sage, lavender, thyme, and chives.

In 2014, Eaton received another grant from OSSE (Office of the State Superintendent of Education) to expand the garden. We added a vegetable garden in the front of the school. An Eaton garden club was formed, and we planted tomatoes, lettuce, Swiss chard, beans, cucumbers, and carrots.

The garden club is fun. Students learn about how to grow plants especially if they want to do it at home. We learn how to compost using worms that are kept at school, and we get to see how soil is made. In addition, we make salads using vegetables and greens directly from our garden, which are delicious!

For DC Public School Strawberries and Salad Greens Day last May the garden club made herb-infused olive oil. First we picked the herbs from the Eaton garden and dried them out. Next, we put them in oil and cooked them on a low heat. Once the oil cooled we had every grade taste it with bread, carrots, or cucumbers. Even the lavender oil tasted great. We had a herb touching and smelling station where students got to feel and sniff the herbs with information on each herb such as its Latin name, history, and uses with different foods. We liked this project so much we made more herb oil and sold it in nice bottles at the school block party in October. The garden club also made and sold energy granola balls and bundles of herbs from the garden. The money raised is used for other garden club projects.

We think that the Eaton gardens are good for the entire Cleveland Park neighborhood because they attract bees and butterflies that pollinate plants. They will also be attracted to other people's flowers and help with pollination. This is good because without pollination, there would be no food or flowers. The gardens are also good for Cleveland Park because the plants provide oxygen making the air cleaner. Eaton's gardens are pretty and help make Cleveland Park greener.

John Eaton School gardeners Kat Geislinger (5th grade) and Lila Ronen (4th grade)

CPHS Leadership News

Greetings from the Executive Director

As we announced in the February e-news, CPHS's Board of Directors decided in late 2014 to (re)create an Executive Director position to ensure consistent service to members and neighbors and to support a greater presence for CPHS in the neighborhood and in the DC preservation community. I am honored to be able to return to CPHS in that role. Working with CPHS as a staff person (2011–2013) and as a consultant (2014) has been a wonderful way to re-immersify myself in the neighborhood I grew up in and reacquaint myself with its people and its historic places. Since moving back to Washington and entering the field of historic preservation after years in academe, I have found it fascinating to study both the history of Cleveland Park and the history of the neighborhood's experience with preservation since it became a historic district. You will see some of the fruits of that research elsewhere in this issue of *Voices*, and more in issues to come.

I have two goals for CPHS in 2015 and beyond. First, I am putting in place a year-round schedule of programming that will provide opportunities eleven months of the year for Cleveland Parkers to come together to learn about our neighborhood history and to discuss preservation. CPHS will no longer go on hiatus for the summer—though we will still take August off! I want to provide practical support for Cleveland Park residents to act as stewards of historic properties and of our shared environment, but I also want to get us out into the city to see what is happening in history and preservation beyond Cleveland Park's borders. You see some of the fruits of that new programming initiative on the facing page. Expect more to come: more talks, more tours, and more field trips to take us out into the city for some perspective on our own history.

My second goal is closely related to the first: I want to transform membership in CPHS from being just a matter of financial support—though that support remains essential if we are to continue to exist—to being something that we *do together*. I want CPHS to bring members together around our common interests in local history and preservation, and I want membership to mean *doing things*. So join us! Your financial support makes possible everything we do, but we also want to meet you and have you join us in projects, and propose new ones. Email me any time with ideas or requests at staff@clevelandparkhistoricalsociety.org.

I look forward to seeing you around the neighborhood!

Carin Ruff, Executive Director

Farewell and Thank You to Danny Ince

Everyone who has been involved in CPHS or attended any of its programs over the past four years owes a huge debt of thanks to Danny Ince, who will retire this May as President of CPHS's Board of Directors. Danny stepped in as president mid-year in 2011, when Dick Jorgensen retired from the board, and since then has taken on the substantial burden of running our small organization. Even with part-time staff help, being president of the board is a big job, and CPHS could not function without the volunteer efforts of our board. As president, Danny has been CPHS's main point person for preservation issues, working behind the scenes in ways that most members never see but which keep Cleveland Park in the conversation on matters affecting our historic neighborhood, from the restoration of individual buildings to major issues like zoning and historic designations. She has coordinated major events, convened board meetings and annual meetings, and done all the administrative work that in a small nonprofit must be done by the officers of the organization. We will miss her level head and sense of humor!

At the Annual Meeting on May 19th, we will honor Danny's service and welcome a new president. Members will receive more information about this shortly with the invitation to the Annual Meeting.

Departing Board Members

This spring we are also bidding farewell to Mike Goldstein and Judy Levin, who are completing their second terms on the Board. Judy has been our lead person for programming and special events, and she is wrapping up her board service with an amazing garden tour on May 23rd. We hope you'll attend and thank her in person!

A New Editor for *Voices*

Board member Abby Porter has taken over from longtime *Voices* editor Rhona Hartman. Abby is eager to have story ideas and new contributors for *Voices*. You can reach her at easporter16@gmail.com.

CPHS SPRING & SUMMER EVENTS 2015

— A page to save! —

Tuesday, May 19th, 7:30 pm

**Annual Meeting of the CPHS Membership
at Washington International School (Tregaron)**

Members: Look for an invitation by email in early May.

Saturday, May 23rd, 1-4 pm

**The 2015 CPHS Garden & History Tour
featuring the Springland Farm Community**

Buy tickets online at www.clevelandparkhistoricalsociety.org or
on the day of the tour at the corner of Upton Street & Reno Road.

Tuesday, June 23rd, 7:00 pm

**Talk: The Kit Houses of Cleveland Park
Cleveland Park Congregational Church**

Look for an email announcement and registration information on our
website—www.clevelandparkhistoricalsociety.org—in early June.

Tuesday, July 21st, 7:00 pm

**Talk: The L'Enfant Trust's Easement and Historic
Properties Redevelopment Programs
Cleveland Park Congregational Church**

Look for an email announcement and registration information on our
website—www.clevelandparkhistoricalsociety.org—in early July.

SPRING AND SUMMER ARCHITECTURAL REVIEW COMMITTEE MEETINGS

May 11th

June 8th

July 13th

September 14th

All ARC meetings are held on Mondays at 7:30 pm at the Cleveland Park Congregational Church, 3400 Lowell Street, NW.

Note that the ARC does not meet in August (and neither does the DC Historic Preservation Review Board), so if you are planning major work on your home next fall, you may wish to start the preservation review process in time for the July ARC meeting.

Email Carin Ruff at staff@clevelandparkhistoricalsociety.org for guidance on the process or to request a place on the Architectural Review Committee's agenda.

What is the Period of Significance

and what does it mean for the Cleveland Park Historic District?

by Carin Ruff

In the Cleveland Park Historic District, buildings built between 1880 and 1941 have the full protection of the District of Columbia’s historic preservation ordinance, the Historic Landmark and Historic District Protection Act (1978). Those built in 1942 or after do not. Thus a house built in 1941 “contributes” to the historic character of the neighborhood; a house built in 1942 or later does not and is “noncontributing.”

How did this situation come about, and what does it mean for Cleveland Park’s architectural legacy and sense of history?

National Register guidelines shape Cleveland Park

Cleveland Park is a National Register Historic District protected under the District of Columbia’s Historic Landmark and Historic District Protection Act.

The National Register of Historic Places is a federal-level inventory of places of national or local historic significance, administered by the National Park Service. The National Register was created by the National Historic Preservation Act of 1966. The National Register does not in and of itself provide legal protections at the local level. Instead, it is a planning tool, a way of identifying properties worth preserving, and it provides some procedural protection when listed properties might be affected by federal actions. In most instances, it is only local historic designation that gives properties legal protection from destruction or destructive alteration.

Most local governments do not protect National Register listings per se. But for reasons rooted in the circumstances of the creation of our local preservation ordinance, local D.C. historic designation for historic districts is largely harmonized with National Register listing. The details are complex, but the upshot is that **the National Register criteria shape the way we designate historic districts locally in D.C., and the way those districts are regulated after they are designated.**

Associating historic significance with time

The National Register of Historic Places recognizes buildings, sites, and districts for their historic significance, and **requires that that significance be associated with a discrete chronological period: the period of significance.** A historic place may have multiple periods of significance, but those periods must be strictly demarcated by year.

Buildings that fall within the period of significance for a district

are said to be “contributing resources,” and those that fall outside the period of significance are “noncontributing resources.”

The National Register also has a rule of thumb—often treated as a hard-and-fast rule, though it was never intended to be that—that places can only be listed if they **“achieved significance” more than 50 years ago.** Listing properties younger than 50 years old requires demonstrating that they are of “exceptional importance.” (There is a lot of debate in the preservation community about what that means.) A historic district whose development stretches into the period more recent than 50 years may be listed without having to meet the “exceptional importance” standard, but only if the preponderance of its buildings meets the 50-year guideline.



The Park & Shop, 1930

50 years from when?

The “present” from which we measure 50 years in the past is of course not now, but **the time when the district was nominated to the National Register.** In Cleveland Park, that vantage point is the mid-1980s, when the Park & Shop on Connecticut between Ordway and Porter was threatened with redevelopment, and the founders of CPHS moved to protect the neighborhood commercial corridor—and the neighborhood to which it belongs—by nominating Cleveland Park for both National Register and local D.C. historic status. The 1941 terminus for our period of significance is thus determined not only by a scholarly analysis of the history of Cleveland Park, but by the limits imposed by the

slightly-elastic 50-year rule at the time of nomination.

The end of Cleveland Park's period of significance, 1941, is associated with World War II, and it marks the last year until after the war in which there was any substantial new building in the neighborhood. The year 1941—45 years before 1986, when the process of nominating our historic district began—also represents a stretching of the 50-year guideline to encompass as many properties as was feasible at that time. When CPHS's founders nominated Cleveland Park to the National Register, their first aim was to protect the Park & Shop and the rest of the Connecticut Avenue commercial strip from redevelopment. Extending the period of significance to 1941 allowed them to include as much of the neighborhood as possible among the "contributing," and thus protected, resources. That was especially important for protecting Art Deco buildings on the Connecticut Avenue strip, like the Uptown Theater (1936) and the Macklin (1939).

Resisting the segmentation of our history

The National Register criteria require drawing hard-and-fast chronological lines across the history of a place, a history that most people living in that place experience as continuous. The preservationists who nominated Cleveland Park to the National Register in 1986 repeatedly resisted the requirement to draw a chronological boundary between significant and insignificant, historic and non-historic, in Cleveland Park. The nomination itself says:

There are no intruding buildings within the boundaries of the Cleveland Park Historic District. Significant compatible structures, which are an integral part of the district, have continued to be designed and built up to the present. However, according to the National Register's criteria all of the post 1941 additions to the district have been deemed to be noncontributing structures because of their age.

(Find a link to our National Register nomination in the Cleveland Park History section of our website, www.clevelandparkhistoricalsociety.org.)

These and similar statements throughout our National Register nomination and in the early minutes of CPHS's Architectural Review Committee point to the nominators' feeling that the historical distinctions required by the National Register were a falsification of the way residents understood their neighborhood's history.

What does this mean for Cleveland Park's buildings?

Contributing and noncontributing buildings are treated differently under preservation regulations.

Projects affecting contributing buildings are reviewed for their impact on the building's historic fabric and design integrity—its ability to communicate the characteristics of the period in which it was originally built—as well as for the impact of the alteration on the historic district as a whole.

Alterations to noncontributing buildings, on the other hand, are reviewed only for how they would affect the historic ensemble of the district, not for their effect on the design or material integrity of the building in question. Noncontributing buildings are thus subject to alteration that completely changes their character, and there is no significant legal obstacle to tearing them down.

Moreover, **noncontributing buildings are understood to have nothing to say to the design history of the district**, and thus cannot be taken as precedent for any new construction. Over time, preservation review can allow noncontributing buildings to be remodeled to look more like those from the period of significance, or replaced altogether. In effect, buildings outside the period of significance are in danger of being written out of the neighborhood's history. Their noncontributing status may have made sense at the time the neighborhood was designated historic, but that status also means they may not survive with their fabric and design intact long enough to be reevaluated by a later generation.

So what does this mean on the ground for preservation in Cleveland Park?

There is no question that Cleveland Park is predominantly an early-20th-century neighborhood. In our National Register nomination, only 68 buildings out of about 1000 are listed as noncontributing on the basis of age. Razing of noncontributing structures has not to date been a significant issue in the historic district—though generational turnover in our housing stock is creating significant pressures to enlarge and alter older houses. The administrative necessity of a strict chronological cutoff for contributing status creates some **absurdities and frustrations**. Here are three examples:



The Cleveland Park Library

The city's plans to renovate or replace our neighborhood library have many in Cleveland Park reflecting on how much a part of neighborhood history the existing library is. The library feels like

(continued on next page)

(Continued from page 7) an integral part of the Connecticut Avenue neighborhood-serving commercial district that the historic designation of Cleveland Park was designed to protect. It's been around for 65 years now. But since the library was built in 1950, it is a noncontributing resource, which means that our preservation law is no bar to its demolition. (See Phil Eagleburger's article on page 2 of this issue.)

Pre- and postwar houses by the same architect

The architect and developer Carl Iver Johnson built approximately thirty houses in Cleveland Park between the 1930s and the 1950s. Almost all of them are very simple brick colonials with applied Federal or Georgian-style detail around the doorways. They are certainly a part of Cleveland Park's history, since Johnson was such an energetic in-filler of lots before and after World War II, but none of them would strike us as distinctively characteristic of Cleveland Park.



Houses by Carl I. Johnson: the one built in 1936 (left) is a contributing resource; the one from 1947 (right) is noncontributing.

Of Johnson's houses, for example, 3019 and 3029 through 3041 Ordway Street were built in the late 1930s, and so are contributing resources in the historic district. The 3021 and 3025 Ordway houses were built after the war, so they are noncontributing. On Porter Street, a trio of Johnson's houses (3063 through 3069) were built in 1941 and thus are contributing; an application to add a porch to one of those houses was recently denied. But directly across the street from those houses is a 1950 house—noncontributing—whose demolition was approved last year. The ordinary resident of Cleveland Park could be forgiven for wondering what the distinction really is between a prewar and a postwar modest brick colonial on the same block, especially in cases where they were both built by the same man.

Faulkner houses

The blocks abutting the west end of Rosedale, on 36th Street and around the corner on Ordway near 36th, are full of houses built by the Faulkner family of architects, whose history is entwined with that of Rosedale itself. The houses designed by Waldron Faulkner in the 1930s are contributing resources. Those of his son, Winthrop, built between 1963 and the late 1970s, are not. What would it mean for a complete architectural history of Cleveland Park if Winthrop Faulkner's houses were erased from the record?



3530 Ordway Street (in a view that no longer exists), Winthrop Faulkner, 1963: noncontributing.



The William Slayton House, 3411 Ordway Street, I.M. Pei, 1960: noncontributing, but individually landmarked.

I.M. Pei house

We should close by mentioning a special case: the William Slayton house (1960) at 3411 Ordway is one of only three private houses ever designed by I.M. Pei. It, too, is a noncontributing structure in our historic district. It is quite unlike anything else in Cleveland Park; indeed, Pei is reported to have said that Cleveland Park attracted him precisely because here he did not "feel the heavy hand of conformity" here. Fortunately, the Slayton house was individually landmarked by alert preservationists as it approached its 50th birthday. (Individual landmarks must meet a higher standard of significance than any single contributing building in a historic district.)

Cleveland Park's period of significance directly affects what the neighborhood is like and what it may become. Where would we fix Cleveland Park's period of significance if we were nominating it as a historic district today?

The views expressed in this article reflect the author's research on the history of preservation in Cleveland Park and are not the official position of CPHS.

The Mondales' House Before the Mondales: Part 1

by Carin Ruff

Longtime Cleveland Park residents remember that Joan and Walter (Fritz) Mondale were our neighbors on Lowell Street before and after Walter Mondale's term as vice president. The story of the Mondales' time in Cleveland Park turns out to open up many other questions about the history of the neighborhood in the 1960s and 1970s—questions we'll be exploring in the next issue of *Voices* and in a major oral history project now in the planning stages. Stay tuned for more on that!

Meanwhile, the early history of the Mondales' house is an interesting window into the development history of Cleveland Park and the careers of its residents in the first half of the 20th century.

The Construction of 3421 Lowell

Charles Taylor received a permit to build the house at 3421 Lowell on July 28, 1919. Work began almost immediately, and the house was virtually finished by mid-November 1919. Taylor and his wife Louise had been building houses in Cleveland Park since 1908, just after the demise of the original developers of the neighborhood, the Cleveland Park Company. Rather than buying a large swath of land at one time, the Taylors would buy a lot, build a house, sell that house, and move on to another lot. Before building 3421, Taylor had built 3417 Lowell in 1916 and 3419 Lowell in 1918. Taylor was one of several developers active in this period in the section of Cleveland Park known as "Oak View," which included Macomb, Lowell, and Woodley from Wisconsin Ave. to 33rd Place. Taylor was particularly known for his Four-square houses, while other developers (notably W.C. and A.N. Miller) were building brick Colonial Revival houses in the same blocks.

J. Orme and Elizabeth Akers Thornberry

Although the house was completed before the end of 1919, no occupants were listed at 3421 in *Boyd's Directory of the District of Columbia* for 1920. In 1921, however, J. Orme Thornberry appears. Although his deed is not recorded, he and his wife Elizabeth appear as the grantors in the sale of the house in 1925, so it is reasonable to assume the Thornberrys bought the house from Charles Taylor. J. Orme Thornberry was clerk to the Senate Finance Committee when he lived on Lowell Street.

Mrs. Thornberry was apparently very musical, as well as very sociable, since she appears repeatedly in the *Evening Star* in the early 1920s as a soprano giving "entertainments" — for a Republican women's club; for the blind, at the Library of Congress; at Visitation Convent in a benefit for the Christ Child Society; and in a pageant entitled "The Feast of Prosperity," staged in November 1921 for the opening of the Washington Naval Conference. In 1923, she sang at the opening of the then-new Cleveland Park Congregational Church, and continued to be a featured soloist there in subsequent years. After a few years on Lowell Street, the Thornberrys moved to Foxhall Village, which was then a brand new development. Apparently it took some time to sell the house on Lowell Street; the ad reproduced above ran in October 1924, and the house was still being advertised in the papers in May of 1925.

Lloyd W. and Mary H. Stephenson

By 1926, Lloyd Stephenson was the owner of the house. Stephenson had previously lived as a bachelor at 2941 Macomb Street, so it seems likely that his purchase of 3421 Lowell coincided with his marriage. It turns out that Lloyd Stephenson was a distinguished geologist. He did his Ph.D. at Johns Hopkins and began his career at the U.S. Geological Survey in 1907. He became internationally famous as an expert on Cretaceous stratigraphy as a result of the studies he carried out on the geology, ground water, and fossils of the Atlantic and Gulf Coastal Plain for USGS.

In the 1920s, Stephenson was employed as a consultant to petroleum companies in the early exploration for oil in Mexico and Venezuela. He continued to work at the Geological Survey throughout that time. Later in his government career, he led a small team of paleontologists and devoted himself almost exclusively to research.

Russell K. Hollingsworth

The Stephensons sold 3421 Lowell in 1945, two years before Lloyd's retirement. The buyer, Russell K. Hollingsworth, was a Washington native and a pharmacist. Upon his discharge from the Navy at the end of World War II, he worked as a pharmacist for Peoples Drug until he was recalled to active duty at the start of the Korean War.

To be continued!

Coming up in the next issue of *Voices*: The 1960s—the Stenhouses and the Mondales

**Overlooking the Cathedral
in
CLEVELAND PARK**

3421 Lowell Street

This house is located in the most desirable section of Cleveland Park, overlooking the Cathedral. It is a four square plan, built in 1919, and is one of the best examples of the Cathedral style. It is a beautiful home, and is one of the best values in the neighborhood.

Features include:

Four square plan, Cathedral style, Colonial Revival, large front porch, central hall, with tile floors, oak woodwork, built-in kitchen, modern plumbing, tile bath, central air conditioning, and more.

Inspect Today After 3 P. M.

BOSS & PHELPS
The House of Homes

MA 2009 Phone 1415 K St. N.W.

3421 Lowell Street advertised in *The Washington Post*, Oct. 26, 1924

Voices from the Past: Fall 1988

2

CLEVELAND PARK VOICES



Bungalows in Cleveland Park as (left to right) 2425 Porter, 3038 Rodman, and 3615 Macomb. Drawings by M. Mike Hordwood.

Architectural Corner

By Kathy Wood

Bungalows in Cleveland Park

"Bungalow n. A small, one-story house."
—Oxford American Dictionary.

"Bungalow . . . has come to represent for many of our contemporaries, the concept of a distinct longing. It is an expression of the need for rest, of a return to Nature, of protection from the wearing side-effects of modern technology. And finally of the fulfillment of the desire to live undisturbed as an individual."

—Anthony D. King, "The Bungalow (part 2)," *Architectural Association Quarterly*, Vol. 8, No. 4, 1973, p. 4.

Bungalows, as we know them today, derived from India's native Bengali huts. During their long involvement in India, the English, inveterate travelers, visited notable temples in remote areas. Western accommodations were unavailable so an adaptation of the Bengali hut evolved. The Dak-Bungalow, or house for travelers, consisted of a large central room covered by a thatched roof extending beyond the house walls to create an enclosing verandah or porch that provided essential coolness. Subsequently the bungalow developed into a British colonial housing type used in hot-temperate countries.

Two key elements in the bungalow's development were established early: that it should be a simple, inexpensive shelter with rustic overtones and its connection with travel or vacation time.

As the technological revolution transformed English cities into polluted, congested industrial centers,

individuals began longing for the simple pleasures of rural life. Seaside resorts burgeoned in response to the increasing wealth and leisure of the middle class, thereby linking their aspirations with the pursuits of the wealthy. Bungalows were first introduced to England in 1869 at two speculative resort developments on the coast of Kent, two hours by train from London.

Although rustic in appearance and association, bungalows incorporated the latest technology. They were built of mass-produced, readily available, inexpensive materials and designed to be maintained without servants. The floor plan was laid out for convenience and the kitchen included the latest advancements to make life easy and carefree.

The first American bungalows also were summer cottages. In 1884 New York architect Arnold Brunner used his design for a "Bungalow as a Summer Cottage" as the frontispiece for his book *Cottages or Hints on Economical Building*. He noted that: "Bungalows, as the one-story houses in India are called, seem adapted to some parts of America, particularly as summer cottages."

An ideology was closely associated with the American bungalow and popularized through journals and magazines. The *Craftsman*, a journal published by Gustav Stickley from 1901 to 1915, popularized the bungalow and the English Arts and Crafts Movement. Early American bungalows exemplified three tenets of this

movement: simplicity, communion with nature, and craftsmanship.

Books and magazines spread bungalow designs across the country in the first quarter of the 20th century. The bungalow became identified with newly developing suburbs like Cleveland Park and Takoma Park. Owners and builders had easy access to numerous plans and elevations from which to select designs. Working drawings or pre-cut, ready-to-assemble bungalows could be purchased inexpensively by mail. Sears, Roebuck and Co. featured bungalows in their catalogues, two of which can be seen at 3038 Rodman (1921) and 3424 Quebec (1922).

Bungalows come in many different styles but their primary identifying characteristics are the single-story appearance (although they may in fact have two or even three stories) and the front porch.

Cleveland Park bungalows can be seen at 3615 Macomb (1911) and 3125 Porter (Craftsman style, 1915). Two of the earliest are 3409 34th Place (1906) and 3501 Lowell (1907).

With her unique expertise in Cleveland Park history, architectural history and CPHS Executive Director Kathy Wood played a key role in Cleveland Park's designation as a Historic District and the successful effort to protect its common areas. She is author of the chapter on Cleveland Park in Washington of Home: An Illustrated History of Neighborhoods in the Nation's Capital (see page 6) and books *American architectural history of local cottages*.

2 0 1 5 M E M B E R S H I P

Join or renew online at ClevelandParkHistoricalSociety.org/Membership or complete the following form and send it with a check payable to C.P.H.S. to:

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Note! Please be sure we have your current email address so that you do not miss important announcements. We will not spam you with too many emails, but we are now conducting most of our routine communication electronically, which saves us money and allows your membership dollars to go further.

- Membership level: \$50 Household \$100 Sponsor \$250 Patron \$500 Angel
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CPHS is a member-supported, 501c3 not-for-profit organization. Membership dues are fully tax deductible. Members receive priority registration

for public events, invitations to member-only events, and discounts on event fees, house markers, note cards, and CPHS publications.

Planning work on your home in the Cleveland Park Historic District?

Owners of homes and other buildings in the Cleveland Park Historic District share responsibility for helping preserve the historic fabric of the neighborhood – the properties themselves and their relationship to the whole streetscape and natural environment.

Visit our website, ClevelandParkHistoricalSociety.org, for guidance on the design review in Cleveland Park and the permitting process in D.C.



Cleveland Park: A Guide to Architectural Styles & Building Types, by Cherrie Anderson & Kathleen Sinclair Wood, with drawings by John Wiebenson. \$8 for members, \$12 non-members. Order on the membership form above.



Want to keep track of historic preservation news in Cleveland Park and all around D.C.? We post news of preservation and D.C. history events on [Facebook.com/ClevelandParkHistory](https://www.facebook.com/ClevelandParkHistory).

Introducing a new feature! Beginning with this issue, we are reprinting articles from the early years of *Voices*. The first one appears on the page opposite this one. At the time of its founding, CPHS was lucky to have its own architectural historian, Kathleen Sinclair Wood, who served as the first Executive Director of CPHS and was the main author of our National Register nomination. Her extensive slide collection documenting Cleveland Park’s historic buildings resides at the Historical Society of Washington, which is gradually digitizing her photos. Kathy wrote articles on aspects of Cleveland Park’s architecture in each issue of *Voices* in the early years. This one appeared in the fourth issue of *Voices*, in the fall of 1988. (If you’re a fan of bungalows, be sure to come to our talk on kit houses on June 21st!)

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VOICES

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