



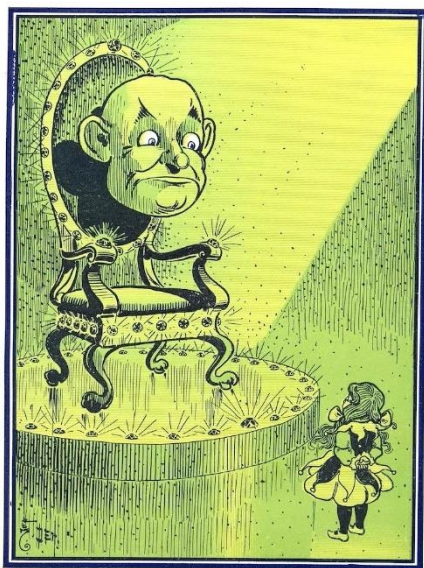
## HISTORIC MOUNT PLEASANT NEWSLETTER

### LIVING IN AN HISTORIC DISTRICT: WHAT ABOUT ROLL-UP GARAGE DOORS?

September/October 2023

Our Historic Mount Pleasant (HMP) Newsletter strives to inform community members about [historic district permit requirements](#), technical issues and solutions, and other aspects of the historic district, including its history.

#### As Mt. Pleasant Evolves, Who Makes New Rules?



[The Wonderful Wizard of Oz](#)

While some think of HMP as the great and powerful enforcer of preservation regulations, all decision-making power rests with DC's [Historic Preservation Review Board](#) (HPRB), ably supported by its Historic Preservation Office (HPO). The HPRB has overseen DC's historic districts since 1983, establishing design [standards](#) and [guidelines](#) and reviewing proposed construction for compatibility. Sites around Rock Creek Park are also under the jurisdiction of the [US Commission of Fine Arts](#) and overseen by them as well.

Historic districts evolve. When new issues arise, HPO's experts investigate and report on them to the HPRB and develop new guidance. One recent example concerned a required permit application for [1745 Park Road NW](#) to install a roll-up gate on the alley. The HPRB Staff Report, drafted by Tim Deneé, an expert and nuanced HPO staff member who reviews work in Mt. Pleasant, considered issues such as use of garage-like overhead tracks, equipment housing projecting into the alley, and the need to conceal the housing and motor behind a fascia or entablature.

Mr. Deneé found that, while existing gates in other historic districts might be considered characteristic, based on his survey of Mount Pleasant alleys, this is not the case here. In Mt. Pleasant, roll-up gates will be more likely to be approved if they minimize their visual impact. Gates on the first two lots in from a 90-degree intersection of an alley with a street will likely not be approved, nor will those even farther from a street intersection when the angle of the street clearly exposes them to the street.

## MT. PLEASANT HISTORY

Most houses built in the early 20<sup>th</sup> Century did not have automobile garages or even parking places, since few people owned automobiles. [During the 1910s, chauffeurs' quarters were often included within garages](#), some times in a loft. In 1909, the developer of nine houses near 17<sup>th</sup> St. NW and Lamont St. NW said of the three remaining houses: "[TWO OF THESE HAVE GARAGES OF THE MOST MODERN TYPE.](#)" By 1916, some larger houses came with a garage, but most other houses, like the one at 1814 Kenyon St. NW, simply touted a "[large rear yard to a 20-foot paved alley, with room for garage.](#)"

By 1910, there were [numerous books](#) available with plans for building your own garage. "[Radford's garages and how to build them](#)" by "The Largest Architectural Establishment in the World," had fifty- five designs of every description (including Prairie Style). Some had pits for car repair and a room for the "Man" who took care of the car. It also had descriptions of garage equipment and accessories, like gasoline pumps and storage tanks. Garages were here to stay, the author wrote: "As a factor in the evolution of business and social life, the automobile, or self-propelled power-driven vehicle, is already playing a part as spectacular and important as did its predecessor, the bicycle."

According to this 1916 ad, for a [Tennessee Ave. NE development](#) near Lincoln Park, "Properties Having Garage Conveniences Are Nowadays Sought For and Considered a Very Valuable Asset... We must have room for our auto is the first requirement."

By 1920, as evidenced by a list of "[Permits issued for more than an estimated cost of \\$100,](#)" many people, like May Miller of 3323 18th street were building them. Hers cost \$150.

Or you could order pre-fabricated one and two-car garages from the 1925 [Sears, Roebuck and Co.](#) catalogue for as little as \$126! See the page, below for details.

Today, [secondary buildings such as garages and sheds are important character defining elements](#) in some historic districts. They give scale and texture to the environment, sometimes providing a pleasing contrast to the primary buildings.



**Properties Having Garage Conveniences Are Nowadays Sought For and Considered a Very Valuable Asset**



Ready to Run Your Car in

We must have room for our auto is the first requirement our purchasers usually ask for.

These homes with individual garages are located on

**Beautiful Tennessee Avenue N. E.**  
Between B and C  
Choice Location Northeast

Come early and make your selection—they will not last long. They represent the last word in modern 6-room home construction.

Take either 13th and D or East Capitol street cars to Tennessee avenue. These homes are located just north of Lincoln Park.

**Price, \$4,350**  
On Terms

**STREET CURBING AND ALLEY ALL FINISHED**

SPECIAL NOTICE

Get Ready for Summer. GARDEN WATER HEATERS. Hutchinson & McCarthy.

No Matter What Binding. JOHN MORAN CO.

Plumbers of Ability. JOHN MORAN CO.

IRONCLAD. We Long Ago Established SASH and MILL WORK.

Geo. M. Barker. THE NEW JERRY MORGAN LEFT HERE AT 11:30 A. M.

Experts Do the Work. S. J. Meeks' Sons.

Nearly a Quarter of a Century. Grafton & Son.

Biggest Reductions in U.S. COBERT, HANES & WHITE CO.

Clejan Printing. Judd Deweller, Inc.

Painting & Repairing Work. STEAN CLIFF CLEANING.

Records for Twenty-Four Hours. The Sun and Moon.

Palmyra. ELDER PLACED ON TRIAL.

Courtesies Fled With Alleged Bolen Household Effects.

Shots and Kills Brother-in-Law.

Will Be Tried Next Month for Shooting Capt. Mathews.

It is the Best Natural Laxative Water.

ARMY AND NAVY NEWS.

Naval Movement. The gunboat Marietta has arrived at Port Lincoln.

From England to Asia. Commander J. H. Gibson, just returned from duty as naval attaché at the United States embassy in London.

Army Orders. Leave of absence for four months, with permission to go beyond the sea, is granted to Capt. John Hagen.

Leave of absence to September 4, 1930, is granted to Second Lieut. Edward D. Aubrey.

Commander J. H. Gibson, from duty as the naval attaché, United States embassy, London, is ordered to home at sea.

Commander A. T. Long, from duty at the Bureau of Navigation, Navy Department, is ordered to home at sea.

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THE REAL ESTATE SENSATION OF THE SEASON

Four of These Houses Have Already Been Sold Before Completion and Without a Line of Advertising.

FOUR (4) MORE SOLD THIS MORNING, MAKING A TOTAL OF 8 SOLD.

The most beautiful all stone houses ever built anywhere at such prices.

Moore & Hill, Inc., 1333 G Street N.W.



\$3,850 and \$3,975.

A NEW DEPARTURE.

Moore & Hill, Inc., 1333 G Street N.W.

Cor. 7th St., Rock Creek Church Road and Quincy St. N.W.

The builder has achieved a real triumph in a home having every possible up-to-date feature and as much of artistic beauty as has ever been seen in any city home.

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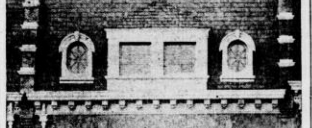
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Shannon & Luchs.



PRICE, \$7,800.

Right On 14th N.W., Cor. of Meridian St.

What has really made this offer so successful is not only the amount of money you get for the money, but the good quality and location.

Shannon & Luchs, 713 14th St. N.W.

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WASHINGTON, D. C., SATURDAY, MARCH 25, 1916.



## HANDSOME NEW HOMES

3632 to 3640 Eleventh Street N.W.

Lots 18 by 142 to 16-ft. paved alley—

plenty room for garage  
**BIGGEST BARGAINS EVER IN THIS SECTION**



Six and Eight Rooms  
Tiled Bath  
Hot-Water Heat  
Brick Pantry  
Electric Lights  
Double Front and Rear Porches  
Large Lots  
Kitchen Dressers  
Wide Parking  
Laundry  
Servants' Toilet  
Porcelain Sinks

**Prices, \$4,450 and \$4,850**

\$300 Cash—Balance, \$37.30 Monthly, Including Interest  
Open and Lighted Until 9 O'Clock P.M.

Take 11th St. car to 11th and Monroe and walk one square north, or 14th St. car (all-night service) to Spring Road and walk 2 squares east, or phone for our free auto service.

**H. R. HOWENSTEIN CO.**  
Offices, 1314 F St. N.W. and 7th and H Sts. N.E.

## Big Bargains

INSPECT SUNDAY  
501-503-505-507 Eye St. N.E.

Offered for First Time  
Police Park.



10 Minutes' Walk to Union Station

**Price, \$3,975** Small Cash Payment  
Balance Like Rent

THOMAS A. JAMESON  
61 N. Y. AVE. N.W. Phone North 4038

Plan for Our First Auto Service  
Home and Lighted Until 9 P. M.

## Sixteenth Street Highlands

Beautiful Homes—Choice Lots

DO YOU WANT A HOME ideally planned, superbly constructed and charmingly located? Do you want a HOME that will be a constant source of pride and pleasure to you? Do you want a HOME in a high, healthful locality, amid delightful surroundings? Do you want a HOME right on the border of the great National Park? Do you want a HOME with every situation advantage, yet in close touch with the heart of the city? Do you want a HOME in a locality where VALUES are established on a firm and solid basis for all time? Do you want a HOME in a rapidly growing section where all the improvements are of an exceptionally high character? Do you want a HOME in that part of Washington where there is absolute certainty of great future increase in VALUES? You now have the opportunity to secure such a HOME in SIXTEENTH STREET HIGHLANDS.

THESE HOMES are of varied types and sizes. Seven rooms and one bath to ten rooms and two baths. Supplied with every accessory that makes for refined and comfortable living. Fine porches. Large lots and beautiful lawns. Room for garages and gardens. Extra wide alleys. THE BEST VALUES ever offered for the money. We invite inspection. By dealing directly with the OWNERS at their office on property selling expenses will be eliminated and you will save several hundred dollars.

BEAUTIFUL BUILDING LOTS at low prices and on easy terms. MAIN OFFICE at end of 14th street car line.

**Holmes Central Realty Corporation,**  
Owners.

It Makes No Difference How Long  
You Have Been Renting

You Owe It to Your Family

To Establish Yourself in a Home  
You Can Call Your Own

2 1/2% Buy one of these homes at \$250 per month, and every month's payment brings you nearer to being your own landlord.

See Our 6-Room-and-Bath Homes

3d and V Streets N.E.—Just Finished.

**Price, \$3,450**

Hot-water heat, double doors, electric lighting, double porches, large lots. Don't put off seeing them, for they will not last long.  
Take car to 4th and V sts. N.E. Walk west one square to car, 3d and V N.E.

**Phillips & Sager,**  
1409 New York Ave.  
Headquarters for New Homes

6 Bright Rooms  
Attic and  
2 Baths

One Sold Yesterday

Beautiful  
New Houses

Amidst Charming and Delightful  
surroundings—a section where  
beauty truly reigns supreme! Over-  
looking attractive Rock Creek Park.

**Undoubtedly**

The fact that and previous NEW HOMES ever sold at such a remarkably low price. You cannot afford to buy without seeing them. They are ideal in every respect, containing hot-water heat, electricity and gas, hardwood trim, plastered cellar, laundry, servants' toilet, specially ventilated kitchen, shades, abundance of closets, beautiful front lawn, three roomy porches, large rear yard to 20-foot paved alley, room for garage. The homes are splendidly planned and decorated with rare good taste and judgment. Have every advanced feature that adds beauty and comfort to the home.

Inspect the Exhibit  
Home—Open, Lighted  
Evenings.

1814 Kenyon St.  
N.W.

Price

**\$5,675**

Terms You Will Like

N. L. Sansbury Co.

Exclusive Agents,  
721 16th St. N.W.



Experienced Advertisers Prefer  
**THE STAR**

## There Never Will Come a Time One Cannot Buy a Home in the City

—But the time will soon come when a home overlooking beautiful Rock Creek Park will not be available.

Therefore these eight beautiful homes will not last long.

Located Corner 19th and Kenyon Sts. N.W.

To meet the demands we have provided in these homes three different interior plans to select from.

They Each Have 6 Rooms, Large Attic  
and (2) Baths

The location is one of the city's best—the homes are in keeping with the location.

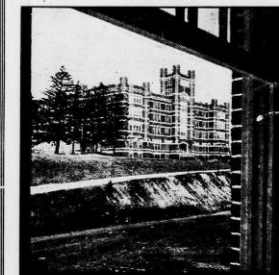
Prices, \$5,950 to \$6,250

REASONABLE TERMS

Take Mount Pleasant street car to Killebrew street, walk west to 19th and Kenyon streets northwest.

**Phillips & Sager**  
1409 New York Ave.  
Washington Headquarters for New Homes.

## How Would You Like to Have Such an Outlook From Your Front Windows?



A view from the front windows of the new houses on

## Upton Street

Close to Connecticut Ave.

Six of these houses have been sold. If you will but take the time to see them we feel confident that you will be added to the list of purchasers.

**Open Every Day**

Take any Chevy Chase car—get off at Upton St.

Note These Details of Arrangement and Construction—Then See the Homes.  
Steel construction.  
Chestnut entrance in rear.  
Crown molding light.  
Laminate tile.  
Concrete front porches, with iron.  
Gas-water heat.  
Hot-water heater.  
Automatic water heater.  
Trough wall paper.  
PRIME PLANK.  
Partic. with open fireplace.  
Dining room, with beamed ceiling and open hearth.  
Linen closet.  
Partic. with open fireplace.  
Bathroom with tile floor.  
Bathroom with tile floor.  
Current floor.  
Chestnut entrance in rear.  
Crown molding light.  
Laminate tile.  
Concrete front porches, with iron.  
Gas-water heat.  
Hot-water heater.  
Automatic water heater.  
Trough wall paper.  
PRIME PLANK.  
Partic. with open fireplace.  
Dining room, with beamed ceiling and open hearth.  
Linen closet.  
Partic. with open fireplace.  
Bathroom with tile floor.  
Bathroom with tile floor.  
Current floor.

**Thomas J. Fisher & Co., Inc.,**  
738 15th Street N.W.

## Exceptional Bargains

Kenyon and Park Place

Overlooking entire "Soldier's" Home grounds. Open and lighted daily and Sunday until 8 p.m.

An inspection will convince you that these homes are the best built for the price, without any exceptions.

**Price \$3,775**  
\$300 Cash—Balance Monthly.

Don't fail to see them at your earliest convenience, as they are selling as fast as they are completed.

**TO INSPECT** these take any 7th street car, ride to Kenyon and walk east to Park Place.

Beautiful 500-Acre Parking

Six Outside Rooms  
Covered  
Sleeping  
Porch



Sample House No. 418 Kenyon  
For Sale Exclusively by Owner and Builder  
See Owner on Premises

1814 Kenyon St. NW has room for a garage.

Available from Sears Roebuck & Company of Chicago.

# Simplex Sectional GARAGES

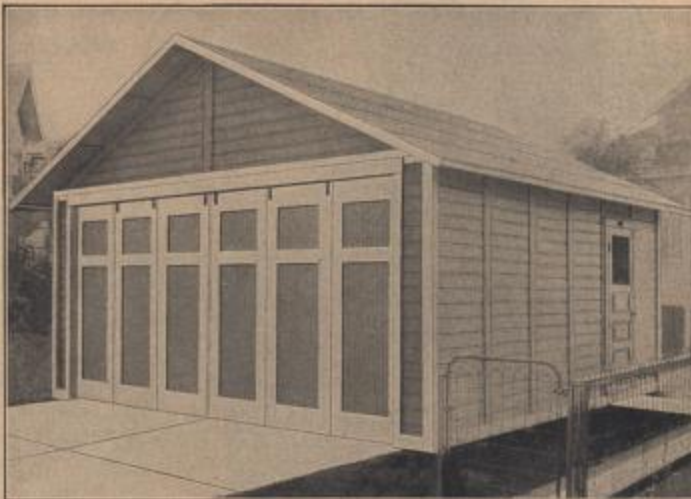
## The SECURITY

55C10 Frame Garage

**\$126<sup>00</sup>**

If you have a limited space and wish to put up a garage you will find that the single car Security garage is just what you want. It is furnished with our famous Sears Triple Sliding Doors, one of which can be used as a service door. The single car garage is furnished with one sash, 28x30 inches. Two-car garage 18 feet 3 inches wide has two sets of sliding doors as shown in the illustration, two sash and one side door, 2 feet 6

inches by 6 feet 6 inches. Sold for cash or on liberal easy payment terms. You cannot afford to pay rent on a garage when you can own one so easily.

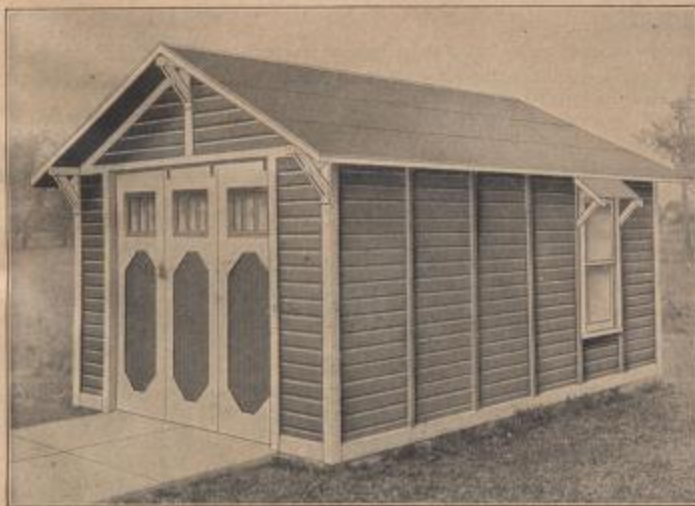


**GARAGE**  
FURNISHED IN FOUR SIZES

DOTTED LINES SHOW POSITION OF TRIPLE SLIDING DOORS WITH ONE

Catalog No.	Pl.	Foundation Dimensions In. Ft. In.	Cash Price	Easy Payment Price	Shipping Weight, Pounds	Add for Foundation Posts
55C10	9	3 x 15 3	\$126.00	\$139.00	2500	\$1.50
55C11	9	3 x 18 3	141.00	155.00	2800	1.50
55C13	12	3 x 18 3	162.00	176.00	4300	2.00
55C17	18	3 x 18 3	235.00	259.00	5200	2.25

*These garages are equipped with Sears Triple Sliding Doors. Read what wonderful doors these are. See page 100*



## The PARKWAY

55C22 Frame Garage

**\$154<sup>00</sup>**

The Parkway is an artistic and roomy garage which can be bought for cash or easy payments. Our easy payment plan enables you to invest the money, wasted on rent, in your own garage. The investment will pay for itself many times over.

The illustration shows a single car garage which is furnished with glazed garage doors and two full size glazed windows.

The two-car garages (18 feet 3 inches and 21 feet 3 inches wide) have two sets of Sears Triple Sliding Glazed Doors and a service door, 2 feet 6 inches by 6 feet 6 inches.

Catalog No.	Pl.	Foundation Dimensions In. Ft. In.	Cash Price	Easy Payment Price	Shipping Weight, Pounds	Add for Foundation Posts
55C22	12	3 x 15 3	\$154.00	\$169.00	3500	\$2.00
55C23	12	3 x 18 3	167.00	184.00	4300	2.25
55C24	12	3 x 21 3	183.00	202.00	4900	2.25
55C27	18	3 x 18 3	243.00	267.00	5200	2.25
55C28	21	3 x 18 3	266.00	293.00	6400	2.50
55C29	21	3 x 21 3	285.00	313.00	7200	2.75

*These garages are equipped with Sears Triple Sliding Doors. For complete description of these doors see page 100*

**GARAGE**  
FURNISHED IN SIX SIZES

DOTTED LINES SHOW POSITION OF TRIPLE SLIDING DOORS WITH ONE

For General Specifications See Page 97