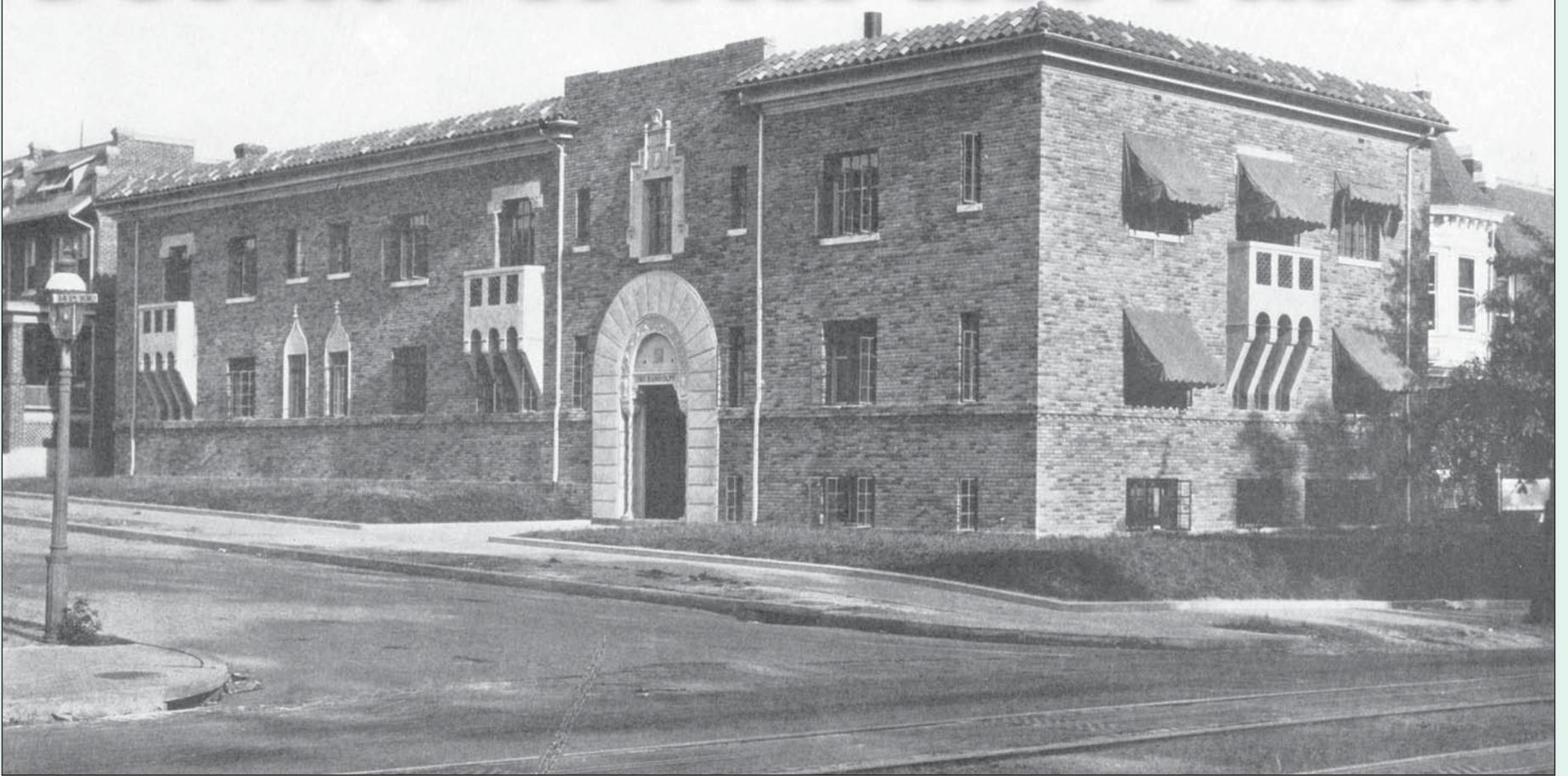


Scenes from the Past...



The handsome Randolph Apartment Building as it appeared in 1924, as viewed looking across 14th Street to the southeast corner with Randolph Street.

photo—American Architect, May 20, 1926.

One of Washington's many architect-designed small apartment houses is the Randolph, which was built in 1924 on the southwest corner of Randolph and 14th Streets in upper Columbia Heights. Its handsome façade was designed by a 32-year-old architect named Joseph Younger for owner Max Levitan, and looks today much like it did when it opened in late 1924.

Levitan, who at the time resided at 1106 Vermont Avenue, NW, estimated that the Randolph would cost an impressive \$50,000 to build. It was constructed built from hollow tile and face brick, with a limestone trim. The 12-unit building was to be heated by steam and wired for electric lighting. The building was featured in the May, 1926 issue of *American Architect*, an impressive accomplishment for a young architect like Younger.

Joseph Younger was born in 1892, and worked for



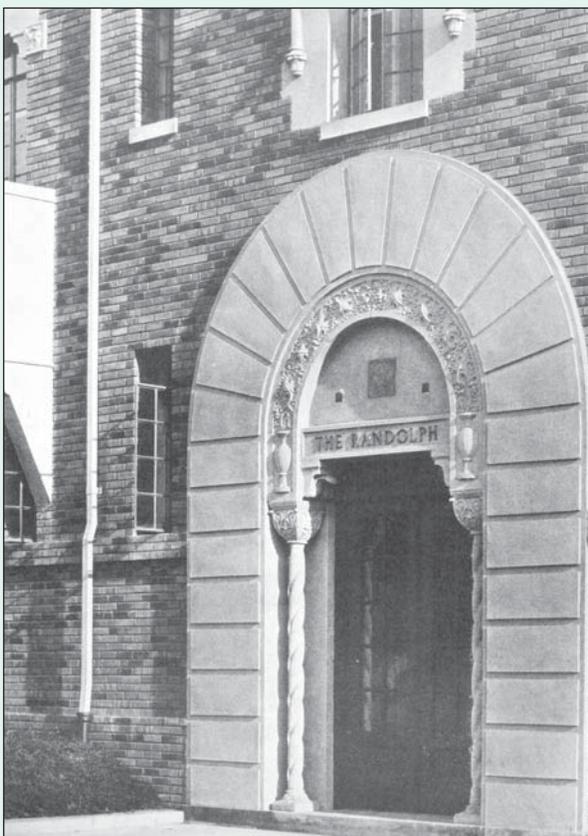
photo—American Architect, May 20, 1926.

Younger's design for the second floor balconies nicely framed concealed casement windows on the first floor, seen here in their open position.

Church and the Blackstone Hotel at 1016 17th Street, NW.

According to the 1930 City Directory Younger and his wife Ethel resided at 1430 Perry Place, NW. His office was at 1211 Connecticut Avenue. He died at the young age of 40, on May 16, 1932.

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photo—American Architect, May 20, 1926.

Close-up view of architect Joseph Younger's detailing of the building's front entrance.

several local architectural firms beginning in 1911 before he began his own practice in 1922. During 1921, while employed with Waggaman and Ray's architectural firm, he worked on the transformation of the Robert Dodge villa at the corner of 28th and Q Streets in Georgetown. He is perhaps best known for his design of the first section of the Kennedy-Warren Apartment building at 3133 Connecticut Avenue, which was constructed between 1930 and 1931. It was the first use of aluminum in Washington for both exterior and interior finishes. Construction on the building was halted in 1931, but partially completed in 1935; with the southern wing not completed to Younger's original design until 1997. He was also known for his designs of the Sixth Presbyterian

The form is titled 'APPLICATION FOR PERMIT TO BUILD' and is dated 'Feb. 20 1924'. It is addressed to the 'INSPECTOR OF BUILDINGS'. The applicant is 'Max Levitan', owner, with architect 'Joseph Younger'. The address is '1106 Vermont Ave. N.W.' and the lot number is '161 One'. The form contains various technical specifications and a section for the inspector's recommendation, which is signed by 'A. R. MOONEGAL'.

photo—courtesy, Washingtoniana Division, MLK, Jr. Library.

The building permit for the Randolph Apartment Building was issued to Max Levitan on February 20, 1924.

SCENES

From p. 12

The 1930 Census revealed that all of the residents at the Randolph that that year were white, with the exception of an African-American janitor named Costa L. Scott, and his wife Althea, who both lived at the building for reduced rent in exchange for their services as janitor and servant, respectively. They paid just \$25 a month for their unit. Other units ranged in rent from \$35 to \$51.50 per month. Nearly every resident had a radio in their apartments, one of the more unusual questions asked by census enumerators.

The Census also revealed that all of the of the Randolph's then current residents had been born in the United States, with the

exception of Augustus Kollzer, a 60-year-old native of Poland who had immigrated in 1895. Most apartments were occupied by young couples with one or two children, or other relatives. Occupations included clerks, salesmen, auto mechanic, auto salesman, bookkeeper, drug store manager, railroad clerk, telephone switchboard operator, and postman.

Several decades later, the building began to house Spanish-speaking tenants as demographics shifted in the neighborhood. By 2002 they were embroiled in a controversial dispute with the building's owner. On June 24th of that year, the Central American Resource Center (CARECEN), which was then assisting them through their Randolph Street Tenant Association when, were contacted by the distressed tenants who reported that city inspectors, the DC fire department,

and the DC police were forcing them out of their building due to unsafe conditions caused by an electrical outage. The tenants had been informed that morning that they had until 3:00 p.m. the same day to vacate. CARECEN staff members immediately went to the building to inform the tenants of their rights and assisted them in negotiating with their landlord.

CARECEN subsequently assisted the tenants in structuring an agreement with the owner which required him to make necessary electrical repairs to bring the building up to code, while paying for the tenants to stay in a nearby hotel, where they remained for nearly a month. Although the building's electrical system was functioning, many other problems remained and the tenants decided to withhold their rent payments until the completion of all repairs. Ward

4 Councilmember Adrian Fenty worked closely with the tenants and CARECEN to pressure the owner to act responsibly and by 2005 conditions had noticeably improved.

Presently, the building retains much of its original architectural features from 1924, with the exception of window replacements and the brick replacement of the two fluted columns that had originally graced the front entrance. □

— Paul Kelsey Williams
Historic Preservation Specialist
Kelsey & Associates, Washington, DC

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SELECTED STREET CRIMES: Reported, January 1 - February 5, 2006

Following is a sampling of reported crimes in the expanded 3rd Police District and the Bloomingdale neighborhood portion of the 5th District. Times shown are when reports recorded by police; actual incidents will have occurred earlier. Occasionally we include reports not recorded by the MPD. Emphasis here is placed, for the most part, on listing crimes against persons occurring in or adjacent to public space. Not generally reported are the extraordinary numbers of burglaries, auto heists, and "smash and grab" from parked cars. These crimes appear to be consistently a problem from Rock Creek eastward and from downtown north, spread fairly evenly throughout affluent, transitioning, and low-income neighborhoods. Also not reported, for reasons of space, are most assaults stemming from verbal altercations nor most of the numerous, random purse & other snatchings that can occur anywhere and at any hour.

- **Adams, 100 blk.:** woman's purse snatched by 2 persons who approached from behind [9:45pm, Tue., 1/31]
- **Calvert, 1900 blk.:** woman robbed of bag by man who approached from behind, shoved a gun to her stomach & causing her to fall to ground [6:45pm, Thu., 1/5]
- **Columbia, 1600 blk.:** man robbed by 3 others who accosted him & began punching him with their fists without saying anything [9:30pm, Tue., 1/24]
- **Fla., 1300 blk.:** 2 workmen in the process of unloading work materials from car accosted by man brandishing gun & demanding money but who fled upon being told by one of the men tht he had no money [9:15am, Sat., 1/7]
- **Lamont, 500 blk.:** man found dead caused by gunshot to head (*According to Ward 1 Councilmember Graham's office, more than one shot was fired & 2 others, neighborhood residents -- deceased was a Maryland resident -- were wounded; the incident appears to have been a targeted shooting*) [12noon, Mon., 1/30]
- **New York, 600 blk.:** man robbed by 2 others who ran up from behind & placed a knife to his throat [7:30pm, Sun., 1/1]
- **Mintwood, 1800 blk.:** man grabbed by 2 others who ran up to him & who demanded wallet & when he refused started beating him & then robbing him [3:15am, Sat., 1/7]
- **P, 900 blk.:** man grabbed from behind by another who dragged him into alley where he & 2 others began striking him about his face & body & then departed in a waiting car (*MPD report does not indicate if property was also stolen*) [2:30am, Thu., 2/2]
- **Q, 1700 blk.:** woman's purse snatched by man following which she chased him down the block, where he stopped & placed purse on ground & told her to take the cash but to leave the ID, whereupon she grabbed her wallet from the purse [7am, Wed., 2/1]
- **S, 1200 blk.:** 2 persons walking to their car accosted by another pointing an unidentified object at them, ordered to get down on ground & then robbed [7:15pm, Thu., 1/5]
- **Spring (Rd.), 1400 blk.:** person accosted by 2 others demanding money & when refused, stabbed by one in the side causing him to fall to ground & then robbed [1:30am, Sun., 2/5]
- **T, 300 blk.:** woman robbed by man at gunpoint of cash & credit cards [8:45am, Tue., 1/3]
- **T, 500 blk.:** man walking passed by another coming from opposite direction who then turned, grabbed him by his shoulders & demanded his money [7:15am, Mon., 1/23]
- **T, 900 blk.:** person approached from rear by another demanding money which was taken following being pushed [3:30pm, Sat., 2/4]
- **U, 100 blk.:** man accosted from behind by another who demanded money while keeping his hand in his pocket as if he had a gun [7:30am, Mon., 1/23]
- **U, 1200 blk.:** man who was being followed by 4 others robbed when they caught up

with him & pushed him to ground [3:45pm, Wed., 1/4]

- **U, 1200 blk.:** melee in ABC-licensed establishment caused by fight among numerous patrons subdued by security personnel who sprayed the crowd with pepper spray [2:30am, Sun., 1/8]
- **U, 1200 blk.:** woman robbed at gunpoint of her purse while walking with acquaintance by man who came from behind & first grabbed her by shoulder [12:15am, Mon., 1/23]
- **1st, 1500 blk.:** pizza delivery person robbed at gunpoint following having made delivery by man who emerged from car that pulled up to curb [11:45pm, Wed., 1/4]
- **2nd, 1700 blk.:** woman foiled attempt by man demanding her purse by refusing to let go even during ensuing struggle [6:45pm, Sun., 1/8]
- **6th, 2600 blk.:** woman talking on cell phone accosted from behind by man attempting to snatch the phone & when she struggled to hold on to it, man pulled a gun & waived it at her as if to strike her with it [6:15pm, Sat., 2/4]
- **7th & Q:** man accosted & robbed by 3 others [8:15pm, Mon., 1/23]
- **9th, 1900 blk.:** person standing on sidewalk accosted by another who smacked an item from person's hand, grabbed it, punched person in the face & fled [7:30pm, Thu., 1/26]
- **9th, 1300 blk.:** man confronted another riding a bike, forced him to stop & demanded money "or I will shoot you" as he put his hand in his pocket as if he had a gun but when he produced none, turned & fled [12noon, Sun., 1/8]
- **9th, 2200 blk.:** man approached from behind by 2 others brandishing a gun which they pointed at his stomach & demanded, "Where the money at; where the car at?" [7:15pm, Mon., 1/23]
- **11th & Irving:** man walking to Wonderland, a neighborhood establishment, accosted by unknown person, knocked unconscious, fell to ground & robbed [11pm, Sun., 1/1]
- **14th & S:** woman & her boyfriend robbed by 4 men who approached from behind [6:45pm, Mon., 1/23]
- **14th, 1900 blk.:** person robbed of \$30 at gunpoint by another [6:15am, Sun., 1/8]
- **14th, 3000 blk.:** man walking from Metro station accosted by 2 others who emerged from adjoining alley & robbed him after having first said something to him which he did not understand because he was not conversant in English [11:30am, Thu., 2/2]
- **14th, 3500 blk.:** man walking home accosted by 4 others who punched & kicked him about head & body, dragged him into adjacent alley & robbed him [10:30pm, Sun., 1/29]
- **16th & W:** man walking home from work accosted by several others, one of whom pulled a knife, & robbed of wallet [11pm, Sat., 1/28]
- **16th, 3500 blk.:** person accosted by 2 others with knives who held person down while they slashed person's jacket [3:30pm, Wed., 1/25]
- **17th, 1900 blk.:** man walking confronted by another on bike who then began circling him & then throwing cones at him as he ran to get away [10pm, Mon., 1/23]
- **18th, 2300 blk.:** doorman pinched in mouth by patron seeking entry when asked to show ID [2am, Sun., 1/8]
- **19th & Vernon:** man in car at intersection got into an altercation about traffic with man not in a car who then grabbed a baseball bat, approached the car & brandishing the bat & threatening him that he was going "to beat your head in" along with ensuing obscenities [9:30pm Sat, 1/7]