

THE ALTAMONT

1901 WYOMING AVENUE

WASHINGTON, D. C.



COL. GEORGE TRUESDELL

Owner

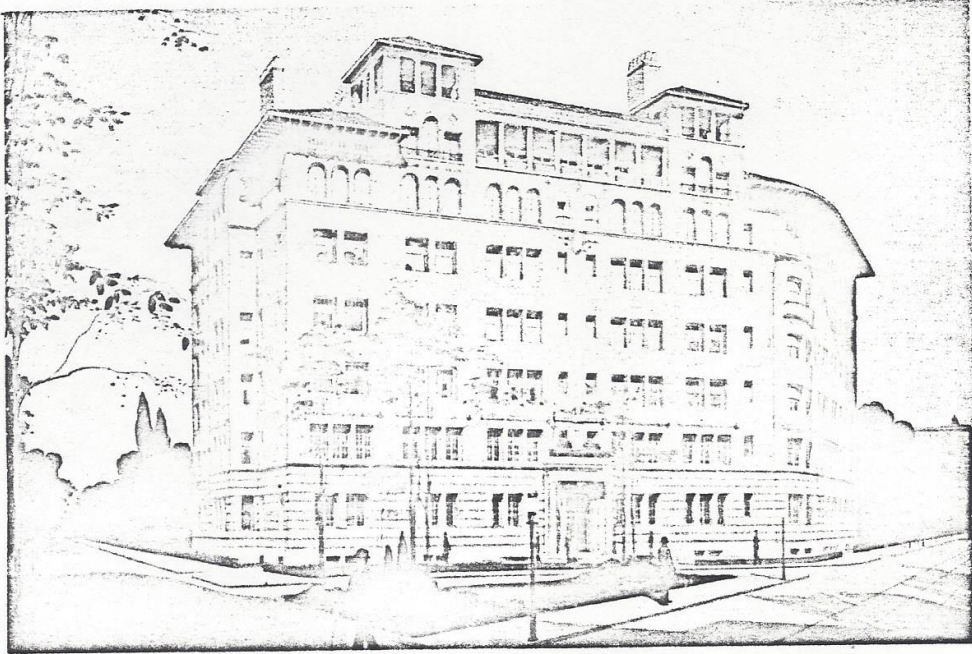
A. D. 1916

ARTHUR B. HEATON

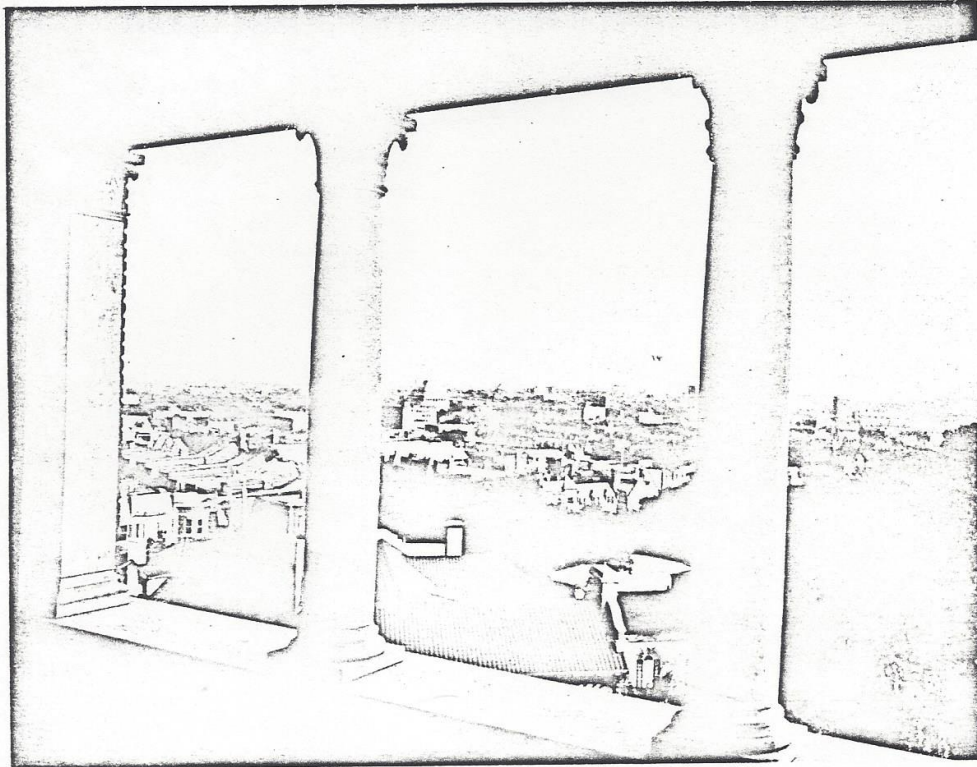
Architect

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1901 WYOMING AVENUE
WASHINGTON
D. C.



View from Loggia



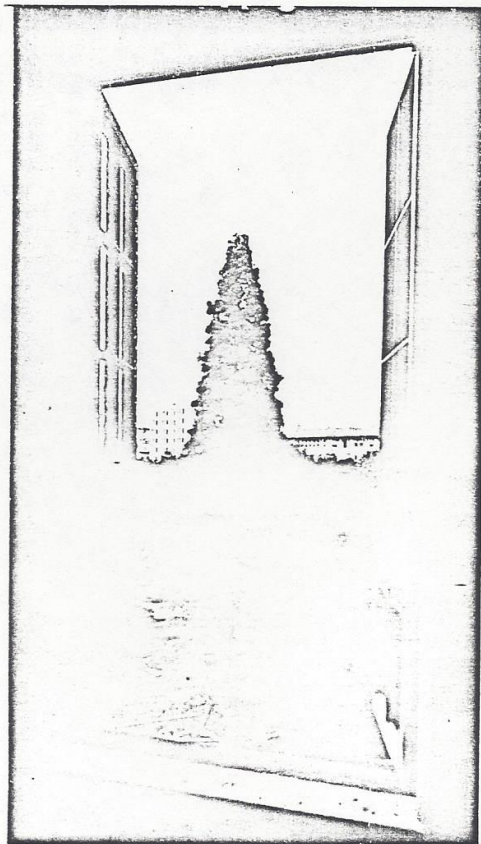
FOREWORD



THE EVOLUTION OF THE APARTMENT HOUSE

THE owner of "The Altamont" having had occasion several years ago to reside temporarily in one of the largest apartment houses in Washington became impressed with their great defects, as well as advantages, and was thus led into a careful study of the subject, which has continued during all the intervening years. Necessity for means of more economical living, which led to the introduction of the apartment house in our country, has also led to their gradual improvement as their advantages have become more generally recognized. The original types were little better than ordinary tenements, and, unfortunately, their development along desirable lines has been retarded by the fact that these buildings were largely erected by a class of speculative builders whose main object seemed to be to place as many rooms as possible within a given space, regardless of convenience, light, ventilation and sanitary conditions. Competent architects were seldom consulted and those of the profession best qualified to improve these buildings were not generally attracted to them.

In spite of these adverse conditions, as their advantages became apparent, the demand for more convenient and home-like apartments has resulted in a steady evolution to the better type of the modern, fireproof structure. But great and valuable as this development has been, many of the old faults of construction and arrangement have nevertheless clung tenaciously to these buildings, even when designed by architects capable of better work. Ambition to outdo competitors



View—Northeast

true, but quite the opposite of the large hotel, in arrangement and design it should be as near like a private house as possible. It should have high ceilings, adequate light and attractive views on all sides. To those who spend much time indoors during daylight, back buildings and back alleys with all their disagreeable accompaniments do not afford cheering views nor promote a contented life. With all the desirable features of a high-class, modern hotel, the model apartment should combine the exclusion and privacy of a well appointed, private house, having no long, narrow halls where tradespeople and garbage collectors tramp up and down at will, and in which all suggestion of home life is absent.

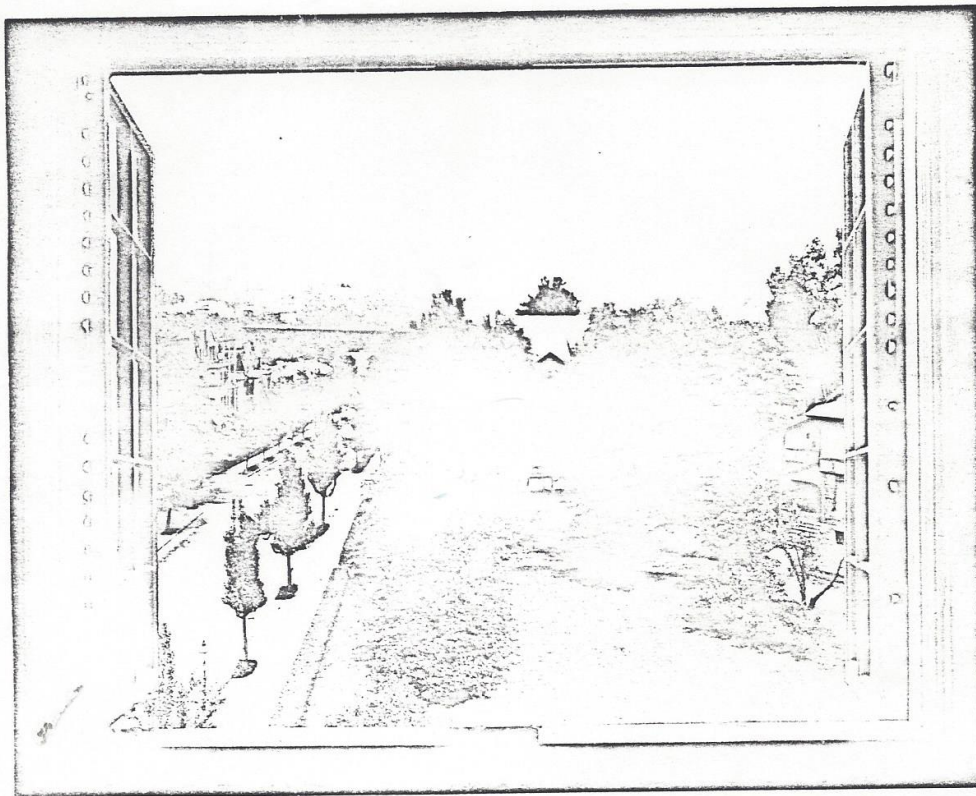
by erecting larger and more pretentious buildings, bringing as many people as possible under one roof, and to approximate the cosmopolitan features of modern hotel life, has led these builders steadily away from a correct model.

The large hotel with its long dark corridors and many dark sleeping rooms opening on inadequately lighted courts, is primarily and essentially a building for transient people. Neither in design nor location is it adapted for home life.

An apartment house, on the other hand, is intended and should be designed for more or less permanent homes. It is neither a hotel nor a boarding house. It provides for a number of families, under one roof it is

To accomplish this desirable end the ideal apartment house ought not to be too large. Thorough light, adequate ventilation, abundant sunshine, pleasant outlook and absence of courts cannot all go with the mammoth caravansary. Real privacy and seclusion in apartment house life can only be found in buildings of medium size, the less number of apartments on each floor the better, on spacious grounds, surrounded by trees and shrubbery and in which families expect to reside more or less permanently.

For people who appreciate such conditions and desire to enjoy them, "The Altamont" has been designed and built, and to this class alone it appeals for patronage.

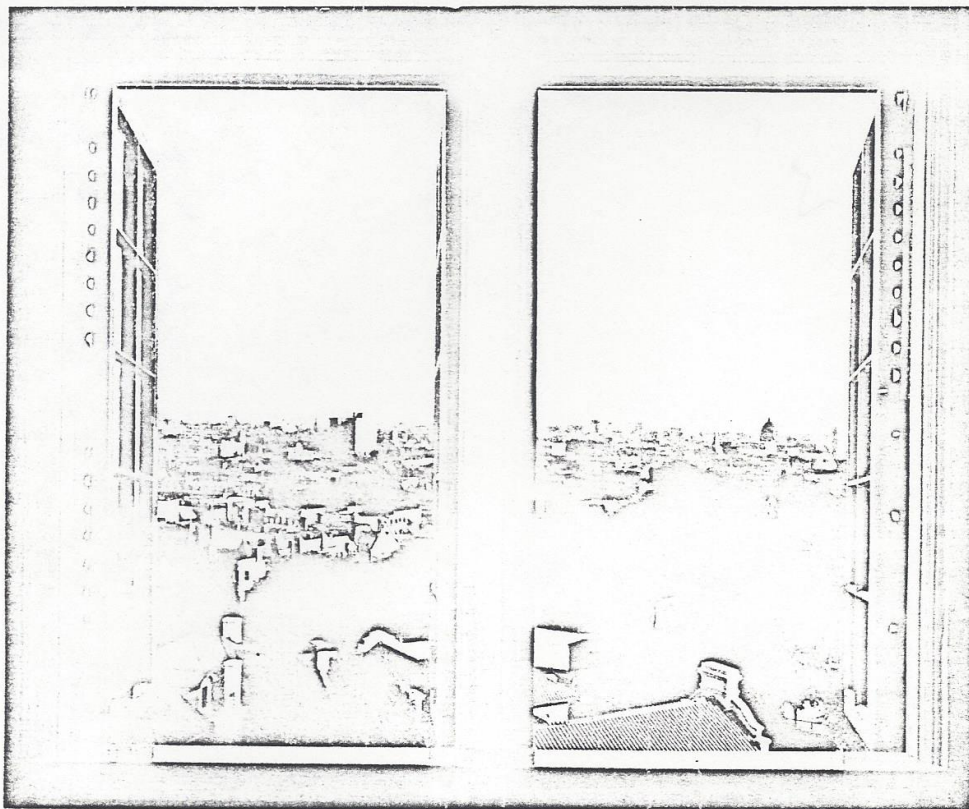


View—Overlooking City

(*Page Seven*)



View — North



View—Overlooking City

LOCATION

The site upon which this building is erected, at the corner of Columbia Road, Wyoming Avenue and Twentieth Street, is by common consent the best for the purpose in the District, fronting as it does on three streets with wide parkings, as follows:

South on the public park formed by the intersection of Twentieth Street, Wyoming Avenue and Columbia Road; East on another public park at the intersection of Wyoming Avenue, Columbia Road and Nineteenth Street; and North on the attractive, private grounds surrounding the residence of Colonel Truesdell.

With an elevation of one hundred and eighty feet above tide water,

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it commands a view of the Capitol on the Southeast, the Potomac River and the Virginia Hills on the South, and the beautiful Rock Creek Park on the North. No alleys, no back yards and the rear of no houses are within view; no courts and no tall buildings obstruct the light, the air nor the view from any side.

All the conditions are ideal.

THE BUILDING

Such a site suggests an ideal building. No other would be appropriate. No other would meet the reasonable expectations and requirements of those who may naturally seek a permanent residence therein.

Therefore, neither time nor expense has been spared to make the building in every detail as convenient, comfortable and perfect as the state of the art would permit.

The floor plans are the result of several years careful study and observation by the owner, the architect and engineers, aided by personal inspection of the more modern and costly apartment houses in the large Eastern cities.

It is believed that there is nowhere in any apartment house in this country any modern improvement, sanitary or otherwise, not found in this building.

The broad, private parking, 40 feet deep on the Wyoming Avenue front, affords an unusual opportunity for an attractive entrance, which the architect has skilfully used, with beautiful landscape and architectural effect.

The building, which sets back 40 feet from the street, is designed in the Italian Renaissance, the base and first story being constructed of Indiana limestone and of brick above the first story, with tile roof and roof-garden.

DECORATIONS

Special care has been taken to have the decorations in keeping with the other artistic features, which are among the distinguishing characteristics of the Building. To this end, the work was given, at great cost, to one of the best firms of Decorators in the country.

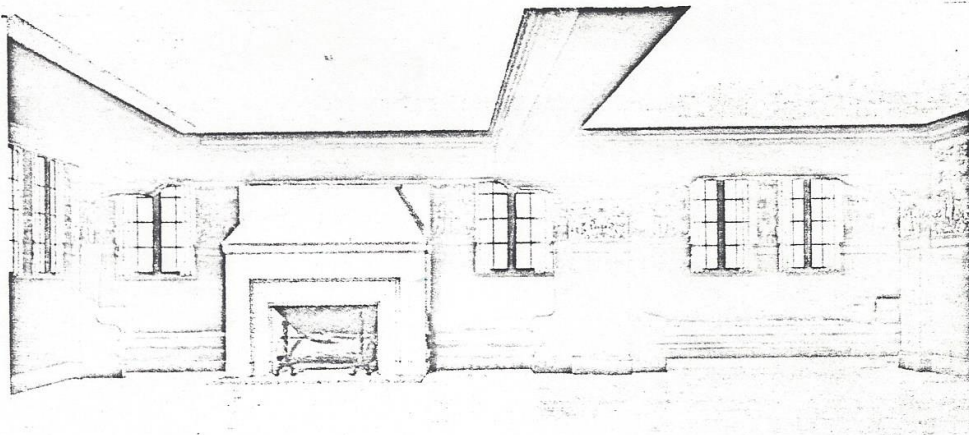
The walls and ceilings in the main rooms of the apartments are panelled and painted over canvas.

There are artistically designed mantels and real fireplaces in which may be burned wood or coal.

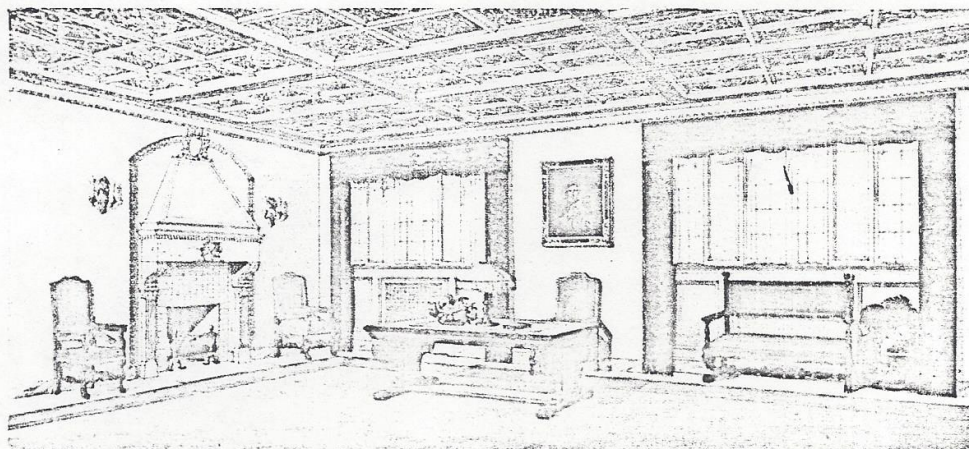
The Bed Chambers are tastefully papered.

The Decorations in the Entrance Halls, Reception Room, Cafe and Palm Room are of special and artistic design.

The Floors of all Public Halls are of beautifully patterned tile.



Billiard Room



Reception Room

FIRST FLOOR

The entrance hall, with walls of travertine, vaulted frescoed ceiling and tile floor in monotone colors, extends through the building to the garden. On the left as you enter is located the office, and on the right a large, tastefully decorated reception room with beautifully carved stone mantle and fireplace.

Back of the reception room are the elevator and stairway halls, separated from the main halls on all floors by handsome glass doors, which will keep the noise of elevators and stairways entirely away from the apartments and enable one to go from first floor to and from all other floors without entering any main hall except the entrance hall.

The remainder of the first floor is composed of service entrance, toilets, etc., and four small apartments.

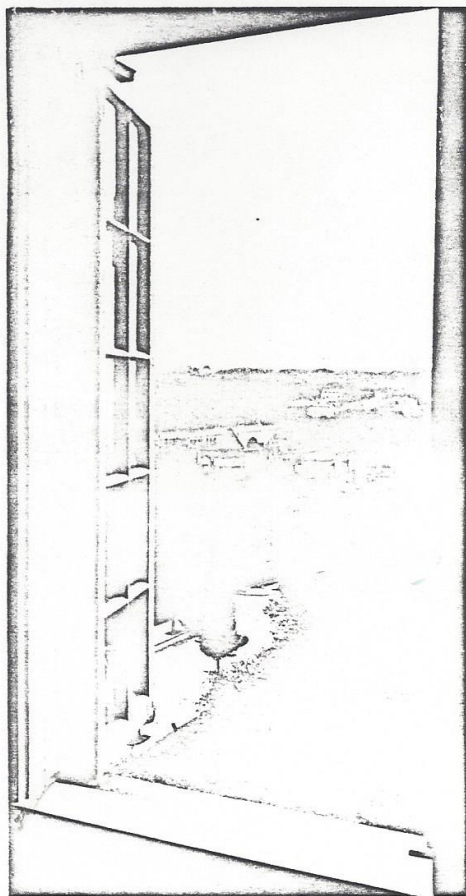
APARTMENTS

The First, Second and Third Floors are divided into apartments containing from one room and bath to six rooms and three baths.

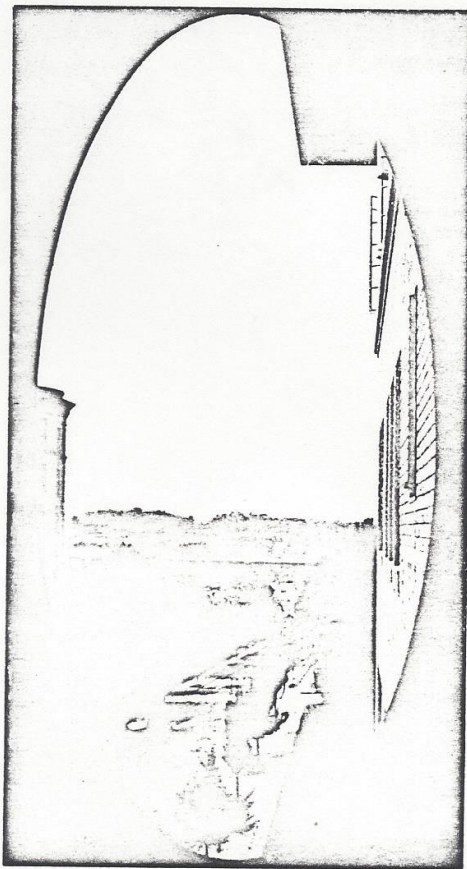
The Fourth, Fifth and Sixth Floors each contain one small apartment of three rooms and bath, and two large apartments of twelve to thirteen rooms, each with five baths, including two maids' rooms and bath. The apartments are so planned that they may be thrown together so as to make larger apartments, or the large ones divided so as to

make smaller ones. Also, one entire floor may be thrown together so as to make one apartment of twenty-eight rooms and ten baths, and entrance to same made from the elevator and stairway halls.

Both the public and service stairways are shut off from the public corridors by fireproof doors and thus make thorough fire escapes. This is a special feature,

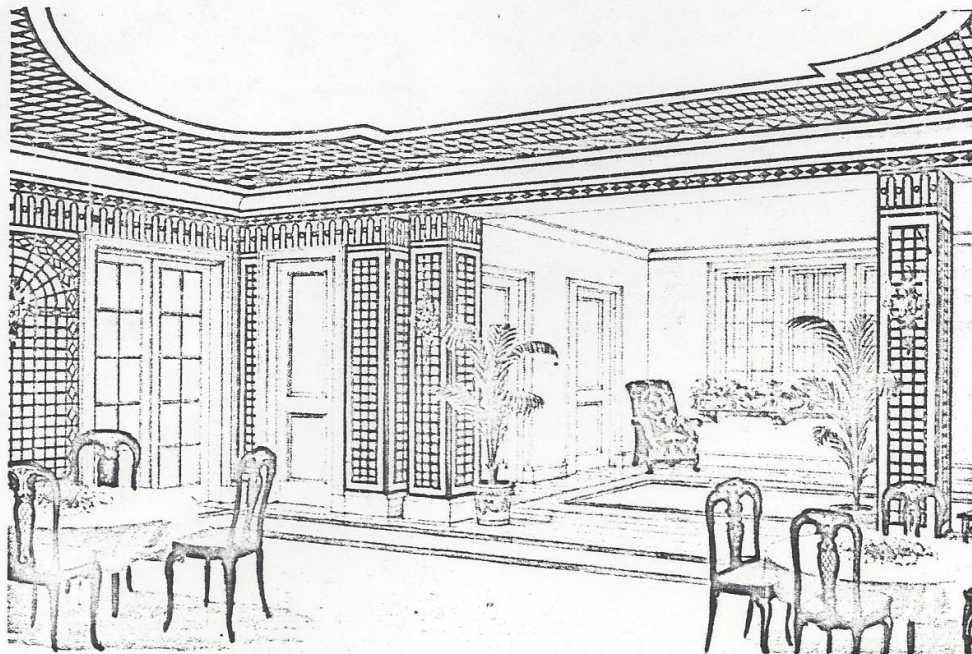


View—Northwest



View—North

and when one family desires to occupy an entire floor the doors leading from the corridor to the elevator and stairway halls become the private entrance doors to the entire floor, thus excluding all entrance to the floor except through these and the service door, and thereby securing that absolute privacy and seclusion found elsewhere only in private houses.



Cafe

CAFE AND PALM ROOM

The Seventh Floor consists of a well lighted and ventilated Cafe opening on the Loggia, Palm Room, Kitchens, Retiring Rooms, etc.; also storerooms on the opposite end, one for each apartment. This entire floor with all its complete equipment for entertaining may be engaged any evening by any resident of the house upon sufficient notice in advance at the office.

ROOF GARDEN

Above the Seventh Floor is the Roof Garden with tiled floor and pergola, for the exclusive use of the residents of the house, from which one of the finest views in the District of Columbia may be had. This floor, together with the rooms on the Seventh Floor, completely protect the apartments on the Sixth Floor from all possibility of heat in summer and cold in winter.

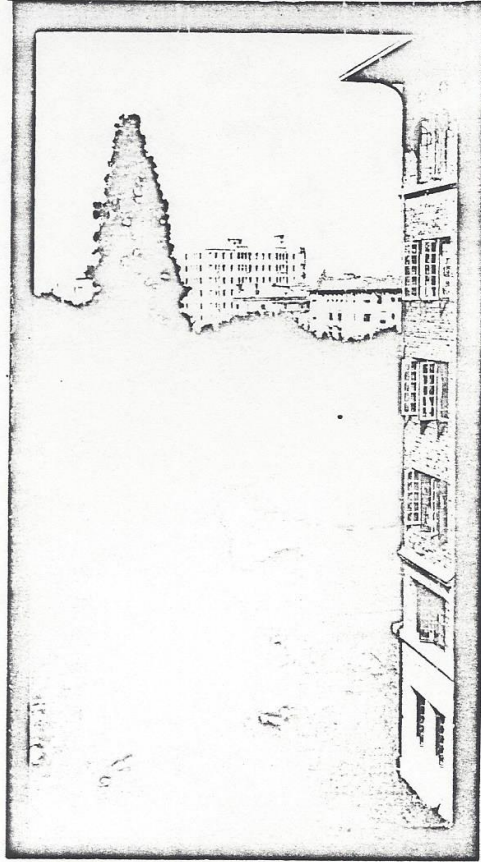
SLEEPING PORCHES

All the large apartments and several of the small apartments have Sleeping Porches with painted walls, tiled floors and casement windows that may be closed or opened at any angle.

BATH ROOMS

The Bath Rooms are in white and nickel plate, with tiled walls and floors, and are equipped with solid, built-in, porcelain tubs, and other fixtures of the highest grade, manufactured by the Trenton Potteries Co. They include a shower in every bath room and a sitz bath in the larger ones, all of the most elegant and expensive character. Of this feature, and of the plumbing generally, Messrs. Mechlin and Starr, the well-known Sanitary Engineers, say:

"The plumbing fixtures in a typical bathroom are indicative of the high standard of equipment of the building. The built-in tub is solid porcelain, strictly Class A, the most expensive tub manufactured, and is equipped with a shower curtain and rain head. The closet is the Siwelco, the quietest fixture obtainable, and the vitreous china lavatory is of ample size with special concealed waste. The china combination shelf, soap and toothbrush holder over the lavatory is a refinement of equipment which will be especially appreciated. All nickel plated brasswork for the plumbing fixtures is extra heavy of special smooth pattern, being easily cleaned and attractive.



View—Northeast

"It is not too much to say, that the plumbing and plumbing fixtures in this building are unequaled in any public or private building in the District of Columbia.

"In the kitchens likewise special attention has been given to the detail of fixtures. The electric cooking range can easily be proved to be the most economical, cleanest and convenient type of range. Not only is the range of the most recent type but it is equipped complete with special heavy planished copper cooking utensils.

"The refrigerators are the built-in type with solid porcelain lining, mechanically cooled, giving the most sanitary and cleanest compartment for keeping food cool that it is possible to obtain. While the annoyance of having a refrigerator cooled by frequently renewing with ice is thus avoided, it will be possible for the tenant to obtain whatever ice for salads, beverages, etc., as may be desired from the superintendent of the building, the ice being made on the premises.

"A detail of the kitchen fixtures is the fact that all the red metal fittings in sinks, ranges and refrigerators are of the same heavy pattern.

"The ample size electric passenger elevators will insure prompt service day and night.

"The building is heated by steam of the low pressure air removal system, this being the most reliable and satisfactory method.

"Each apartment is wired for an outside telephone connected with the house switchboard, but private lines may be installed if desired.

"In the basement a vacuum cleaning plant is installed, connected with each apartment so that sweepers may be readily attached for cleaning the floors, rugs, draperies, etc., in the various rooms.

"Service, convenience and beauty of design have been paramount in the selection and installation of all equipment in this building. After the pattern of experts and constructed of the best material and workmanship, no expense has been spared to make this equipment the best the market affords, great care being exercised in the selection even of individual articles."



KITCHENS

The Kitchens are equipped with the best and most modern fixtures in every particular, including large electric ranges, specially designed for this building by the General Electric Company.

A very important and distinctive feature of the equipment of each Kitchen is an efficient garbage incinerator, directly connected with a separate eight-inch terra cotta flue, insuring perfect sanitation and absolute freedom from odors.

The floors are covered with linoleum and tile and all side walls are tiled with white tile.

The Pantries have large and specially designed cupboards and table-leaf closets, and the finest refrigerators with the most complete refrigerating system.

Private service stairs, service elevators and electric dumbwaiters connect the service halls with the basement.

BASEMENT

In the basement, besides the boilers and their mechanical equipment, there is a refrigerating plant, a thoroughly equipped laundry with dryers, a billiard room for the exclusive use of the occupants of the building, a barber shop and ladies' hairdressing room.

VACUUM CLEANING SYSTEM

A complete Vacuum Cleaning System is installed in each apartment and throughout the building.

There is also a private Telephone Exchange in the house.

HOW THE ACT OF CONGRESS LIMITING THE HEIGHT OF BUILDINGS
HAS GENERALLY OPERATED TO LIMIT HEIGHT OF
CEILINGS IN APARTMENT HOUSES

The Act of Congress regulating the height of buildings in the District of Columbia has accomplished much good and some harm, particularly in Apartment House construction. By limiting arbitrarily the height of any building in a residence street to eighty-five feet, measured from the sidewalk to the highest part of the roof, it has compelled builders of Apartment Houses, in order to get in seven stories, to reduce the height of ceilings in the apartments to a little over nine feet, and to abandon anything like artistic treatment of the roof which, from the standpoint of the artist, is the most important feature of the building.

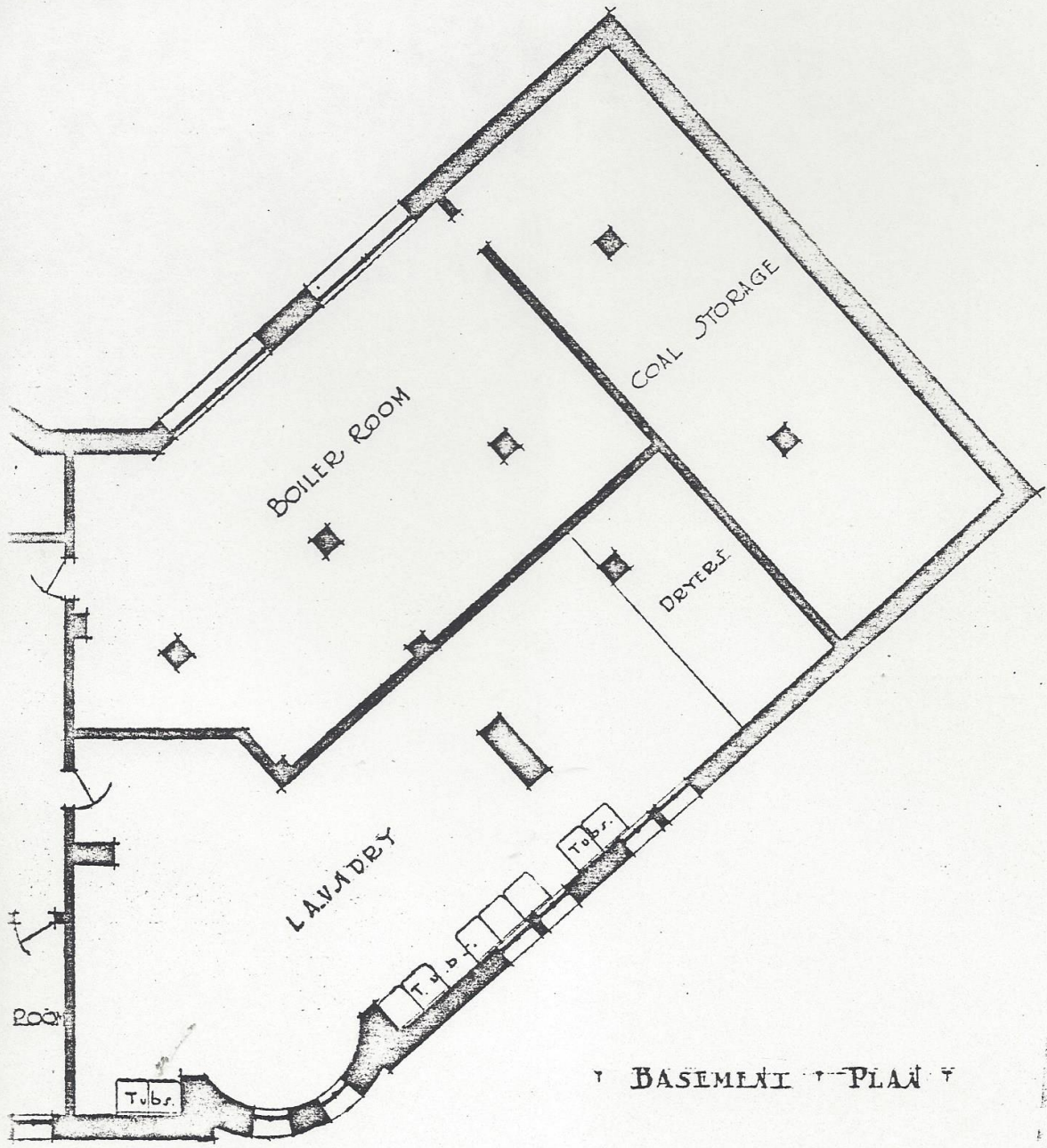
Aside from this, low ceilings in large rooms diminish the light in the rooms to an objectionable degree and give one a sense of oppression on entering.

To avoid these objections the owner of "The Altamont" and his Architect have thought it desirable to sacrifice one story and gain the great advantage of high ceilings and opportunity for that useful and artistic treatment of the roof, which form such an important feature of the building and which has won the approval of eminent architects and others.

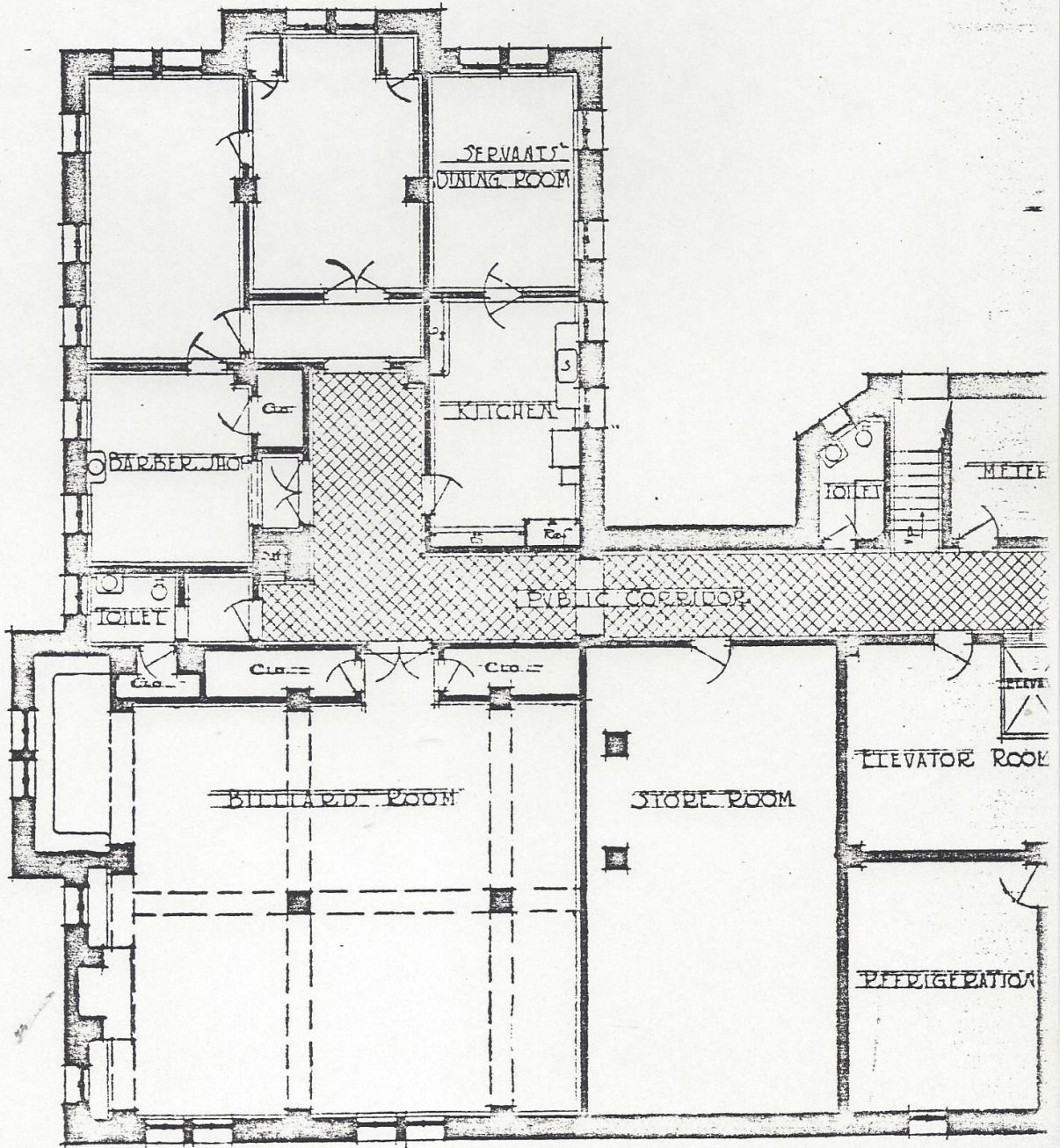
The building was therefore made six full stories with ceilings ten feet in height, and roof garden above.



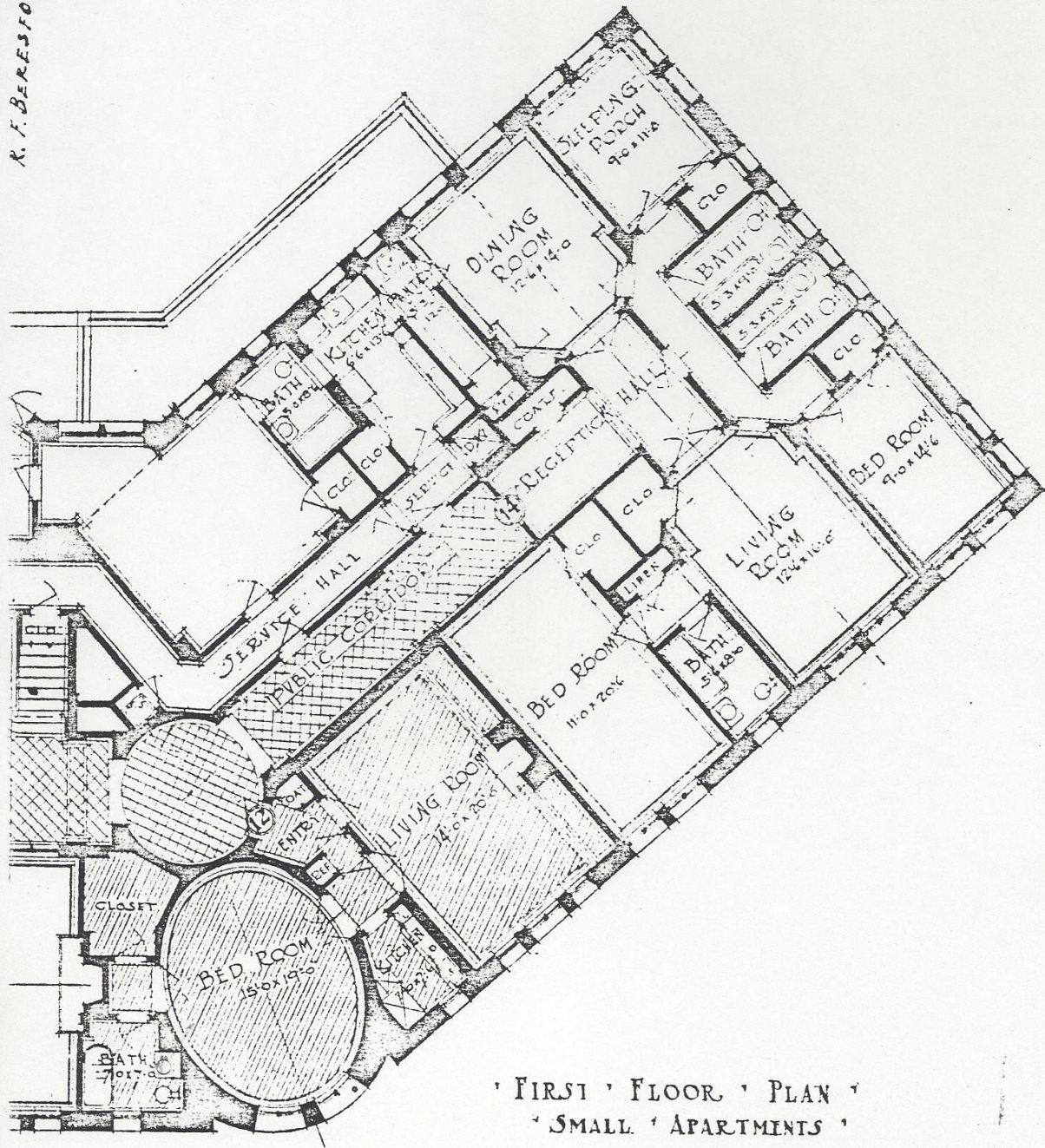
FLOOR PLANS



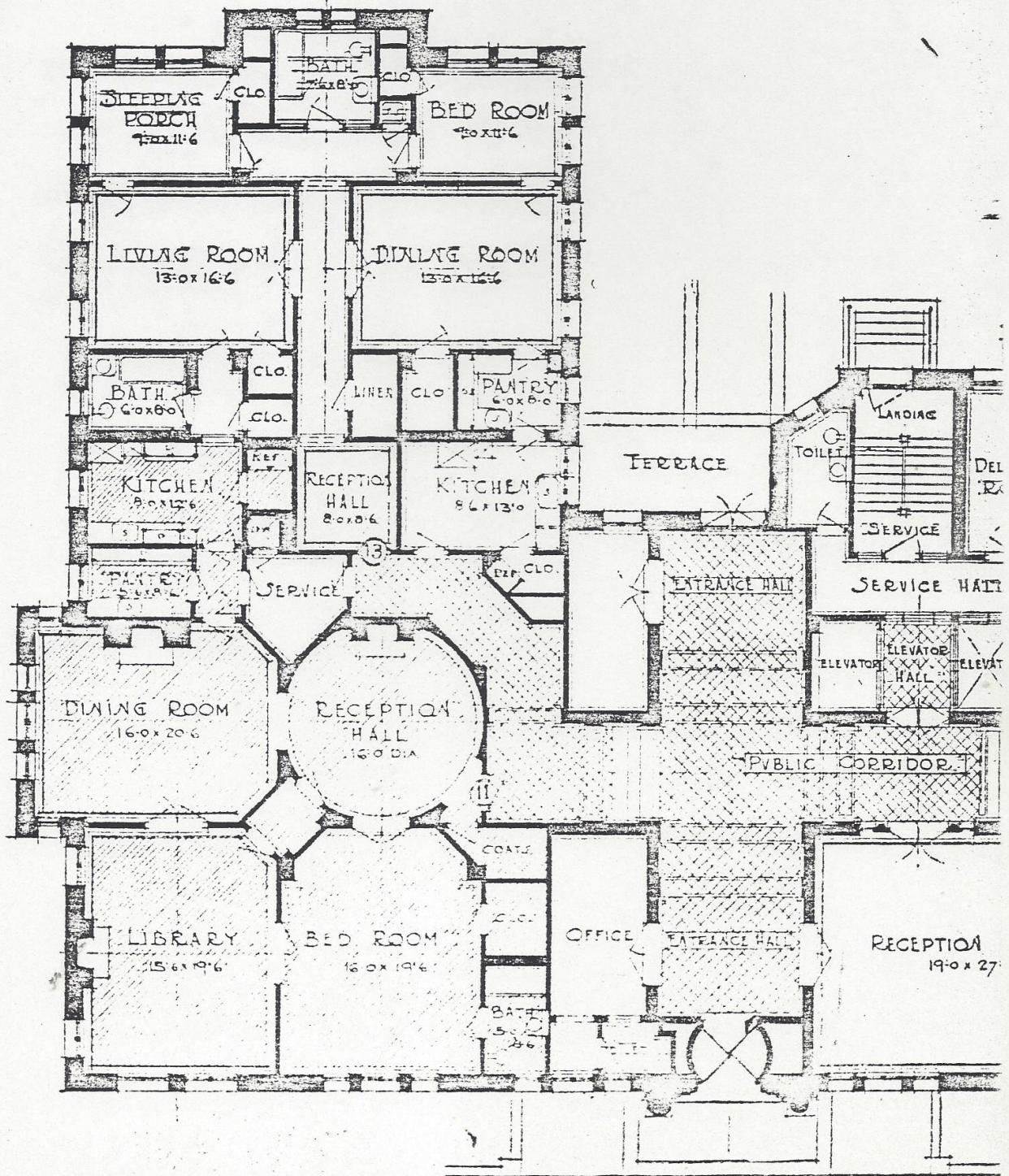
BASEMENT PLAN

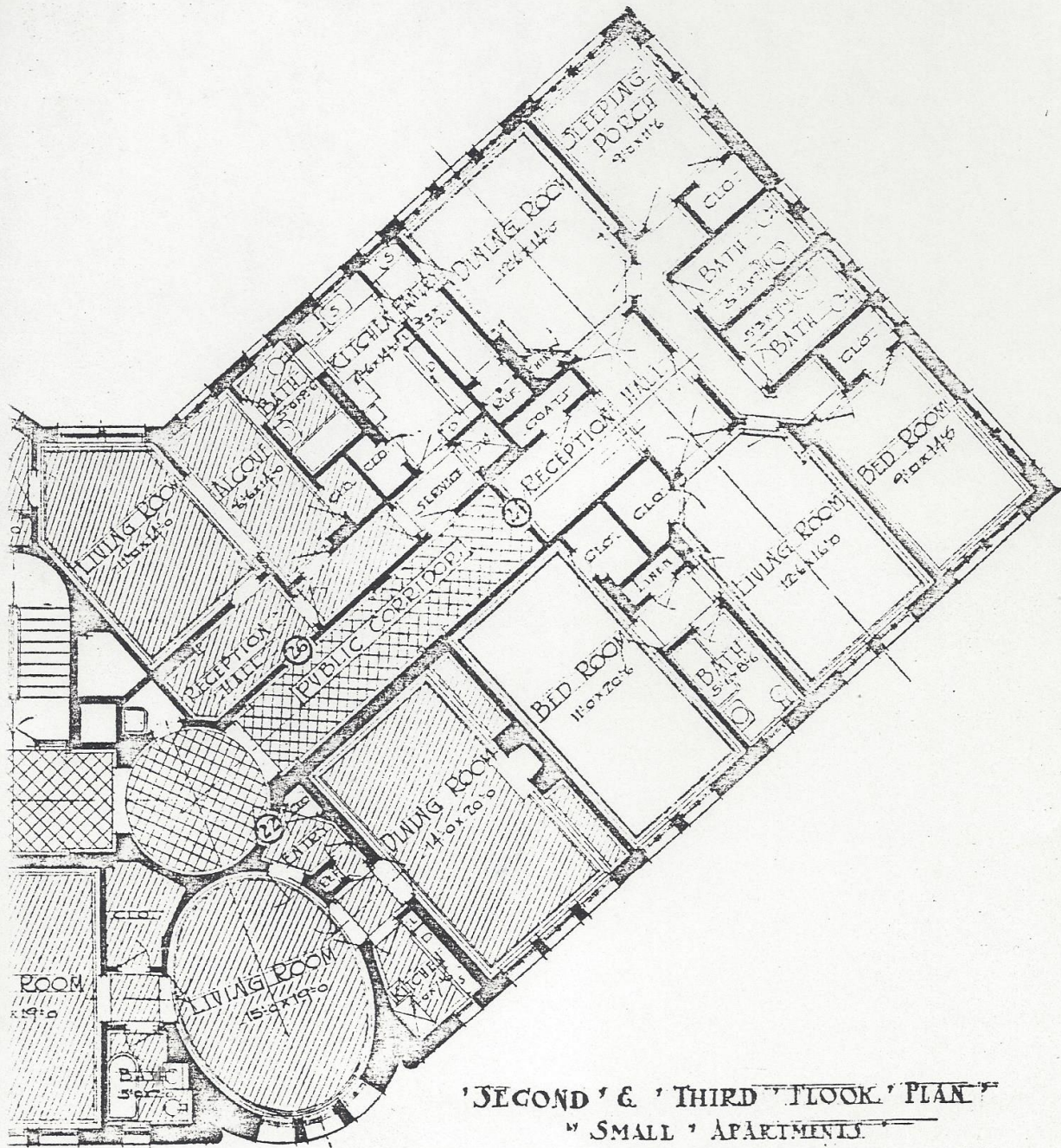


R. F. BERESFORD.



' FIRST ' FLOOR ' PLAN '
' SMALL ' APARTMENTS '

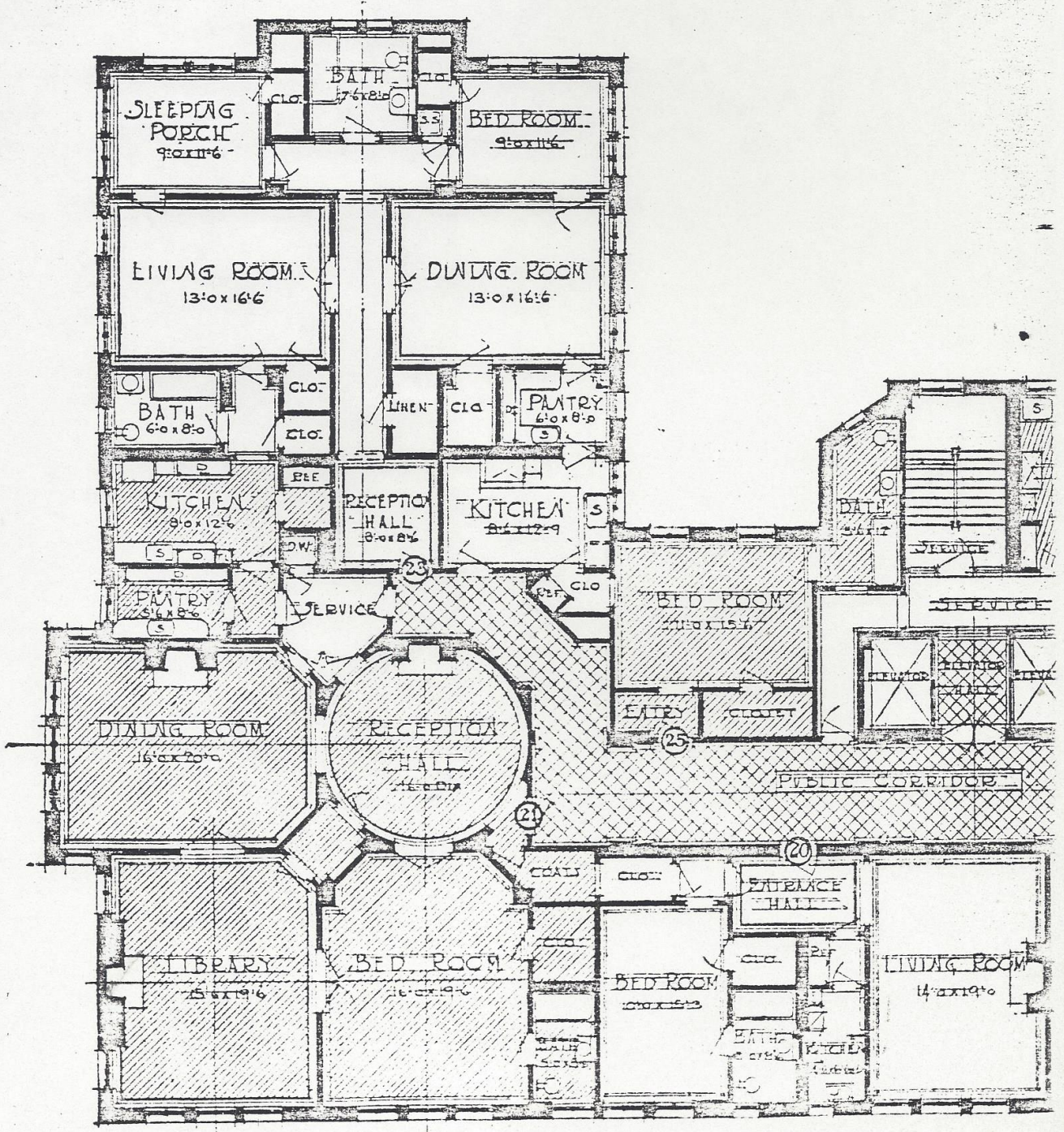




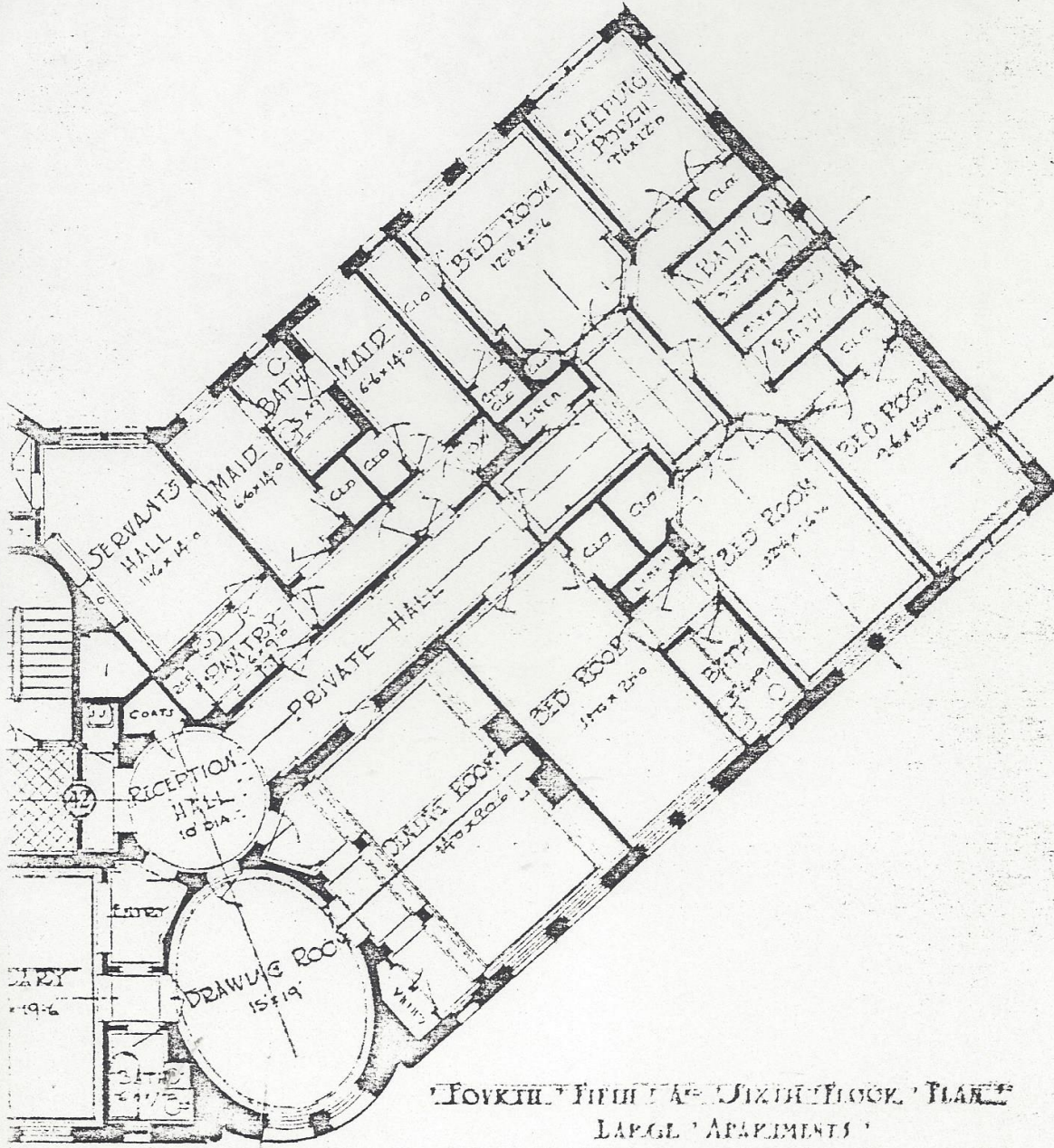
'SECOND' & 'THIRD' FLOOR ' PLAN'

' SMALL ' APARTMENTS

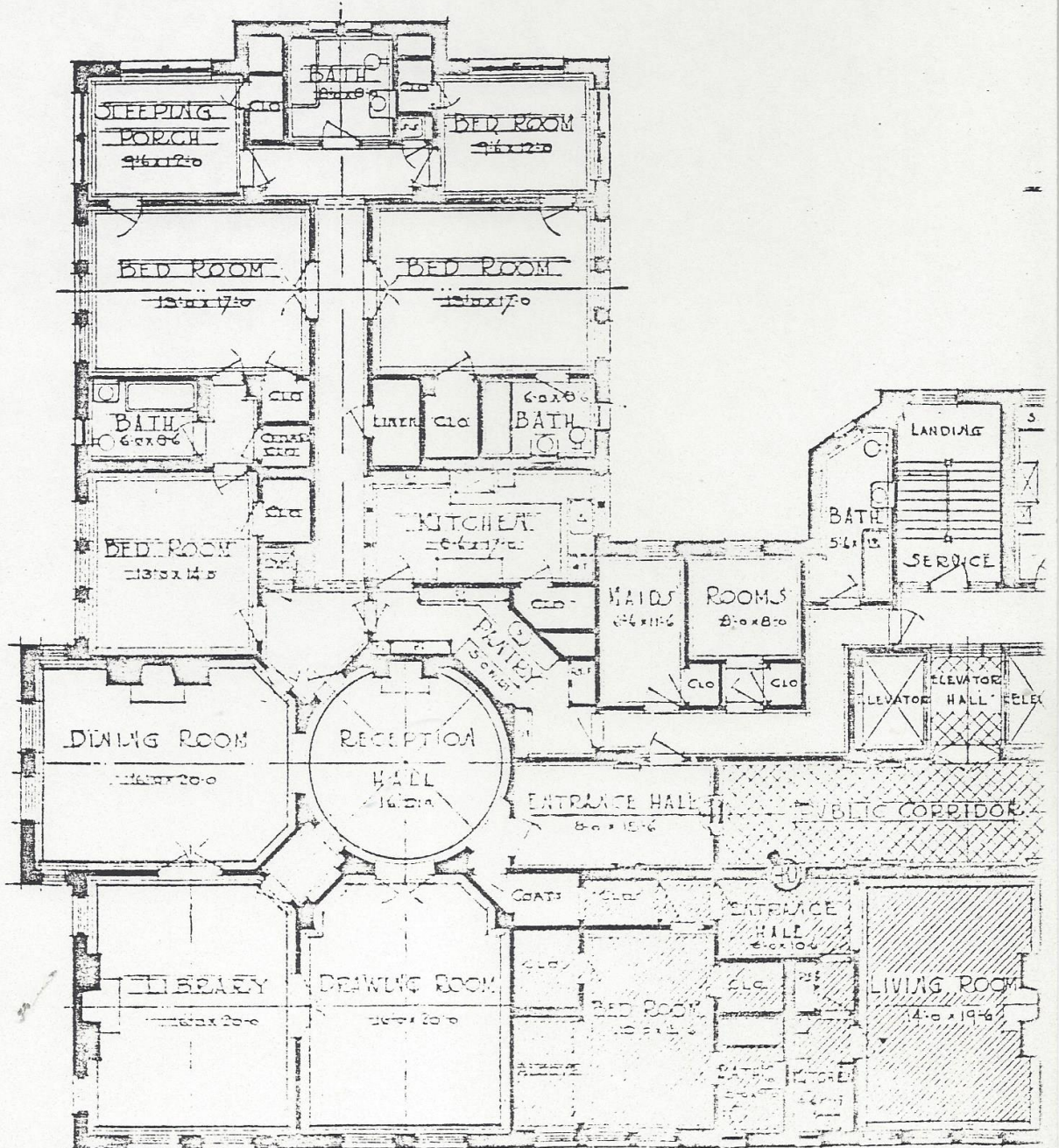
' THIRD FLOOR WINDOWS SIMILAR TO
THOSE SHOWN ON ' FOURTH FLOOR PLAN'



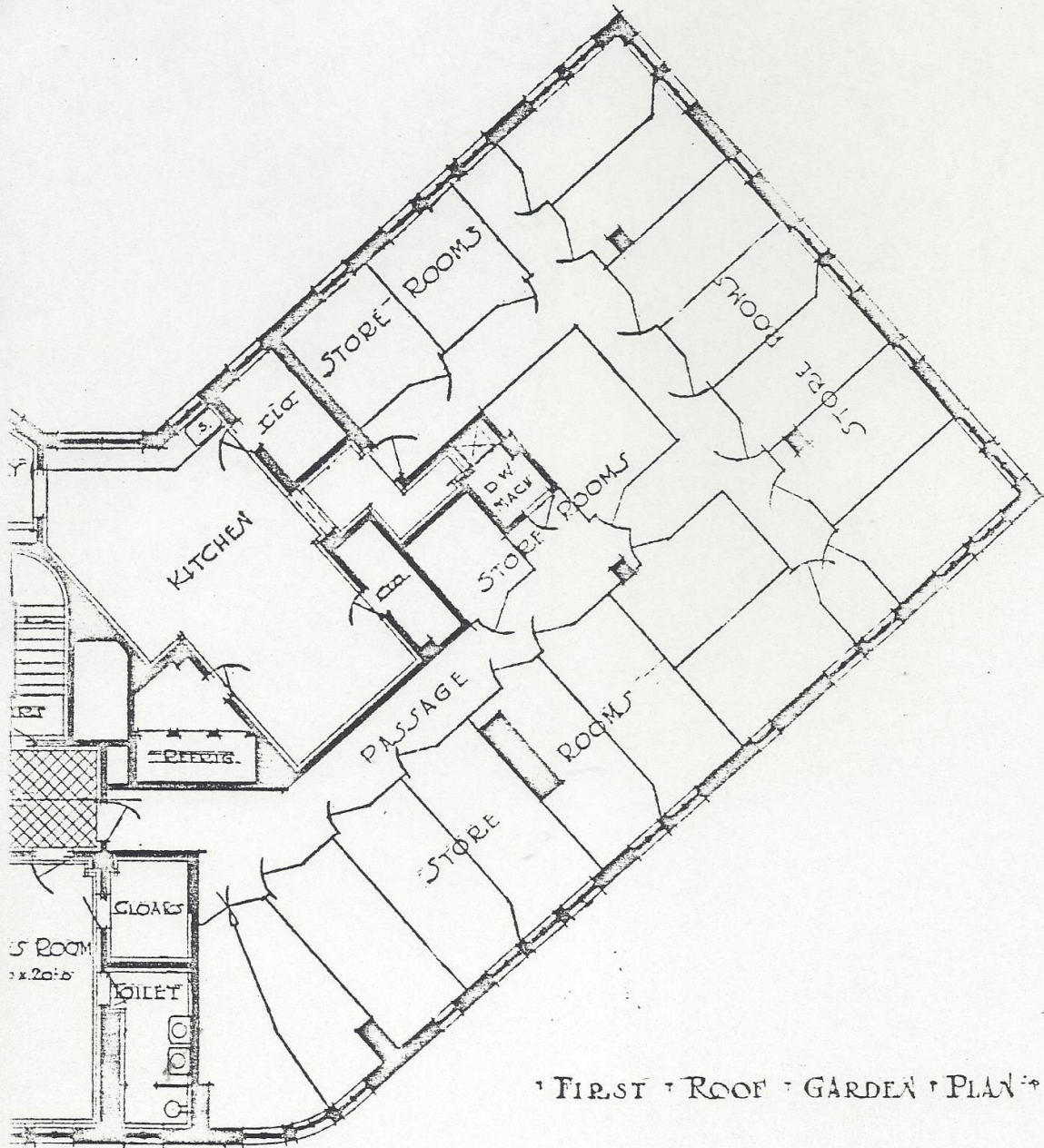
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FOURTH FLOOR AND SIXTH FLOOR PLAN
 LARGE APARTMENTS
 SIXTH FLOOR WINDOWS SIMILAR TO
 THOSE SHOWN ON SECOND FLOOR PLAN



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↑ FIRST ↑ ROOF ↑ GARDEN ↑ PLAN ↑

