

Virginia Department of Historic Resources PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the property for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the property could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

General Property Information	For Staff Use Only DHR ID #:
Property Name(s): <u>Glendale Garden Apartments #2</u>	
Property Date(s): <u>1937</u> <input type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post Open to Public? <input type="checkbox"/> Yes <input type="checkbox"/> Limited <input checked="" type="checkbox"/> No	
Property Address: <u>420-422 E. Glendale Avenue</u> City: <u>Alexandria</u> Zip: <u>22301</u>	
County or Ind. City: <u>Ind. City of Alexandria</u> USGS Quad(s): <u>Alexandria, VA-DC-MD</u>	

Physical Character of General Surroundings

Acreage: 0.1997 Setting (choose one): Urban Town Village Suburban Rural Transportation Corridor

Site Description Notes/Notable Landscape Features: The residence is situated on level ground within a rectangular 8,700 square-foot lot on the north side of E. Glendale Avenue, between Mt. Vernon and DeWitt avenues. Set back approximately 15 feet from the street curb, the building is fronted by swathes of lawn shaded by mature deciduous trees. The building is oriented southward and faces the athletic field behind the George Washington Middle School; it is located one block west of the former Potomac Yards rail fields.

Secondary Resource Description (Briefly describe any other structures (or archaeological sites) that may contribute to the significance of the property:

Ownership Category: Private Public-Local Public-State Public-Federal

Individual Resource Information

What was the historical use of this resource? Examples include: Dwelling, Grist Mill, Bridge, Store, Tobacco Barn, etc...

Dwelling (Garden apartments)

What is the current use? (if other than the historical use) Multi-family Residential

Architectural style or elements of styles: Art Deco

Architect, builder, or original owner: Paul S. Lubienski, architect; P&M Construction Co., builder

of stories 2 Condition: Excellent Good Fair Deteriorated Poor Ruins Rebuilt Renovated

Are there any known threats to this property? **None known**

Resource Component Information

Please answer the following questions regarding the individual components of the resource. If the component does not exist, answer "n/a." If you feel uncomfortable in answering the question, please leave the space blank. Photographs of the features can also help our staff identify specific feature components. Usually, priority is given to describing features on the primary (front) facade of the structure.

Foundation: Describe the foundation that supports the structure. Examples include piers, continuous brick, poured concrete.
Concrete (continuous brick visible)

Structure: Describe the primary structural component of the resource. Include primary material used. Examples include log, frame (sawn lumber), and brick. Also include the treatment, such as a particular brick bond or type of framing, if known.
Brick (6:1 common bond)

Walls: Describe the exterior wall covering such as beaded weatherboard or asbestos shingles.
Red brick (6:1 common bond), yellow brick trim

Windows: Describe the number, material, and form of the primary windows. This includes the number of panes per sash, what the sashes are made of, and how the sashes operate (are they hinged or do they slide vertically) Have the windows been replaced?
8 pairs wooden double-hung windows with 6/6 lights; 2 fixed glass-block apertures

Porch: Briefly describe the primary (front) porch. List the primary material, shape of the porch roof, and other defining details.
Brick stoop with 3 steps, iron railings

Roof: Describe the roof, listing the shape and the covering material.
Flat parapet

Chimney(s): List the number of chimneys and the materials used. Include the brick bond pattern if possible.
2 (left and right) sides rear; 2 interior center

Architectural Description of Individual Resource: *(Please describe architectural patterns, types, features, additions, remodelings, or other alterations. A sketch of the current floor plan would be appreciated.)*

The Art Deco garden apartment building at **420-422 E. Glendale Avenue**¹ was built in 1937 by the P&M [Plunkett & Maddock] Construction Company of Washington, D.C. and designed by local architect Paul S. Lubienski. It is similar in form, massing, and decoration to the neighboring garden apartment building at 412-414 E. Glendale Avenue, which was contemporaneously designed and constructed by the same.

On 20 May 1937, John J. Maddock (co-president of the eponymous construction firm) filed a new construction permit with the City of Alexandria to erect an eight-family garden apartment building on one of the 12 lots his company owned along Chestnut Street between Mt. Vernon Avenue and 2nd Street (now Leslie Avenue). The two-story building would have a concrete foundation, a flat roof clad in slag, and one-foot-thick, brick exterior walls. The residence would measure 71-feet in the front and rear, with a depth of 49-feet, and have a basement excavated four-and-a-half-feet below the outside grade. The approximate cost of construction was estimated at \$25,000.ⁱ The residential building first appeared on the 1941 Sanborn Fire Insurance Map for the City of Alexandria as apartments within a two-story structure comprising brick-faced cinder block walls. [Figure 1]

The apartment house contains eight rental units and a gross building area of 56,926 square feet.ⁱⁱ The building reads as a duplex with mirrored halves: each half is three bays wide and four bays deep. A continuous red-brick foundation bleeds into red brick exterior walls, laid in a six-to-one-common bond. The walls extend to a thin cornice comprising yellow bricks laid in a continuous pendant pattern, above

¹ Before 1941, E. Glendale Avenue was called Chestnut Street, and Cedar Street prior to 1930.
12/22/2015

which rises a crenellated parapet roof coped in terra-cotta-colored metal. Two entrances are centered in each unit and feature wooden two-paneled doors with six lights. They are accessed by square brick stoops with three steps and iron side railings. The most striking features on the façade are the two geometric door surrounds comprising red bricks which form a stepped pattern with a yellow brick keystone element. The fenestration includes eight window pairs symmetrically arranged on either side of the centralized doorways. The wooden windows are double-hung and contain sashes with six-over-six lights; they rest atop wooden sills. A narrow, vertical aperture is centered above the doorway: 24 fixed glass blocks arise from a concrete sill, arranged in three vertical rows. A diamond-shaped glass block adorns a brick keystone placed in the center of the parapet roof. The east (side) elevation features ten wooden, double-hung windows of varying sizes; the two in the northernmost (rear) bay comprise doubles.

As built, the residence is nearly identical to the blueprints prepared by Lubienski on 18 May 1937. [Figure 2] The only difference between the ideal and the current reality is the lack of three full-height pilasters on the corners and in the center of the façade. It differs from its neighbor (412-414 E. Glendale Avenue) in minor details: the latter does not have a cornice, nor does it have the medallion in the centralized keystone, but has two medallions centered above the glass-block apertures. The most significant difference is the reversal of materials on the door surrounds: while this apartment building has a red-brick surround with a vertical band of yellow bricks, the other building has a yellow-brick surround punctuated by a red-brick band. The latter is more visually striking.

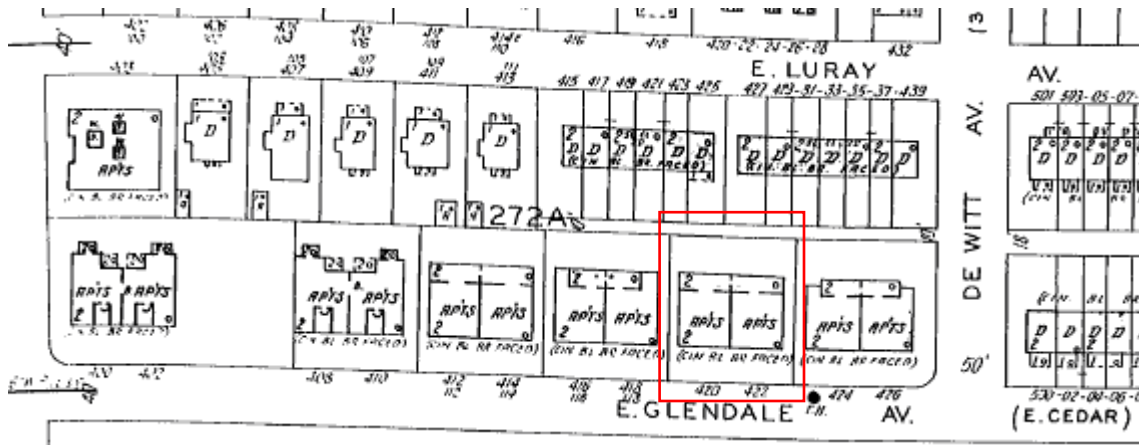


Figure 1: Sanborn Fire Insurance Map of Alexandria, Virginia, 1941, Vol. 1, Sheet 40.



Figure 2: Front elevation for "111-113 Chestnut St [412-414 and 420-422 E. Glendale Avenue], 8 Family Apartments, Brenton, VA." Prepared by Paul S. Lubienski, "Arch. for P&M Cons. Co." 18 May 1937,

Washington, D.C. From new construction permit #1348 from 20 May 1937. Repository: City of Alexandria Archives and Records Center.

Significance Statement: Briefly note any significant events, personages, and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. It is not necessary to attach lengthy articles or genealogies to this form. Normally, only information contained on this form will be posted for consideration by the State Review Board.

The site of the garden apartment building comprises Lot 113, Section 2 of Brenton. [Figure 3] The Brenton tract, directly south of the subdivision known as Park Addition, belonged to John B. and C.C. Smoot at the turn of the 20th century. [Figure 4] In 1915, the southern half of the area was annexed by the City of Alexandria, but Lot 113 was situated immediately north of the extended city boundary and remained within the Jefferson Magisterial District of Arlington County until the remaining portion of Brenton was annexed by the City of Alexandria in 1930.

In the summer of 1925, Edward C. Hatcher, Clay T. Brittle and Jack McCarty acquired a swathe of Brenton between Mt. Vernon Avenue and 2nd Street (Leslie Avenue) from the heirs of C.C. Smoot and subdivided it into a development comprising 237 narrow, urban lots separated by streets and alleys.ⁱⁱⁱ [Figure 5] Various covenants and restrictions were placed on the development, including:

- (1.) No house, except outbuildings, shall be built upon any of the said lots between Mount Vernon Avenue and Third Street (the west half of said tier of lots) costing less than thirty-five hundred dollars (\$3,500.00). No house, except outbuildings, shall be built upon any of the said lots between Mount Vernon and Third Street (the east half of said tier of lots) costing less than three thousand dollars (\$3,000.00): nor should any house except outbuildings be built between Third and Second streets costing less than two thousand dollars (\$2,000.00).
- (2.) That any house built thereon shall be placed and setback not less than fifteen (15) feet from the line of the street upon which the lots abut and no outbuildings or any garages therefore shall be erected nearer to the street front than fifty (50) feet except where the divisions of the ground are such as to render it impractical to do so and no part therefore or of the house should be erected or maintained within five (5) feet of the sidelines of the property hereby conveyed nor within ten (10) feet of the next adjacent house except in the case of the twin house, in which case restrictions shall apply only to the outside walls the same or the appurtenances.
- (3.) That no buildings except garage shall be erected on said lots or any part thereof, nor shall any pigs, chickens, goats or cows, mules or horses be kept, housed, sheltered or pastured on said lots or any part thereof.
- (4.) No part of said lots or any interests therein shall be sold, leased, rented or conveyed to anyone not of the Caucasian race for a period of 99 years from January 1, 1925.
- (5.) That purchasers of said lots shall tap and maintain connection with the sewer or sewers which may be established within the said subdivision above mentioned.
- (6.) That no mercantile business of any kind shall be carried on in that portion...^{iv}

Although this lot was sold to Walter W. and Evelyn Woodruff in 1933, it and other lots along Cedar (renamed Chestnut after 1930) Street remained undeveloped through most of the decade.^v Hatcher re-subdivided lots 108 to 147 into larger, suburban lots numbered 108 through 119 at the end of 1936.^{vi} At the same time, P&M Construction Company, based in Washington, D.C., acquired all of the reformulated lots and began a building campaign to furnish the street with apartment buildings designed by their in-house architect, Paul S. Lubienski.^{vii} Lots 111 and 113 were given an Art Deco treatment reflecting the

nearby George Washington High School (1935),² while lots 112 and 114 were rendered in a Colonial Revival style equally popular at the time.

Paul Stanley Lubienski (1885-1957) was born in Warsaw, Poland. He immigrated to the United States prior to 1926 and settled in Washington, D.C., where he resided until 1934 and was listed in city directories as a brick contractor. After 1940, he resided in Alexandria, and his occupation was given as 'architect.'^{viii} He is credited with the Art Moderne residences at 1304-1310 Princess Street (1941) in Alexandria, which share similar stepped parapet roofs with the Glendale Garden Apartments,^{ix} as well as the Art Deco-style Royal Meat Market (1941) at 301-305 N. Patrick Street in Alexandria.^x

The lot and its improvements was acquired by the Northern Virginia Investment Corporation, which divested it to Helen E. Wylie in 1939.^{xi} In 1955, Lusk's Northern Virginia Real Estate Directory assessed the total value of the property (then owned by Wylie) as \$17,247 -- \$166 more than the total value of the twin garden apartment building at 412-414 E. Glendale Avenue, although the land value (\$1,849) and lot size remained constant between the two, suggesting that 420-422 had been improved upon materially.^{xii} Wylie retained the property until 1962, when she sold it to Mendelsons' Properties Inc., which still retains ownership of this garden apartment and its twin at 412-414 E. Glendale Avenue.^{xiii}

A cursory look at the occupation history suggests that the tenants remained relatively steady, despite the transient nature of rental apartments, with several names repeating from year to year. The only occupant who was listed with her profession was Irene Chappelle, a nurse, who dwelled in one of the apartments within unit 420 with her husband John H. from 1955 through 1962. The need for rental housing in the area was great in the years leading up to World War II: the Washington, D.C. region was buffered from the economic downturn of the Great Depression by federal work programs which brought persons from across the nation seeking gainful employment. Local housing shortages in wartime, as the nation's capital mobilized for conflicts overseas, also increased the demand for rental housing.

The Glendale Garden Apartment #2 is not only a fine and somewhat rare example of an Art Deco residence in the greater Del Ray neighborhood, but, taken in its context, as an intact element in a larger residential fabric that speaks to Del Ray's heyday, as it evolved from town to city in the 1930s. The building is significant on the local and state levels as characteristic of vernacular brick Art Deco style (criterion C); its association with local personages of significance (criterion B); and its role in the development of Del Ray as an urban enclave (criterion A) concurrent with Northern Virginia's growing regional importance in the interwar years and the country's transformation from a predominantly rural to an urban character. It retains integrity in its setting, location, design, materials, and feeling.

² In fact, the door surrounds may have been based on similar surrounds found at the high school. See Townley McElhiney, George Washington High School, nomination to the National Register of Historic Places, 2014.
12/22/2015

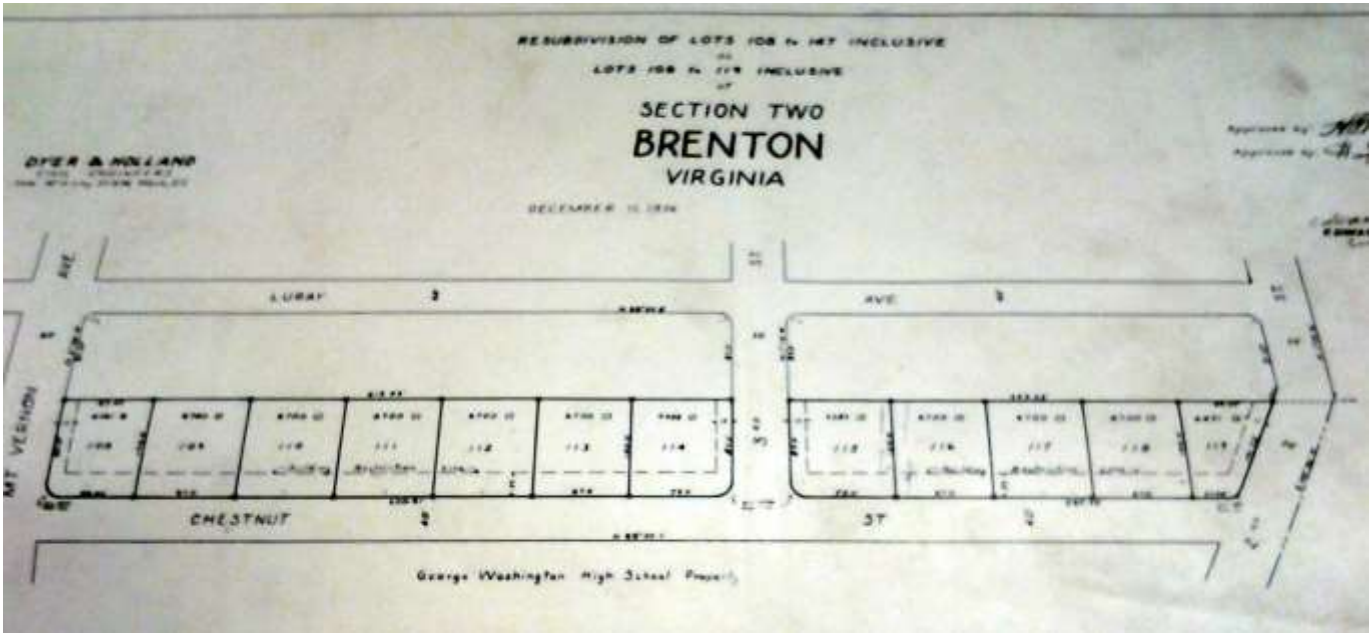


Figure 3: Plat of the Resubdivision of Lots 108 to 147 inclusive to Lots 108 to 119 inclusive of Section Two, Brenton, Virginia, prepared by Dyer & Holland, 17 December 1936. From Alexandria City Deed Book 133, page 131 from 29 December 1936. Repository: Alexandria Clerk of the Court - Court of Records.

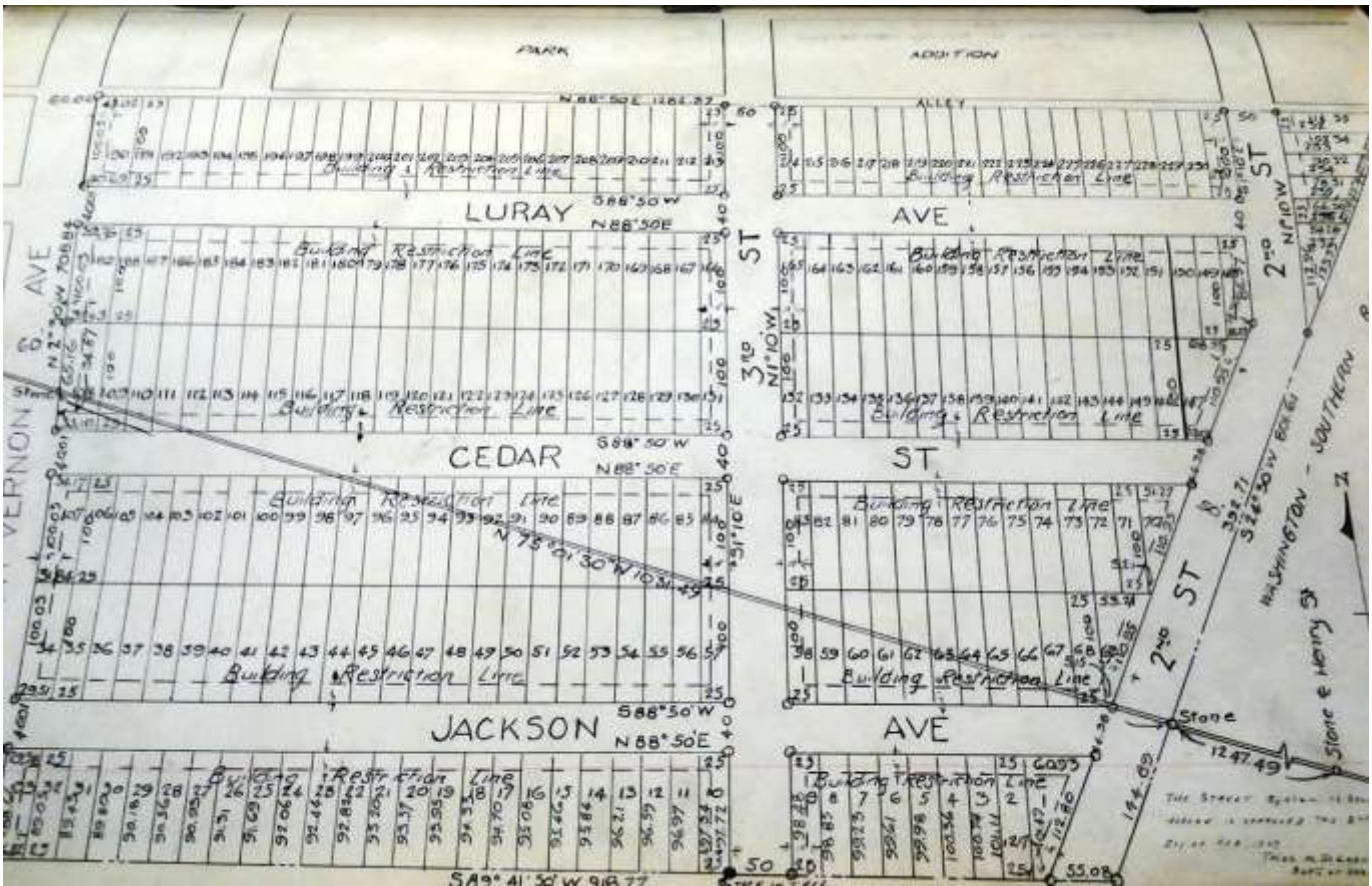


Figure 5: Plat of Section Two, Brenton, Virginia, prepared by Aaron B. Garrett, Potomac, Virginia, 1926. From Alexandria City Deed Book 90, page 90 from 24 September 1926. Repository: Alexandria Clerk of the Court - Court of Records.



Figure 4: Map showing Smoot family holdings northwest of the original City of Alexandria. Howell & Taylor, "Map of Alexandria County, Virginia for the Virginia Title Co., Alexandria" 1900. Repository: Center for Local History - Arlington Public Library.



1. 420-422 E. Glendale Avenue. Facade (south elevation), oblique angle, facing 320° N. Photograph by Gwen White 4/6/2014.



2. 422 E. Glendale Avenue. Facade (south elevation), straight angle, facing 350° N. Photograph by Gwen White 4/6/2014.



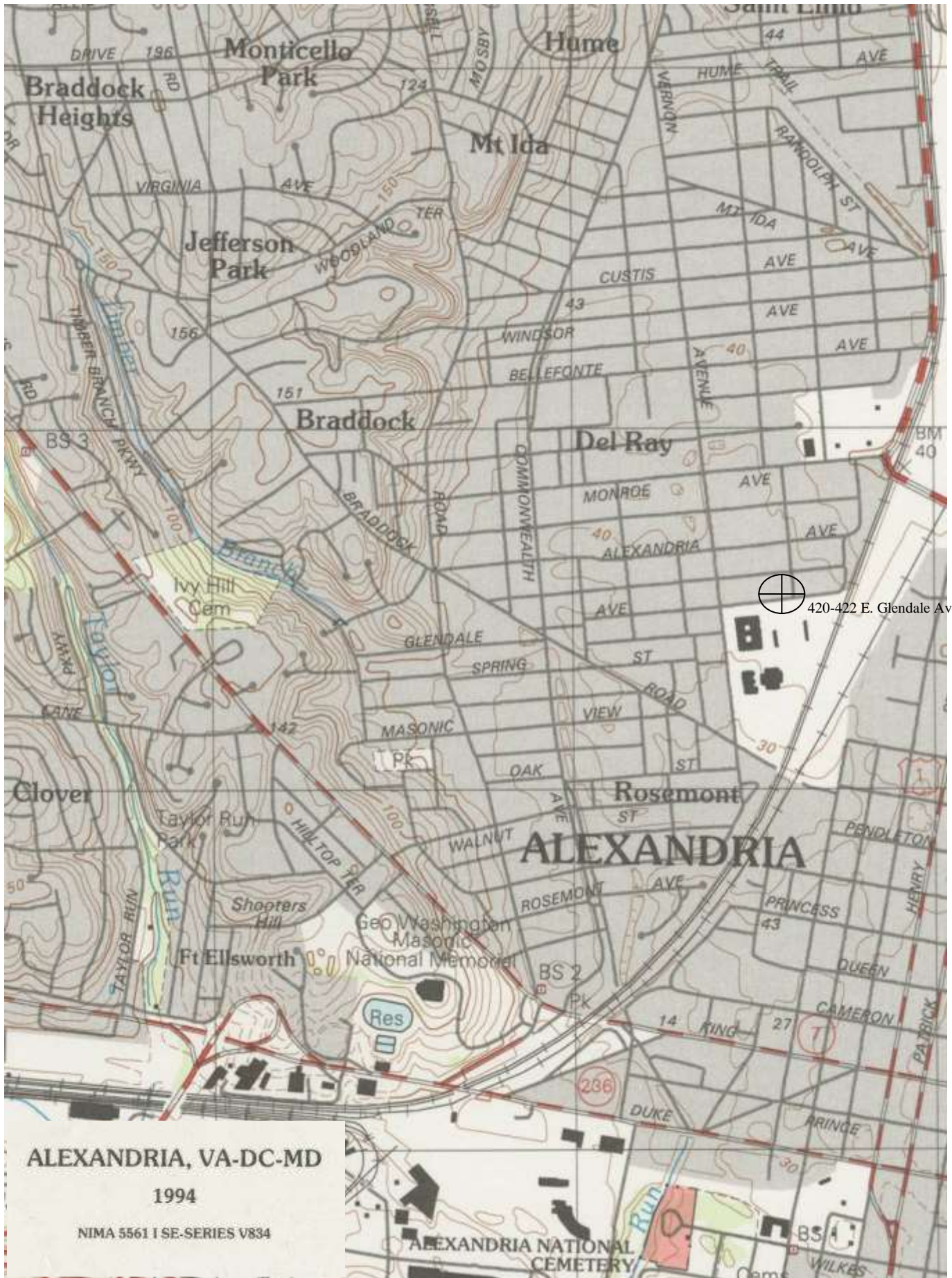
3. 422 E. Glendale Avenue. Facade (south elevation), detail: door surround and glass block window, straight angle, facing 350° N. Photograph by Gwen White 4/6/2014.



4. 422 E. Glendale Avenue. Facade (south elevation), detail: glass block in central parapet keystone, straight angle, facing 350° N. Photo by Gwen White 4/6/2014.



Building outline not to scale.
2014.



ENDNOTES

- ⁱ New construction permit #1349 from 20 May 1937 for Chestnut Street, lot 111 Resubdivision of Section 2 Brenton. City of Alexandria Archives and Records Center.
- ⁱⁱ City of Alexandria Real Estate Assessment database for Account No.13213000, Map 044.03-03-49.
- ⁱⁱⁱ City of Alexandria Deed Book 90, page 90, 24 September 1926: Edward C. Hatcher, et.al., Deed of Dedication. Alexandria Clerk of the Court - Court of Records. For derivation of title, see Alexandria City Deed Book 83, pages 323 and 369; and Arlington County Deed Book 225, pages 70 and 393.
- ^{iv} City of Alexandria Deed Book 90, page 90, 24 September 1926: Edward C. Hatcher, et.al., Deed of Dedication. Alexandria Clerk of the Court - Court of Records.
- ^v City of Alexandria Deed Book 114, page 407, 12 September 1933: Richard L. Ruffner et.ux., Grantors to Walter W. and Evelyn B. Woodruff, Grantees. Alexandria Clerk of the Court - Court of Records.
- ^{vi} City of Alexandria Deed Book 133, page 131, 29 December 1936: Edward C. Hatcher, et.al., Deed of Vacation and Rededication. Alexandria Clerk of the Court - Court of Records.
- ^{vii} City of Alexandria Deed Book 133, page 132, 29 December 1936: Edward C. Hatcher, Grantor to P&M Construction Company, Grantee. Alexandria Clerk of the Court - Court of Records.
- ^{viii} "Paul S. Lubienski," obit., *The Washington Post* 10 March 1957.
- ^{ix} Demolition/capsulation of 1310 Princess Street, Docket Item #7, BAR CASE #2003-0184, presented at BAR Meeting 14 September 2003. Accessed 13 June 2014 at: <http://dockets.alexandriava.gov/icons/pz/bar/pg/cy03/092403/di07.pdf> Also, Demolition/capsulation of 1306 Princess Street, Docket Item #2, BAR CASE #2006-0162, presented at BAR Meeting 27 September 2006. Accessed 13 June 2014 at: <http://dockets.alexandriava.gov/icons/pz/bar/pg/cy06/092706/di02.pdf>
- ^x Terry Necciai and Arianna Drumond, "Uptown/Parker-Gray Historic District," National Register of Historic Places nomination, 2008/2010, Section 8: page 299. Accessed 13 June 2014 at: [http://www.dhr.virginia.gov/registers/Cities/Alexandria/100-0133_Uptown Parker_Gray_2011_FINAL_amended_nomination.pdf](http://www.dhr.virginia.gov/registers/Cities/Alexandria/100-0133_Uptown_Parker_Gray_2011_FINAL_amended_nomination.pdf)
- ^{xi} City of Alexandria Deed Book 153, page 339, 21 June 1939: Northern Virginia Investment Corporation, Grantor to Helen E. Wylie, Grantee. Alexandria Clerk of the Court - Court of Records.
- ^{xii} See Lusk's Northern Virginia Real Estate Directory, 1955 ed.
- ^{xiii} City of Alexandria Deed Book 560, page 131, 14 August 1962: Helen E. Wylie, Grantor to Mendelsons' Properties Inc, Grantees. Alexandria Clerk of the Court - Court of Records.