



## HISTORIC MOUNT PLEASANT MONTHLY NEWSLETTER

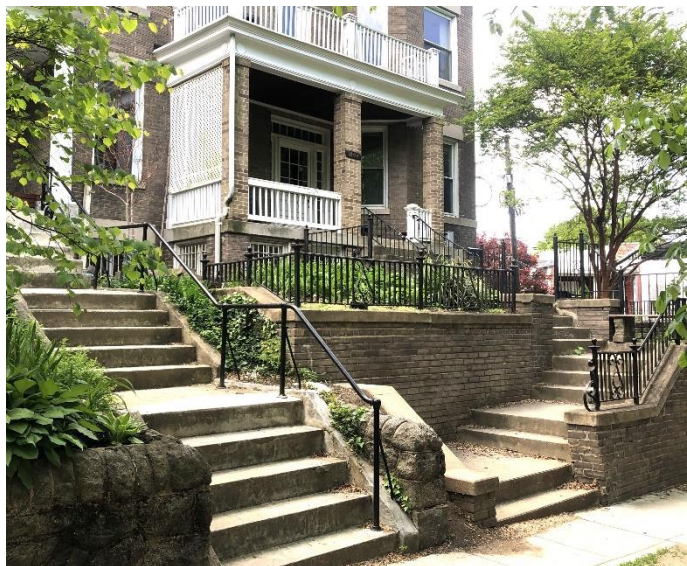
### Living in an Historic District: Wait. My concrete front steps are historic?

May 2023

Welcome to our second Historic Mount Pleasant (HMP) Monthly Newsletter. Our goal is to inform community members about historic district permit requirements, common technical issues and solutions, and other aspects of the historic district, including its history.

#### DEFINING “CHARACTER-DEFINING.”

Walking around Mt. Pleasant, you will notice the distinctive features, finishes, and construction techniques that characterize the buildings and landscape of our historic district. Altering or removing these “character-defining” elements detracts from the architectural significance of the district and for that reason, according to the [Secretary of Interior’s Standards for the Treatment of Historic Properties](#), must be retained and preserved - or if they have to be replaced, must match the original in design, color, texture, and materials.



So yes, your concrete front steps are historic and need to be maintained or restored. Concrete steps became more widespread in the 20th century, in contrast with stone or wood steps prevalent in the 19<sup>th</sup> century. The DC Historic Preservation Review Board (HPRB) has [design guidelines](#) for many of the most common preservation concerns, including [Porches and Steps](#), and the ever-popular [Window Repair and Replacement](#). And, they also have guidance for allowable modifications to your home, like new [Roof Decks and Roof Additions](#).

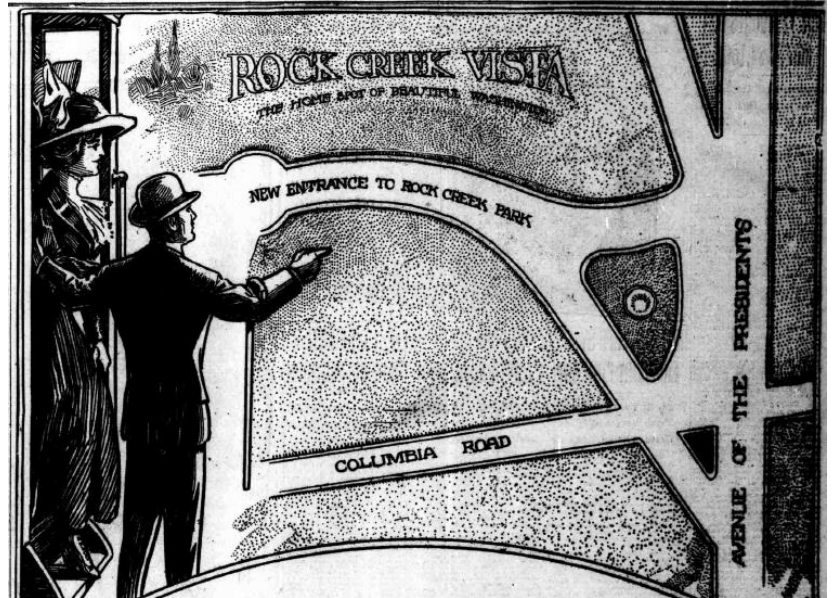
Again, please let us know what issues are of interest to you and we will try to address them. Also, if you would like to write a brief article about a technical or historic subject, we look forward to hearing from you. Lastly, we are always looking for new Board members and welcome referrals!

## MT. PLEASANT HISTORY

### *“Opening of New Subdivision Presents Opportunity to Secure a Home That Is a Revelation, in a Section That Is Universally Conceded to Be the Best in the City”*

Here, from the [Library of Congress' Chronicling America website](#), is an advertisement from the [October 04, 1913 Washington Times](#), advertising a new development on a “New Entrance to Rock Creek Park.”

“NATURE coupled with man's touch could not have depicted a grander spot in the National Capital for a Home than "Rock Creek Vista." Situate as it is bordering Rock Creek Park, Washington's favorite recreation place, adjoining the New Entrance to the Park and the Avenue of the Presidents, makes it the most desirable home site in the city.”



And, two years later, from the [August 7, 1915 Evening Star](#), is an advertisement for the “Superfine” houses constructed on the new “Harvard Boulevard.”

### *“Remarkable Sale, Best Proof of Genuine Value”*

“Consider these facts carefully! 63 houses built on Hobart street; only 1 left; 6 completed on Harvard boulevard, all sold; 11 in course of construction, 2 sold.”

### *“The Homes Are Masterpieces”*

“Of architecture; are splendidly designed, well planned, substantially constructed...”

“9 Large Rooms and 2 Baths [or] 8 Large Rooms and Bath Private Garage With Each House.

“Prices, \$7,750 Up. Attractive Terms. “

**NEW ENTRANCE TO ROCK CREEK PARK**  
(Harvard Boulevard)

**ROCK CREEK VISTA**  
THE HOME SPOT OF BEAUTIFUL WASHINGTON

**Superfine**

Expresses the dual quality of these homes and their location, which have won for Rock Creek Vista the coveted title of "the home spot of beautiful Washington."  
**Remarkable Sale, Best Proof of Genuine Value**  
Consider these facts carefully! 63 houses built on Hobart street; only 1 left; 6 completed on Harvard boulevard, all sold; 11 in course of construction, 2 sold. Inspect the furnished sample house today, and let us finish one of those homes in course of construction to meet your particular fancy and requirements.  
**The Homes Are Masterpieces**  
Of architecture; are splendidly designed, well planned, substantially constructed and contain every conceivable feature that adds beauty, comfort and convenience to the home.

**WHY IS POP CORN?  
EXPERTS PUZZLED**

Many Theories Advanced, But No One Actually Knows Why Kernels Pop.

"What puts the pop in pop corn?" That, people wonder, and so do the scientists. You may have a suspicion, but you cannot know for sure. The pop is not a mystery, but the cause of it is not a simple one. It is a mystery to the scientists, and the cause of it is not a simple one. It is a mystery to the scientists, and the cause of it is not a simple one.

**DAMON AND PYTHIAS  
SPLIT BY A BRICK**

Younger Victims Wound on Larger Playmate When End Appeared in Sight.

John Latham, 10, of the 10th St. and 10th St. N. W., and his younger brother, 7, were playing in the park when a brick was thrown at them. The brick hit the younger brother on the head and he was injured. The older brother was not hurt.

Police Investigation. C. E. Harter, sergeant in charge of the investigation, and J. G. Wilson, assistant sergeant, were on duty at the scene of the accident. They were looking for the person who threw the brick.

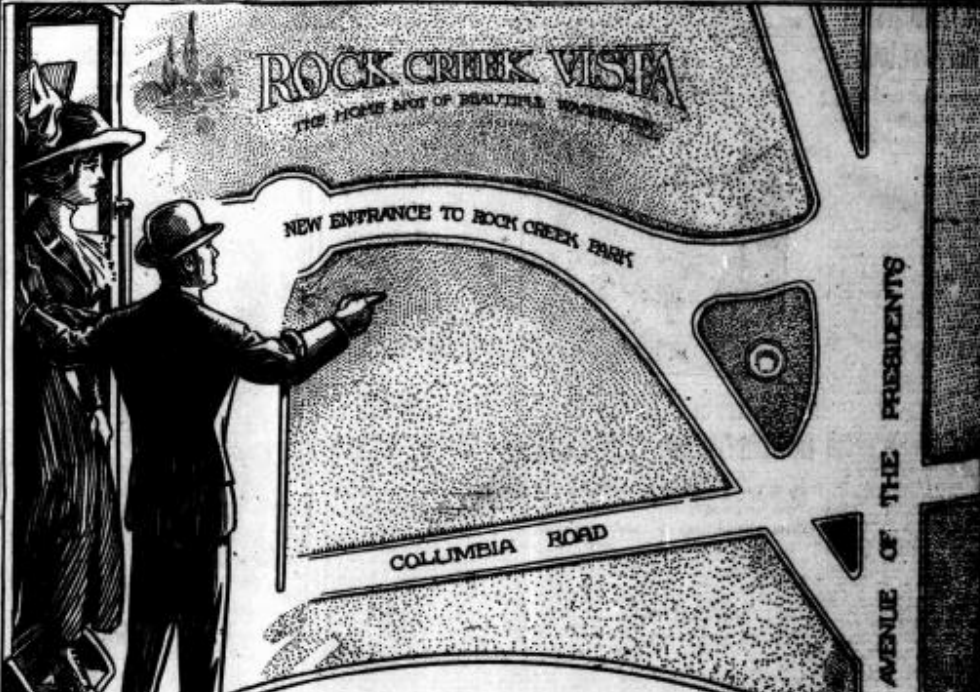
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Resisting and Arrested. The man who threw the brick was arrested and taken to the police station. He is being held on a charge of resisting arrest.

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First Women's Law Firm. A firm of lawyers has been organized in Washington. It is the first law firm in the city to be composed entirely of women.

Fisherman Caught. A fisherman was caught with a large salmon. The fish was worth \$30. The fisherman was fined for catching the fish in a public place.



**The first effect of the new tariff law on men's clothes**

GENERALLY speaking, it will be good for everybody. The initial benefit will be that it will enable us to offer at lower prices than has been possible heretofore, the finest, richest imported fabrics, such as we and some few exclusive tailors have, in the past, used sparingly.

We made large preparations in advance of the passage of the tariff bill, and we will be the first American clothes makers to offer these new fabrics on an extensive scale.

Weeks ago, our entire buying staff went abroad; buying offices and warehouses were opened in Huddersfield, England, at 31, Lord Street, and in London at 47, Brewer Street, Golden Square, W. Large orders were placed for the choicest productions of foreign looms, which will be shown in our line for the Spring of 1914.

American weaves will not be displaced in our line; we will continue to offer our usual fine representation of the best American products.

**Hart Schaffner & Marx**  
Good Clothes Makers  
Chicago      New York  
London, England      Huddersfield, England

WE are Washington Headquarters for Hart Schaffner & Marx clothing and handle a complete line of all goods manufactured by them.

**\$20 up to \$35**

**Kaufman Clothing Company**  
633 Pa. Ave. N. W.

Send for Illustrated Booklet

# An Extraordinary Achievement in Home Construction

Opening of New Subdivision Presents Opportunity to Secure a Home That Is a Revelation, in a Section That Is Universally Conceded to Be the Best in the City

**Facts About the Location**

NATURE coupled with man's touch could not have depicted a grander spot in the National Capital for a home than "Rock Creek Vista." Situated as it is bordering Rock Creek Park, Washington's favorite recreation place, adjoining the New Entrance to the Park and the Avenue of the Presidents, makes it the most desirable home site in the city.

These are not the only features possessed by this unequalled location. On every side the improvements are of the highest character. The environments are unsurpassed and give practical assurance that the future of the "Vista" is bound to increase, not only from a monetary standpoint but from a standpoint of class of residences.

The National Government has been especially generous in this neighborhood, the appropriation for the New Entrance to the Park and Meridian Park being larger than authorized for any other section. The view is one of the grandest to be had anywhere in the National Capital.

**Facts About the Houses**

THE builder, Mr. Breuninger, has added another epoch in home construction, and another achievement to his long list of successes in the purchase of the beautiful tract of land, known as "Rock Creek Vista." Being his largest undertaking, he gathered around him a corps of experts in home building to assist in perfecting a section that would not only equal, but surpass any other like section.

That the builder has succeeded is self evident. The homes, as an inspection will prove, from a standpoint of artistic design, durability of construction, superbness of finish, and completeness of each and every minute detail, present the highest degree of perfection ever attained in a home.

The fronts are well designed; beautiful terraced front lawns; large concrete front and two story rear porch; dry cellar and attic, assure perfect ventilation; hot water heat; electricity and gas; finished servants' rooms; laundry; double floor, pantry with window and built-in refrigerator; large kitchen and several closets.

**PRICES \$7,250 UP ATTRACTION TERMS**

**Eight Large Rooms and Bath      Nine Large Rooms and Two Baths**  
EXHIBIT HOME OPEN—LIGHTED EVENINGS      OUR SALESMAN ON THE PREMISES

**LEWIS E. BREUNINGER, Owner and Builder**

Phone Main 5904      **N. L. SANSBURY CO.**      Exclusive Agents  
Our Autos at Your Service      721 13th St. N. W.

WASHINGTON, D. C., SATURDAY, AUGUST 7, 1915.

**NEW ENTRANCE TO ROCK CREEK PARK**  
(Harvard Boulevard)

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Consider these facts carefully! 63 houses built on Hobart street; only 1 left; 6 completed on Harvard boulevard, all sold; 11 in course of construction, 2 sold. Inspect the furnished sample house today, and let us finish one of those homes in course of construction to meet your particular fancy and requirements.

**The Homes Are Masterpieces**

Of architecture are splendidly designed, well planned, substantially constructed and contain every conceivable feature that adds beauty, comfort and convenience to the home.

**Columbia Road and 16th St. N.W.**

9 Large Rooms and 2 Baths Private Garage With Each House  
8 Large Rooms and Bath

Prices, \$7,750 Up. Attractive Terms.

Sample House Furnished—Always Open—Lighted Evenings.  
Lewis E. Broominger, Owner and Builder.  
**N. L. SANSBURY CO.,**  
Exclusive Agents. 721 13th St. N.W.

**An Opportunity**

**\$3,750**

**ONLY 2 (Two) LEFT**

To buy what are actually the best homes in Washington at the price for

Only \$27.50 a Month  
Exhibit home always open.  
3634 Georgia Ave. N.W.

**N. L. SANSBURY CO.,**  
721 13th St. N.W.

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**Saul's Addition**  
Elegance and Convenience in Every Detail

See This Attractive Bungalow

**1210 Delafield St. N.W.**  
7 Rooms and 2 Baths Open

Price reasonable.  
Accommodating terms.  
**N. L. Sansbury Co.,**  
721 13th St. N.W.

**AN INNOVATION!**

**6 Bright, Cheerful Rooms, Attic and 2 Baths**

In a location that will surely appeal to you, because it is a most delightful home place, protected by restrictions that assure a continuance of its high standard. Inspect today and note the exquisite panoramic view of the Park and the surrounding country.

**18th and Kenyon Streets N.W.**

**Price, \$5,575** An Easy Home-Owning Plan

**1 SOLD**

Read These Attractive Features Carefully

Large, airy rooms	20-foot frontage	Guaranteed hot-water heating
2 completely equipped baths	Beautiful front lawn	Electricity and gas
Spacious attic	Concrete front porch	Plastered cellar
Hardwood trim	with metal columns	Steel construction
Handsome fixtures	2-story rear porch	Well ventilated kitchen
Artistic decorations and paperings	Large rear yard	Shades
	Laundry	Servants' toilet

Exhibit Home Open—Lighted Evenings—Salesman on Premises.

**N. L. SANSBURY CO.,**  
Exclusive Agents. 721 13th St. N.W.

**PRESTON HOMES**

7 rooms (4 bedrooms), bath, attic and 2 extra wide concrete porches; large yards (with splendid shade trees); all modern conveniences, with numerous artistic touches which make them homes.

**of Individuality**

Before deciding on your home and after you have inspected every new home on the market,

**Then Compare These**

**Nos. 4208 to 4222 7th St. N.W.**

Small Cash Payment.  
Balance Like Rent. **\$4,350**

Our auto is at your command, or if you prefer it, take the Soldiers' Home car and get off at 7th and Upshur streets.

Built, Owned and for Sale by

**Winfield Preston**  
Phone Main 4759 710 14th St. N.W.

**Are You a Buyer?**

You know some buyers want land, some want unimproved city lots, some houses—some want to buy for investment, while others want homes. All people in Washington who are in the market to buy real estate look to The Star Want Ad pages as a complete directory of the best available property that is offered upon the market from day to day. If you have the thought of buying real estate this is your day to read the real estate advertisements in The Star.

Telephone your Want Ads to The Star, Phone Main 2447.

**Special Notice**

The most-talked-of homes in all Washington are now finished and ready for inspection. Positively the only homes in the city of this plan, having 6 big rooms and attic, with private bath connecting each bedroom. This is an entirely new arrangement and must be seen to be appreciated.

**Ten in All—Five Sold**

Could you wish for better assurance of their superiority over all other homes for sale than the fact one-half is already sold? The people who buy are the best judges, because they have made it their business before purchasing to inspect all others, then compare notes and decide on what they consider the best value.

**Price, \$5,750**

**—On Terms—**

Don't lose sight of the fact, aside from these homes containing more conveniences than others selling for more money, they are located in one of the select residential sections overlooking beautiful Rock Creek Park.

Take Mount Pleasant car, get off at Kilbourne, walk west to 19th street.

**PHILLIPS & SAGER,**  
1409 New York Ave. N.W.  
Headquarters for New Homes

**Greater Home Values**  
Over 100 Satisfied Owners in

**Washington's Greatest Home Buying Section**

The most substantial moderate price home community, where former renters are now becoming home owners.

**Making Your Rent Receipts Do It!**

**Over 100 Satisfied Home Buyers**

**A BRIEF DESCRIPTION:**

Colonial design.	Electric lights.
Reinforced steel construction.	Hardwood floors.
Pressed brick front.	Stationary washbas.
Six large rooms.	Built-in cold storage vault.
Modern tile bath.	Roomy closets.
Gas range, side oven.	Large front porch.
Cement cellar.	Two rear porches.

**INSPECT TODAY**

Price, **\$3,550** Terms, Like Rent

Easy Terms.

Sample Home, 1325 D St. N.E. To inspect: Take 13th and D Sts. Car, or Phone Main 1597 for Our Motor Service

**PHILLIPS & SAGER**  
1409 New York Ave. N.W.  
Headquarters for New Homes