

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION



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HISTORIC PRESERVATION REVIEW BOARD

APPLICATION FOR HISTORIC LANDMARK DESIGNATION

XX

New Designation

Amend a Designation

Summary of Amendments

Describe in text.

Property Name The Oswego (1526-28 U) and The Exeter (1330-32 U)

If any part of the interior is being nominated, it must be specifically identified and described in the narrative statements.

Address 1326-28 U Street, 1330-32 U Street

Include zip code.

Square and Lot Number(s) Square 237; lot 181 (1330-32) Lot 182 (1326-28 U) 1-B Affected ANC

Architect(s) B Stanley Simmona

Date Of Construction 1900 (1326-28) Date of Major Alteration(s) c. 1930's Storefront
1904 (1330-32) (1326-28 U Street)

Architectural Style Classical, Colonial Revival

Original Use Residential; Apartment Present Use Office/Apartment/Vacant

Property Owner William Thompson (1326-28) JENCO, Inc (Marvin Jawer)(1330-32)

Legal Address of Property Owner Thompson, 1762 Kenyon Street, DC/Jawer c/o JENCO, Inc.
Include zip code.

NAME OF APPLICANT(S) Cardozo-Shaw Neighborhood Association (CSNA)

If the applicant is an organization, it must submit evidence that among its purposes is the promotion of historic preservation in the District of Columbia. A copy of its charter, articles of incorporation, or by-laws, setting forth such purpose, will satisfy this requirement.

Address / Telephone of Applicant(s) P.O. Box 72784, Washington, DC 20009

Name and Title of Authorized Representative Paul K. Williams, Vice President

Signature Paul K Williams Date 9/22/97

Author of Application and Telephone Paul K. Williams 202-462-6251

Application submitted in association with in with full support from:
Wm Thompson, owner 1326-28 U, the Residential Acvtion Coalition (RAC),
Tom Coumaris (ANCl-B), Helen Kramer (ANC 2-F), Councilmember Frank
Smith, Jr. (Ward One), U Street Merchants Association, Wallach Place
Assoc.

OFFICIAL USE ONLY

Date Received _____
Date Filed _____
Amount Paid _____
Case Number _____
Filed By _____

310.21 A STATEMENT OF THE PREHISTORIC, HISTORIC, ARCHITECTURAL AND/OR CULTURAL SIGNIFICANCE OF THE PROPERTY PROPOSED FOR DESIGNATION:

The twin apartment buildings located at 1326-1328 and 1330-1332 U Street, are both architecturally significant due to the retention of original features, historical association with U Street, and in representing a rare early apartment design by noted local architect and investor B. Stanley Simmons. Built in 1900 and 1904, respectfully, in the Classical Revival architectural style, the twin apartment building were know as the Oswego (1326-28 U) and the Exeter (1330-1332 U) apartments, each housing six units. Both buildings retain virtually all exterior features and details of its original construction and design, and are among the first three commissions of architect Simmons. Their significance has been recognized in the National Register Multiple Documentation Nomination form prepared by Traceries in March of 1992, as a contributing element in the Low Rise Apartment Building (1880-1945) subsection.

The conventional low rise apartment building is significant to the historic contexts specifically for its role in providing a new type of housing to residents of the District of Columbia. Specifically, within the general context of "The Apartment Building in the District of Columbia, 1880-1945," the conventional low-rise sub-type introduced new residential organization and dictated new approaches to day-to-day living.

1326-28 and 1330-32 U STREET

The concentration of Washington apartment houses along certain streets or corridors often coincided with the extension of electric streetcar systems. In 1896, the new 14th Street streetcar line opened, and promptly formed the first nucleus of apartment houses in Washington, including those at 1326-1328 and 1330-1332 U Street, being built just four years later.

A *District of Columbia Permit to Build* was issued to owner Lester A. Barr on April 19, 1900 for the construction of two individual but twin designed six-unit apartments buildings located at 1326-28 and 1330-32 U Street, N.W. The architect listed on the application was B. Stanley Simmons. Shortly following issuance of the building permit for 1326-28 U Street, an apartment building was constructed, and coined "The Oswego." The name was apparently borrowed from the Native American tribe of the same name located in upstate New York. The building was built as a collaborative effort between architect B. Stanley Simmons and owner Lester A. Barr, who often partnered on small apartment developments to fit the needs of a growing city population at the time.

Based upon the success of "The Oswego," architect Simmons collaborated with a new owner of the property next door, Franklin T. Sanner (then a partner with former owner/developer Barr), and together they re-applied for a *District of Columbia Permit to Build* on July 11, 1904 for the construction of the previously planned adjoining six-unit apartment building at 1330-32 U Street. Following completion shortly thereafter, it was coined "The Exeter."

The 1910 Census indicated that the majority of occupants of both 1326-28 and 1330-32 U Street were white. However, by the time the information was recorded for the 1920 Census, 1326-1328 remained with a majority of white residents, while 1330-32 had been recorded as being occupied by a majority of "mulatto" residents. As with the surrounding U Street corridor, the twin apartment buildings reflected a trend of an evolving corridor increasingly exclusive of whites. Attributed to the change of racial makeup in the neighborhood, and the assumed ownership change of the properties, "The Oswego" name was later changed to "The Homeland," and "The Exeter" changed to "The Leachman."

The buildings continued to function as apartments throughout the following decades, hosting many African American residents that were unable to rent in other sections of the city due to the numerous segregation laws imposed.

310.21 A STATEMENT OF SIGNIFICANCE, continued

As a vital part of the “city within a city” mentality, the apartments were central to many of the historic activities surrounding U Street. Located directly across the Street from the famed Republic Gardens Theater (now demolished) and Republic Gardens nightclub, the apartments housed an elite mix of black and mulatto residents that became the central core of a rich social history in an area known as the “Black Broadway.”

Unlike many buildings surrounding U Street during the racial riots that started in April of 1968, both apartment buildings withstood the massive fire and destruction that swept the area, and have withstood the economic depression of the area that followed during the next decades. As witnesses to the unique black history imbibed in the U Street corridor, and as a rare early example of noted architect B. Stanley Simmons, both buildings represent architecturally and socially an era that is not only significant, but likely not to be repeated in local history.

ARCHITECT B. STANLEY SIMMONS

The apartment buildings at 1326-28 and 1330-32 U Street represent a rare example of an early apartment design by local architect B. Stanley Simmons, who would later capitalize on such ventures to become a leading architect of fashionable apartment houses throughout the District for the next forty years. A native of Charles County, Maryland, Simmons was born in 1871, and moved to with his family to Washington at the age of ten. He graduated from the Massachusetts Institute of Technology with a degree in architecture, a rare vacation for the time, when most architects received their training from apprenticeships. Thus, according to James M. Goode in Best Addresses, he was one of the first native Washingtonians to be academically trained in architecture. He designed his first apartment building in Washington at the young age of 26 in 1897; the eight-unit *Arno* apartment building at 1035 20th Street, a building now demolished.

However, it was three commissions just three years later, in 1900, that are recognized as establishing Simmons career in architecture; the apartment building at 1400 M Street (now demolished) and the twin apartments at 1326-28 and 1330-32 U Street. All three were designed for owner Lester A. Barr, a young developer, which in turn led to work for Barr’s partner Franklin Sanner. Following this successful speculative venture on U Street, together, the three men would go on to built numerous apartment buildings, including the *Wyoming* (1905-1911) at 2022 Columbia Road. At the end of a forty year career, Simmons would design 61 apartment buildings throughout the four quadrants of the city: 53 in N.W., 3 in N.E., 3 in S.W., and 2 in S.E. Many of these apartment buildings have long been demolished, although with the retention of 1326-28 and 1330-32 U Street, his evolution of design process and increase in stature among Washington’s architects can be clearly witnessed. He worked successfully in a number of styles, including Romanesque, Colonial Revival, classical, and Art Deco. Simmons designed a house for his first investment partner, Lester A. Barr, in 1906 at 2120 Leroy Place, N.W., which included a similar heavily scrolled doorway to that found on 1326-28 and 1330-32 U Street. Simmons retired around 1925, and died in 1931.

Other buildings designed by Simmons include the sixty unit Dupont at 1717 20th Street in 1902, the Iona at 709 H Street in 1902 (now demolished), the Veronica Flats at 210 13th Street (now demolished), the Leta at 2031 F Street in 1905 for artist Violet Bloomer, the sixteen unit Carleton at 1741 Lanier Place in 1910 for Josephine Williams, the Fairfax apartment/hotel at 2100 Massachusetts Avenue in 1924 for Charles Fairfax (now the Ritz-Carlton Hotel), the Embassy at 1613 Harvard for prolific developer H.R. Howenstein, the one hundred and three unit Wakefeild Hall in 1925, and his final three apartment buildings on 13th Street, N.W.: the twin Highviews and Castle Manor, both designed in 1925.

310.21 A STATEMENT OF SIGNIFICANCE, continued

NEIGHBORHOOD CONTEXT

In February of 1871, Congress passed a bill that established a new Territorial Government for the District of Columbia that quickly established a Board of Public Works to undertake a massive program to modernize the city. As part of an ultimate expenditure close to \$20 million dollars, several streets were graded, paved, and provided with sewage systems. By 1872, both 14th and 11th Streets (from Rhode Island to Boundary Street) were paved with stone, providing easy transportation to undeveloped areas within the city limits. Although this city government ultimately failed due to severe corruption, the results of the building improvement campaign had a direct impact on the development of the neighborhood surrounding U Street.

As part of the ongoing Northern Shaw-Striver Cultural Resource Survey, the study of forty city squares surrounding 1326-28 and 1330-32 U Street revealed that only seven of them held a total of ten houses in 1853. (Faetz and Pratt Tax Assessment records) However, by 1875, the Water Department records show that only seven of the forty squares are completely void of any development. Lot 334N, which houses 1800 Vermont, had 10 frame dwellings existing in 1875. (Report of the Commissioners of the District of Columbia, Water Department Survey, 1875)

The newly developing residential area surrounding U Street Vermont not only attracted a wide variety of professional people, but a wide variety of racial groups as well. Census records from 1880 reveal that blacks, whites, and mulattos were often found intermixed throughout the neighborhood, although African-American residents tended to be clustered in groups of labor class dwellings farther away from the improved streets and trolley lines.

By 1882 the city's streetcar system was expanded to include much of the surveyed neighborhood. In that year, the 11th Street Line was extended from its former terminus at P Street and ran directly behind 1800 Vermont Ave to its new turnaround at Boundary Street. Between 1880 and 1900 the neighborhood became fully developed with rows of townhomes and commercial buildings being built on every square. Many of the older frame residences were replaced with more substantial and larger brick dwellings. The area continued to attract both blacks and whites of lower to middle income levels, and remained a social, economic, and racially diverse neighborhood until the beginning of the twentieth century, when groups of professional and middle class whites began to emerge in patterns of close proximity of the Streetcar lines on 7th and 14th Streets. (1900 Census Records analysis included in the Northern NPS Shaw-Striver Cultural Resource Survey) Social forces continued to change the diversity of the neighborhood until it became a predominantly African-American middle income area evolving during the first few decades of the twentieth century.

The various reforms and laws aimed at protecting the African-American population in Washington during the Reconstruction period were eventually ignored and then legally dropped from the city's legal code in 1901, just one year following issuance of a building permit for 1326-28 U Street, and three years prior to the construction of 1330-32 U street. As racial hostility and segregation increased in downtown sections of the city around this time, many people relocated to the neighborhood. Suburban areas outside the city were beginning to attract a predominately white population away from the intermixed neighborhoods of the inner city. This exodus, combined with restrictive covenants that barred African-Americans from other parts of the city, created a neighborhood around U Street that was increasingly exclusive of whites.

The evolution of this process in the neighborhood can be seen most vividly in comparative analysis of the 1900, 1910 and 1920 Census, where the racial mix went from fully integrated, to a small percentage of whites, and then almost exclusively black, respectively. Out of necessity and in response to the exclusionary covenants legalized by the Supreme Court, Washington's African-American population of varying socio-economic levels congregated in areas of the city that were reserved for them, including the immediate neighborhood surrounding U Street. During this

310.21 A STATEMENT OF SIGNIFICANCE, continued

period, the neighborhood entertainment and commercial area centered around U Street to the north, and African-American leaders at the time promoted racial solidarity and self-sufficiency. This idea appealed to many African-Americans as they increasingly experienced the injustices of segregation and discrimination.

The vitality of the neighborhood was internationally recognized at the American Negro exhibit at the Paris Exposition of 1900, and a display entitled "Negro homes, churches, and business in Washington, DC" featured the row of houses one block north on 11th Street (1900 block, even side, Prints and Photographs Collection, Library of Congress. Lot #11303).

In addition to the large residential population, African-American churches, schools, businesses, and fraternal organizations did much to support and promote the neighborhood during this time. The first African-American school in the area, located one block north on Vermont Avenue, was the Garnet School, built in 1880, and named for Henry Highland Garnet, a prominent abolitionist. Before the end of the twentieth century, African-American churches such as the 1901 Berean Baptist Church at 2033 11th Street, and the 1895 First African New Church at 2105 10th Street had established themselves in the vicinity. The True Reformer Building was also built close by at 12th and U Street in 1902, serving as the headquarters for the United Order of True Reformers. The building was designed by the first African-American registered architect in the District, John A. Lankford. This fraternal benefit organization was established to serve the economic and social needs of the African-American community and did much to foster racial solidarity. It is currently listed in the National Register of Historic Places.

Many articles and news featured centered around the activities of the neighborhood, and were recorded in Washington's preeminent African-American newspaper entitled The Washington Bee. Its long-term editor, Calvin Chase and such organizations as the National Advancement of Colored People (NAACP) served as a catalyst to continue the neighborhoods "City within a City" mentality. John Whitelaw Lewis founded the Industrial Savings Bank in 1913 at 11th and U Street to serve the financial needs of this growing community. Located one block to the west from 1800 Vermont Ave, the Anthony Bowden YMCA at 1816 12th Street was built between 1908 and 1912. It was designed by architect William Sydney Pittman for the first YMCA branch in the United States established for the education, social, and recreational services for African-American men and boys, and is currently listed in the National Register of Historic Places.

As a result, the U Street corridor evolved into an area where African-American business and entertainment establishments thrived. The Census shows that in the mid 1880s, only 15 African-American owned businesses were located in the surveyed neighborhood. By 1920, however, over 300 were established, ranging from theaters, nightclubs, jazz clubs, billiard halls, and restaurants. U Street is well known for attracting entertainers such as Nat King Cole, Pearl Bailey, "Jelly Roll" Morton, Ray Charles, Madame Evanti and Duke Ellington. Evanti, a preeminent opera singer famous throughout the world, lived one block north at 1910 Vermont Ave., in a home now designated a National Historic Landmark. Duke Ellington's childhood home is also located close by at 1212 T Street, NW. As a result of this activity and promotion, U Street became known as the "Great Black Way," the "Black Broadway," and the "Blackman's Connecticut Avenue."

Smaller nickelodeon theaters such as the Minnehaha, built in 1909 at 1213 U Street, were replaced with larger entertainment facilities to accommodate crowds. The Lincoln Theater, built in 1921-23 at 1215 U Street, was considered by The Washington Bee as "perhaps the finest and largest theater for Colored people in the world." Several of the supporting private and public jazz clubs were located throughout the neighborhood. Two blocks to the north from 1800 Vermont, in the basement of the Drug Store at 11th and U Street, a private club known as the Bohemian Caverns opened in 1926, catering to elite African-Americans.

310.21 A STATEMENT OF SIGNIFICANCE, continued

This area continued to thrive until the urban riots of the late 1960s caused many of the residents to eventually move to the suburban neighborhoods. The construction of the U Street/Cardozo Metro station along the corridor during the 1980s disrupted traffic and residents, causing additional businesses to fail. The neighborhood is currently undergoing revitalization, however, following a variety of events, construction projects, and historic building rehabilitation's such as the Lincoln Theater at 1215 U Street, and the True Reformer building at 1200 U Street.

Several other buildings in the immediate neighborhood have been listed in the National Register of Historic Places due to their significance and association with historic black achievements including the True Reformer Building at 1200 U Street, The Zalmon Richards House at 1301 Corcoran Street, the Prince Hall Masonic Temple at 1000 U Street, the Whitelaw Hotel on 13th Street, and the Anthony Bowden YMCA at 1816 12th Street, and the former Frelinghuysen University at 1800 Vermont venue, N.W.

EARLY APARTMENT DESIGN IN WASHINGTON, DC

In May 1898, as visions of life in the new century grew more prevalent the debate over the lasting quality of the apartment building continued. The Evening Star reported: "There have been during the past year or so a good many apartment houses, both large and small, erected, and the opinion has been expressed by some people that too many buildings of this character have been put up." This was followed by the annual report by the Inspector of Buildings which stated that 27 new buildings of "the class known as apartment houses or flats" were constructed in the period from June 30, 1896-July 1, 1897, an increase of 21 from the previous year. What would happen to all these buildings? Was the city going to have to manage abandoned structures, built under misguided understanding of Washington sensibilities? The debate as to the future of the apartment building in Washington was far from over. Some argued that the demand was permanent, while others held onto the belief that "conditions in this city are not such as will permit apartments to take the place of independent houses, at least to the extent that has been the case in some other cities." and there were plenty of "not only ample, but unusually attractive and desirable as home sites [that will, for some years to come induce the majority of people to prefer houses to flats." Others took a middle ground, arguing that the seasonal quality of nineteenth century Washington was hard to ignore: "It is further urged that while the quarters in apartment houses may be preferred by those who make this city their winter home, people who expect to live here the year around will continue in the future as in the past to prefer a house as a home for their family."

These years resulted in testing of the speculative value of the building type by small investors such as Davidson and Davidson, Thomas Pickford, and the Kennedy Brothers; large-scale developers such as Harry Wardman and Franklin Sanner; and architects-turned-developers such as T. Franklin Schneider, George Cooper and B Stanley Simmons. Those who saw no future for the building type in Washington were found to be wrong. By the first decade of the new century, apartment buildings seemed to be sprouting like weeds through out the District. Between 1900 and 1909, 439 apartment buildings were constructed spread over all four quadrants: 363 in Northwest, 45 in Northeast, 11 in Southwest and 20 in Southeast. This was more than four times the number built in the 1890s.

The decade from 1910 through 1919 was almost as high in spite of the building halt caused by the World War. During that decade 316 apartment buildings were constructed; with 287 in Northwest, 17 in Northeast, 3 in Southwest, and 9 in Southeast. The 1920s more than doubled the figure to 705; 594 in the northwest, 66 in the northeast, 8 in the northwest, and 37 in the southeast. By 1930, an estimated 50% of Washingtonians resided in apartment buildings. These buildings began to take identifiable forms in a variety of types. The archetype "luxury" building was transformed into "conventional" types, at first presented in a simple form, then in the 1900s and 1920s expanding to a "mid-rise" and a "high-rise" version. The small "rowho use-types" associated with the earliest moderate income examples were supplanted by the "house-type," a short-lived phenomenon that was popular in the 1940s. The late 1880s introduced the "mansion-type," popular in the 1910s and 1920s, while "flats," designed for the working classes as well as the luxury versions, came into their own in the 1900s. The 1920s were associated with the

310.21 A STATEMENT OF SIGNIFICANCE, continued

“garden” and “grand garden” variations. True mixed use buildings, the “commercial-residential” type, were seen from the late 1880s throughout the 1940s.

World War I dramatically decreased the amount of housing constructed in the city of Washington during the war (while 40 apartment buildings had been constructed in 1917, only six were constructed in 1918, 36 in 1919, 16 in 1920, 29 in 1921). The war effort consumed most of the civilian industrial capacity. As a result, there was a severe shortages of materials, including building materials. Meanwhile, the population in Washington, D.C. continued its dramatic increase, multiplying on top of a federal work force that tripled between 1916 and 1918.

In 1905, ever increasing apartment building construction compelled the District Commissioners to pass more regulations affecting the form of the building type. New apartment houses were required to maintain open space around their exteriors to provide sufficient light and air for adjoining or neighboring lots. Buildings on corner lots were required to maintain 10 percent open space; while mid-block infill sites had to keep 35 percent free. Buildings over 50 feet were required to keep twelve feet open space on all facades.

Unlike the early years, major owner/developers of the early twentieth century enjoyed a high profile. There were too many and their wealth too great not to draw attention to this new source of Washington money. Some of the most prominent developers were Edgar S. Kennedy, Howard Etchison, Monroe and R. Bates Warren, Harry M. Bralove, Morris Cafritz, David L. Stern, Frank Tomlinson, Gustave Ring, Goldsmith and Keller, Baer and Scholz, A. Joseph Howar, William S. Phillips, the Eli and Kay Company, and, of course, Harry Wardman. Men like Kennedy and Wardman began their careers at the turn of the century, while others like Monroe and R. Bates Warren, Harry Bralove, Morris Cafritz were newcomers in the teens and twenties. Taking their cue from architects such as George Cooper, Nicholas Hailer, and B. Stanley Simmons who dabbled in development there stemmed a new breed of architect/developers. Frank Russell White, George Ray, David Stern, and Robert Seholz began their careers as architects, but soon realized the potential for developing their own properties.

310.22 IF PROPERTY IS PROPOSED FOR DESIGNATION PRINCIPALLY FOR ITS ARCHITECTURAL SIGNIFICANCE, A DETAILED ARCHITECTURAL DESCRIPTION OF THE PROPERTY, INCLUDING WHERE POSSIBLE ITS LOCATION AND PRESENT APPEARANCE:

The twin properties located at 12326-28 and 1330-32 U Street retain nearly all the architectural details and physical qualities historically associated with the property since their construction in 1900 and 1904, respectfully. The land parcel is part of square #237, lots #182 (1326-28 U) and lot #181 (1330-32 U), in the Northwest quadrant of Washington DC. U Street itself is included as a part of the original city street plan for Washington, DC, a plan that has been attributed to architect Pierre L'Enfant, and recognized as both a DC Historic Landmark and a National Register of Historic Places resource in 1997.

As a matching pair, each building is a three story, three bay configuration, with a raised basement and central entrance. A main entranceway is centered on the ground floor, which leads to an interior staircase to carry the occupant up to the first floor, raised above street level. The cast concrete doorway is composed of a large stilted arch with keystone and alternating projecting voussoirs, capped by a heavy pediment with central scroll in a colonial revival style. The central bay of each building projects slightly beyond corresponding side bays, and features several variations of decorative brickwork among the floor bands, demarcated by masonry pilasters, topped by very shallow gable pitched roof.

Each side bay features two window openings on each of the three floors, with stone lintels and caps. The central bay features a single window of each of its two floors, centered above the entranceway. A basement level is reached by means of a recessed staircase in the sidewalk, currently covered. The cornice on each apartment building is composed of a row tin brackets and a row of dentils set under a deep overhang.

310.23 IF PROPERTY IS PROPOSED FOR DESIGNATION PRINCIPALLY FOR ITS PREHISTORIC, HISTORIC AND/OR CULTURAL SIGNIFICANCE, A DESCRIPTION OF THE EXISTING PHYSICAL CONDITION OF THE PROPERTY AND ITS RELATION TO THE PREHISTORIC, HISTORIC AND/OR CULTURAL SIGNIFICANCE OF THE PROPERTY:

The twin properties located at 1326-28 and 1330-32 U Street retain nearly all the architectural details and physical qualities historically associated with the property since their construction in 1900 and 1904, respectfully. The property at 1326-1328 U Street is undergoing renovation, and the exterior has been restored to excellent condition, with the installation of new wood windows, roof, roof deck, and new masonry mortar where necessary. The physical condition of the masonry structure is good.

The building at 1330-32 U Street, is currently abandoned but in good physical shape. Deterioration of the mortar, leading to several cracks in areas over windows, are minor exterior faults. Windows have been filled with cinderblock to protect what remains of the interior finishes and was intended to secure the structure from vagrants. General deterioration of the paint and metal cornice line, exterior wood surfaces, and some exterior wood trim are attributed to the 93 year age of the structure.

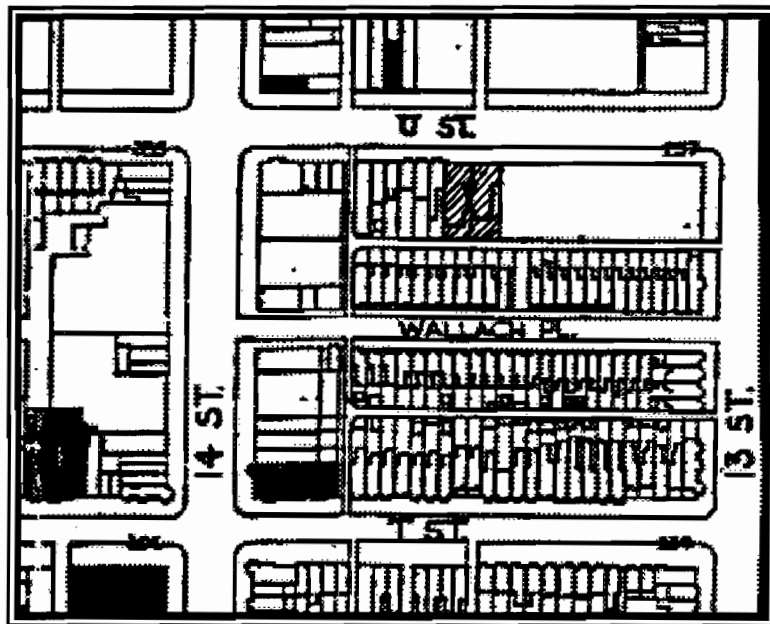
Changes to the original design on both structures exterior are minimal. Both retain their central, main entrances, highlighted by a large stilted arch with keystone. The facade of the apartment building at 1326-28 U Street was altered in the late 1930's with the addition of a nightclub entrance at the easternmost two bays, at the street level. Typical art deco detailing, including chrome trim, highlight this entrance, which continues to serve in its original capacity as a nightclub, known today as "Bar Nun." At the main entrance, the large classical revival styles scroll pediment located above the stilted arch has been removed by a prior owner, although its shadow can still be seen on the wall above the arch. The main facade elements, including the tin bracketed cornice and symmetrical one-over-one sash windows configuration remain the same as designed by architect B. Stanley Simmons in 1900.

The facade of the apartment building at 1330-1332 U Street remains in its original configuration, and retains all architectural details associated with its design and construction in 1904. Both the stilted arch with keystone and classical revival pediment with scroll remain over the central entranceway. Window openings remain in their original configuration, and the only alteration is the addition of protective cinderblocks in their openings. The tin bracketed cornice remains intact, occasionally missing a few brackets along the roof line. Exterior decorative brickwork remains intact to the original design. The rear of the building also retains the window configuration and minimal architectural detailing inherent in the original design and layout.

310.24 A MAP SHOWING THE EXACT BOUNDARIES OF THE PROPERTY PROPOSED FOR DESIGNATION; THE SQUARE AND LOT NUMBERS OR PARCEL NUMBER; SQUARE FOOTAGE OF PROPERTY PROPOSED FOR DESIGNATION; NORTH ARROW, AND CONTIGUOUS STREETS, IF ANY:

1326-1328 U Street, Northwest
Square 237, Lot 181
Approximate Square Footage: 5,000

1330-1332 U Street, Northwest
Square 237, Lot 182
Approximate Square Footage: 5,000

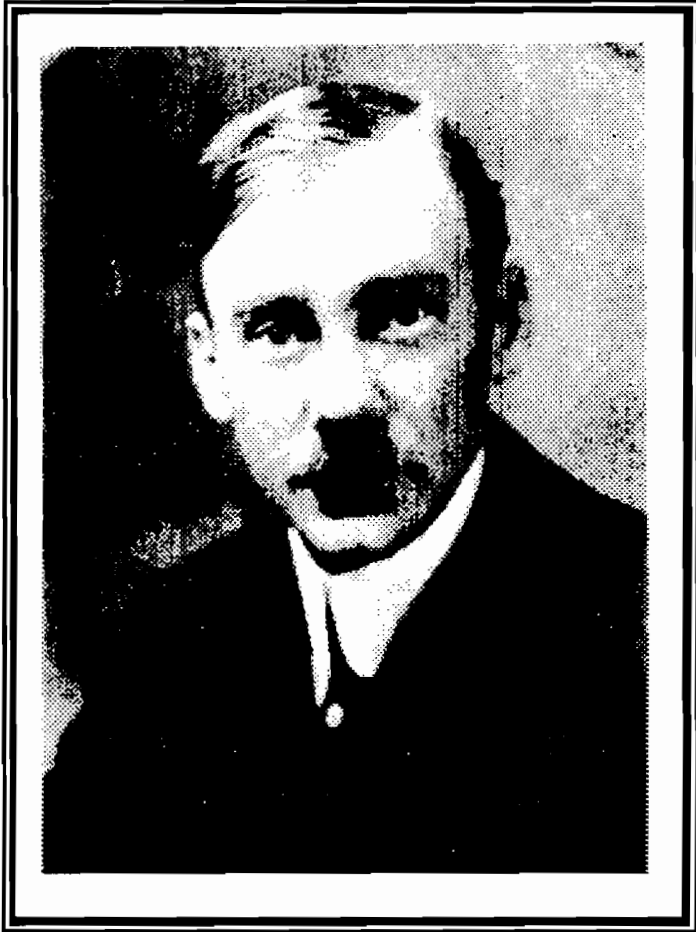


310.25 CONTEMPORARY GOOD QUALITY PHOTOGRAPH(S) OF THE PROPERTY PROPOSED FOR DESIGNATION WHICH WILL PROVIDE A CLEAR AND ACCURATE VISUAL REPRESENTATION OF THE PROPERTY AND ITS SETTING; SPECIFY VIEW, DATE OF PHOTOGRAPH, AND LIST CREDITS, IF ANY. 8 X 10 GLOSSY PHOTOGRAPHS ARE PREFERRED. IN ADDITION, APPLICANT MAY SUPPLY SLIDES. APPLICANT SHALL SUBMIT TWO COPIES OF EACH PHOTOGRAPH OR SLIDE.

Summary of Photographs

1. Architect B. Stanley Simmons (Clipping File, M.L.K. Library, Washintoniana Division).
2. 1326-28 U Street, 1330-32 U Street. (digital photos Paul K. Williams 9/21/97)
3. 1300 block of U Street, partial view.
4. Doorway, 1326-1328 U Street
5. 1330-1332 U Street
6. Doorway, 1330-32 U Street
7. Doorway Detail, 1330-32 U Street
8. "Bar Nun" Entrance, 1326-1328 U Street
9. Rear Facade, 1330-32 U Street.

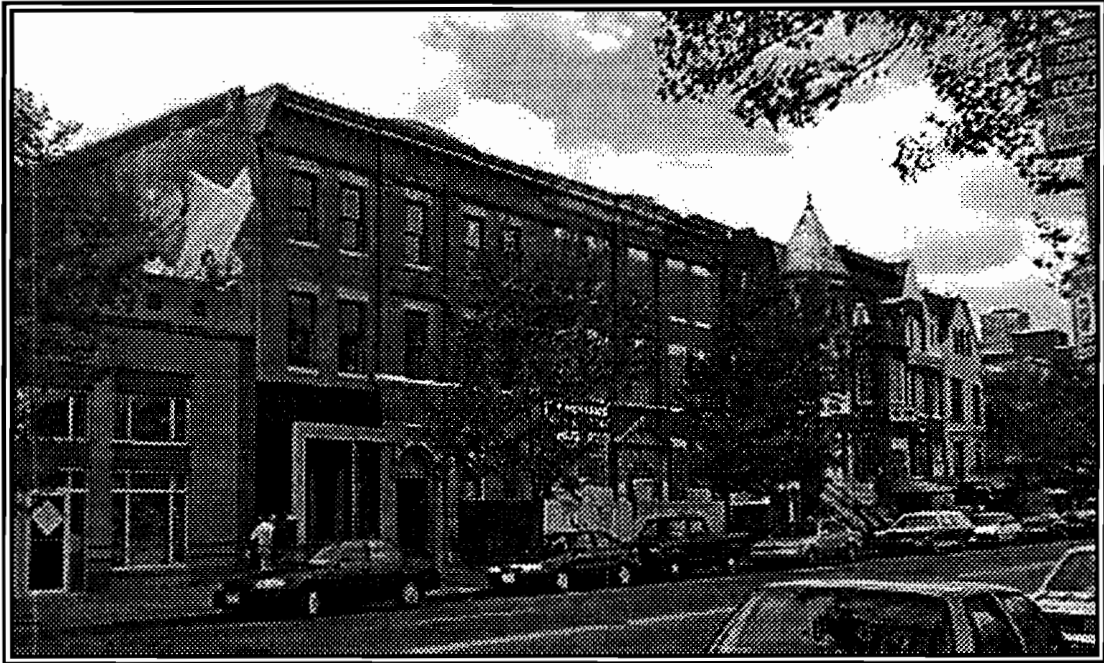
1. Architect B. Stanley Simmons.



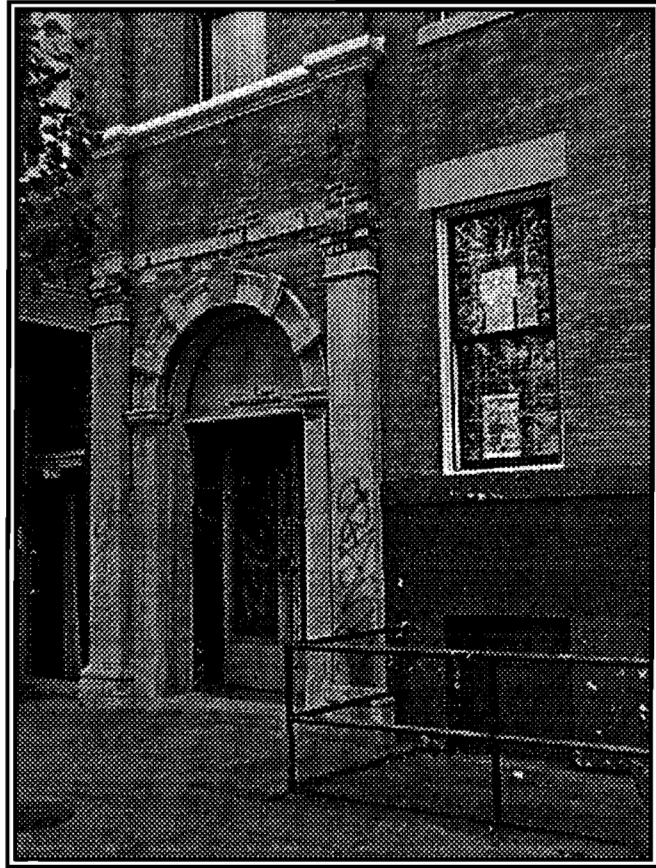
2. 1326-1328 U Street, left "The Oswego", and 1330-1332 U Street, right, "The Exeter."



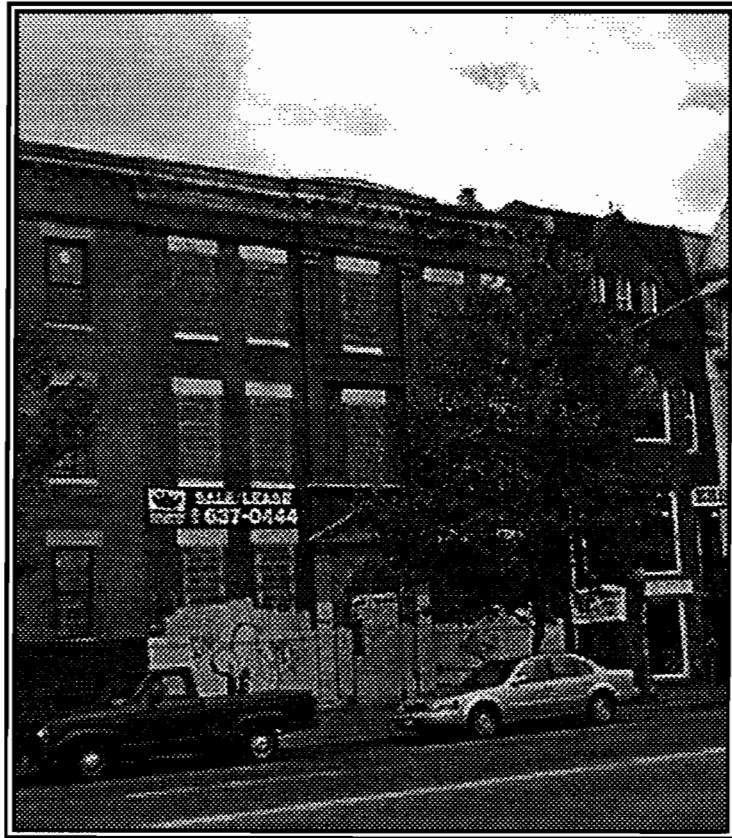
3. 1300 block of U Street, N.W., partial view.



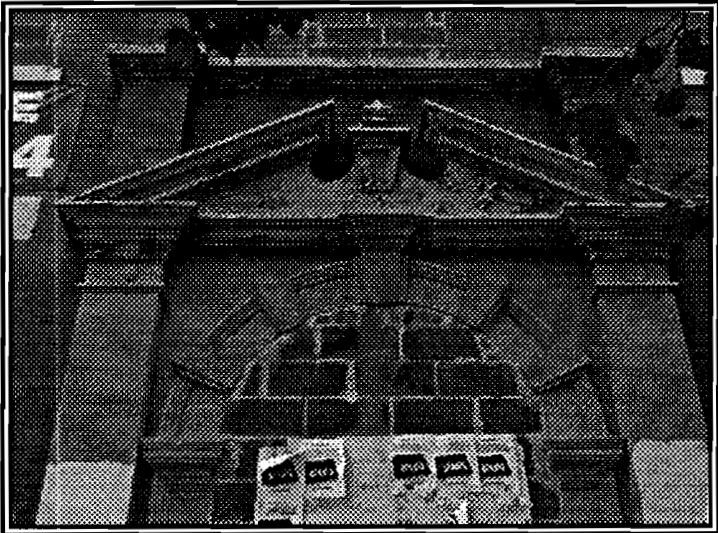
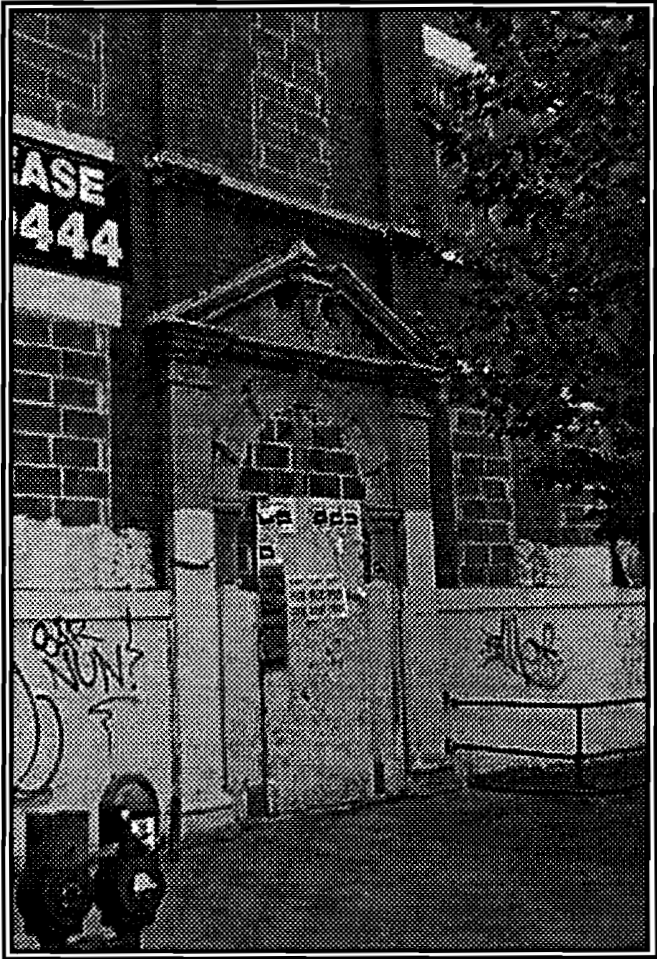
4. Doorway, 1326-1328 U Street.



5. 1330-1332 U Street



6. Doorway, 1330-32 U Street

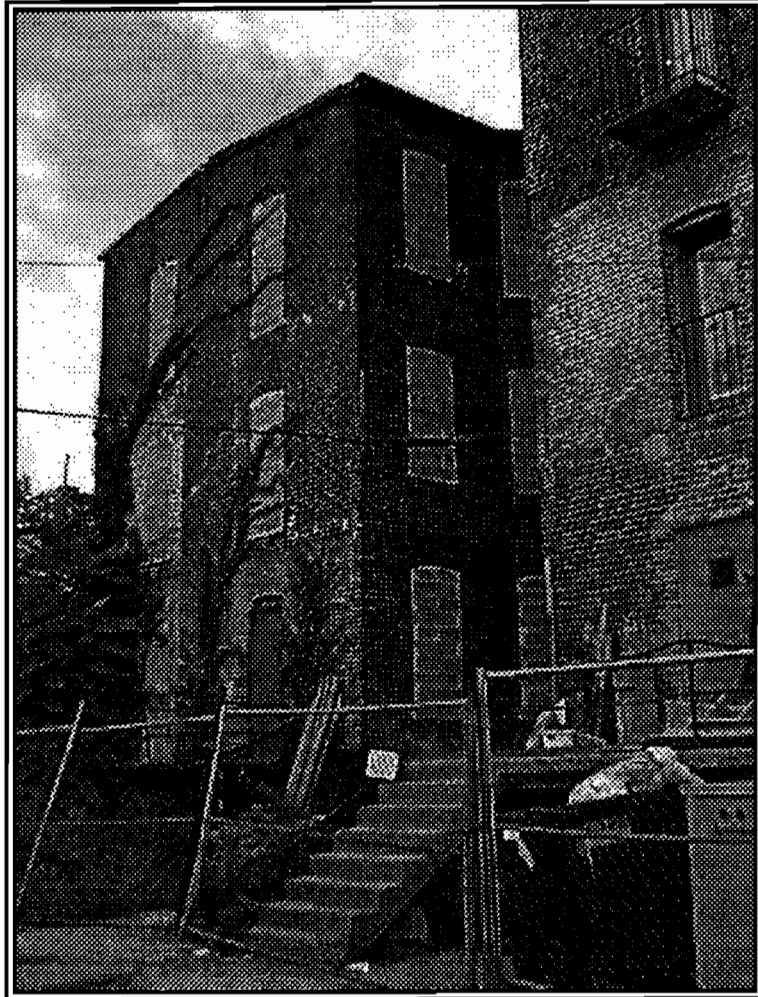


7. Doorway Detail, 1330-32 U Street

8. "Bar Nun" Entrance, 1326-1328 U Street



9. Rear facade, 1330-1332 U Street



310.26 A LIST OF BIBLIOGRAPHIC AND OTHER SOURCES USED TO PREPARE THE APPLICATION; INDICATE WHERE THE REFERENCE MATERIAL IS ARCHIVED:

- Applewhite, E.J. Washington Itself. New York: Alfred A. Knopf, 1983.
- Bergheim, Laura. The Washington Historical Atlas: Who Did What When and Where in the Nation's Capitol. Rockville, Maryland: Woodbine House, 1992.
- Boyd, William H., compiler. *Boyd's City Directory to the District of Columbia*. Washington, DC, 1866-1948.
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