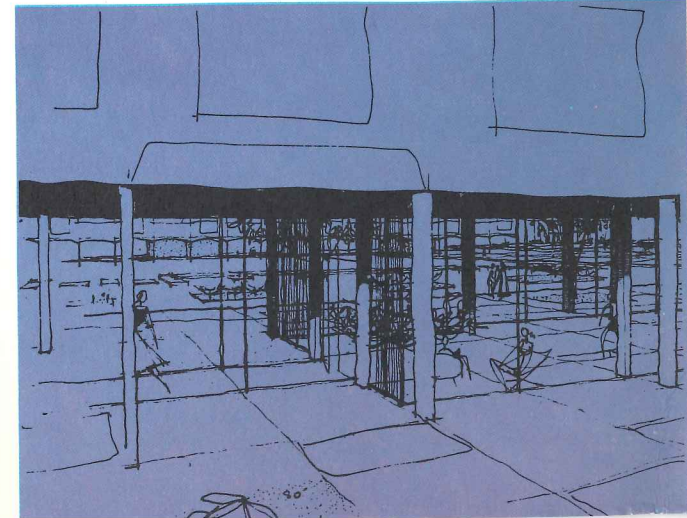


DEPARTMENT OF THE INTERIOR  
 WASHINGTON, D. C.  
 THIS IS TO CERTIFY THAT THE  
 HISTORIC BUILDING  
*The West End Commercial Building*  
 IN THE COUNTY OF  
 KING AND COUNTY OF  
 AND THE STATE OF  
 HAS BEEN SELECTED BY THE  
 NATIONAL COMMISSION OF THE  
 HISTORIC-AMERICAN  
 BUILDINGS SURVEY  
 AS POSSESSING EXCEPTIONAL  
 HISTORIC OR ARCHITECTURAL  
 INTEREST AND AS BEING WORTHY  
 OF MOST CAREFUL PRESERVATION  
 FOR THE BENEFIT OF FUTURE  
 GENERATIONS AND THAT TO THIS  
 END A RECORD OF ITS PRESENT  
 APPEARANCE AND CONDITION  
 HAS BEEN MADE AND DEPOSITED  
 FOR PERMANENT REFERENCE IN THE  
 LIBRARY OF CONGRESS

ATTEST:  
 [Signature] [Seal] [Signature]

# HARBOUR



# SQUARE

CO-OPERATIVE APARTMENTS AND TOWNHOUSES ON THE WATERFRONT AT MAINE AVENUE AND N STREET, SOUTHWEST. ARCHITECT: CHLOETHIEL WOODARD SMITH, F.A.I.A. CONSTRUCTION: JOHN McSHAIN, INC., BUILDERS. MANAGEMENT: SHANNON & LUCHS CO., REALTORS.

**Chloethiel Woodard Smith, F.A.I.A.**—one of the most prominent architects in the country; commissioned by the Redevelopment Land Agency to participate in the original Southwest renewal study that has led to the present plan; designer of the first project and of many other buildings already completed in the area; author of the current waterfront master plan for the Washington Channel Waterfront Corp. and RLA.

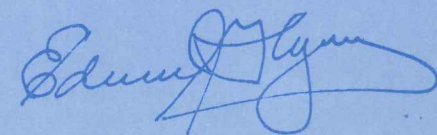
**John McShain, Inc.**—Without much exaggeration, it could be said that this company has built most of the city of Washington; its numerous accomplishments include the Pentagon, State Department, Jefferson Memorial, Bethesda Naval Hospital, and the National Institutes of Health, among many others.

**Shannon & Luchs Company**—one of Washington's oldest and largest realtors; a leading firm in management, financing, commercial and residential leasing, and home sales for 58 years; the first real estate firm retained as a consultant in the Southwest area, and a pioneer in its development.

## THE EDMUND J. FLYNN 100% COOPERATIVE PLAN

Specialists in co-operative apartments since 1920, the Edmund J. Flynn Company enjoys a history of complete success in 50 apartment buildings over the past 45 years. This remarkable record has resulted in national recognition as an authority in the field. It is based on four salient factors: conservative financing, fair value, genuine home-ownership of land and building, and operational safeguards resulting from years of study and experience. Under the Flynn Plan, the co-operative organization commences business with a full membership, a responsible owner for every unit. Financial soundness is assured by its conservative financing and consequent low monthly payments. There is no dependence on speculative income from rentals for the co-operative to be solvent. Individual members are not personally responsible for corporate debts. The owner enjoys every prerogative of a true home-owner consistent with a mutual ownership enterprise. He may sell, rent, transfer, or pledge his apartment at any time, subject only to occupancy approval. His profit and equity are his own. His

equity, in fact, can increase tremendously when it includes a share of such choice ground as that on which *Harbour Square* is to be built. Or when it includes a share of a building of such significance as *Harbour Square* promises to be. Imagine buying an individual parcel of land, if it were possible today, on the Washington waterfront, and watching its environs mature into the most spectacular example of urban development in the entire nation. Imagine the growing value of your piece of land. The co-operative owner becomes his own landlord, or in a sense, eliminates the landlord in more ways than one. His monthly payments are less than rental rates for comparable space, and they include payments on a mortgage representing his accumulating equity growth in the property. Tax savings alone can amount to a substantial figure. Without dwelling further on the rather obvious advantages of owning instead of renting, the Flynn 100% Co-operative Plan has a proven record as one of the soundest, most advanced methods in the country. To the thousands of Washingtonians who have followed us in the development of one fine building after another, we are happy to present this most excellent of all opportunities.



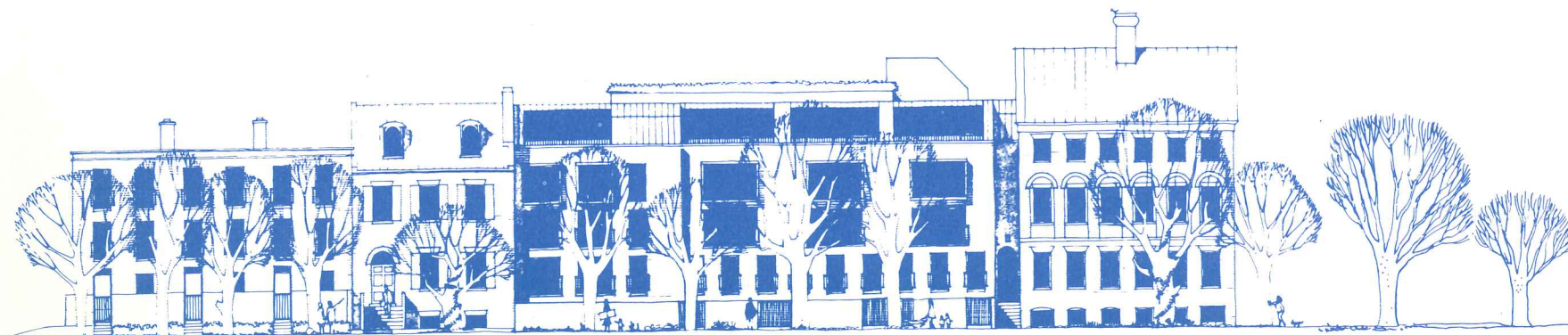


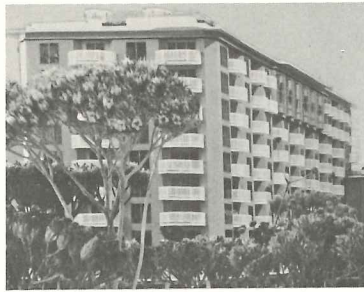
SINCE THE 1700's,  
AN ENTERPRISING  
REGION IN  
THE FEDERAL CITY



Southwest Washington has become the single, finest example of urban reconstruction in America, and one of the best examples of city planning in the world. In addition to our architect, its list of designers reads like an architectural "Who's Who": Harland Bartholomew, Louis Justement, I. M. Pei, Morris Lapidus, Charles S. Goodman, Keyes, Lethbridge & Condon. Located a few minutes from the center of town, blessed with a waterfront view that rivals the most remarkable city landscape anywhere, it is a prodigious child of the Twentieth Century. So monumental a scale, and so sophisticated an equation of people to buildings, are possible only in this day and age. Yet the general Southwest area, and the site of *Harbour Square* in particular have their roots deep in the history of this city. *Harbour Square* faces directly on the Washington Channel and Potomac waterfront. It was once the busy scene of maritime trade. Sea-going sailing ships unloaded their

cargoes of grain and imported goods on the Maine Avenue wharves. Some of the historic homes preserved in our architectural scene reflect this shipping activity. Wheat Row consisted of townhouses built for the early nineteenth century grain merchants; Barney House and Lewis House, which are planned to be carefully restored, are famous Washington landmarks, selected, as the plaque on the Lewis House reads, by the "Historic American Buildings Survey as possessing exceptional historic or architectural interest and as being worthy of most careful preservation for the benefit of future generations." In a way this atmosphere of a bygone age lives on. Tree-lined walks, waterfront restaurants, parks and galleries, neighborhood stores rely on a pedestrian rather than motorized sense of time. But more important, perhaps most important of all, is the unique ability in Southwest Washington to build a superb new city on the choicest grounds of an old city.



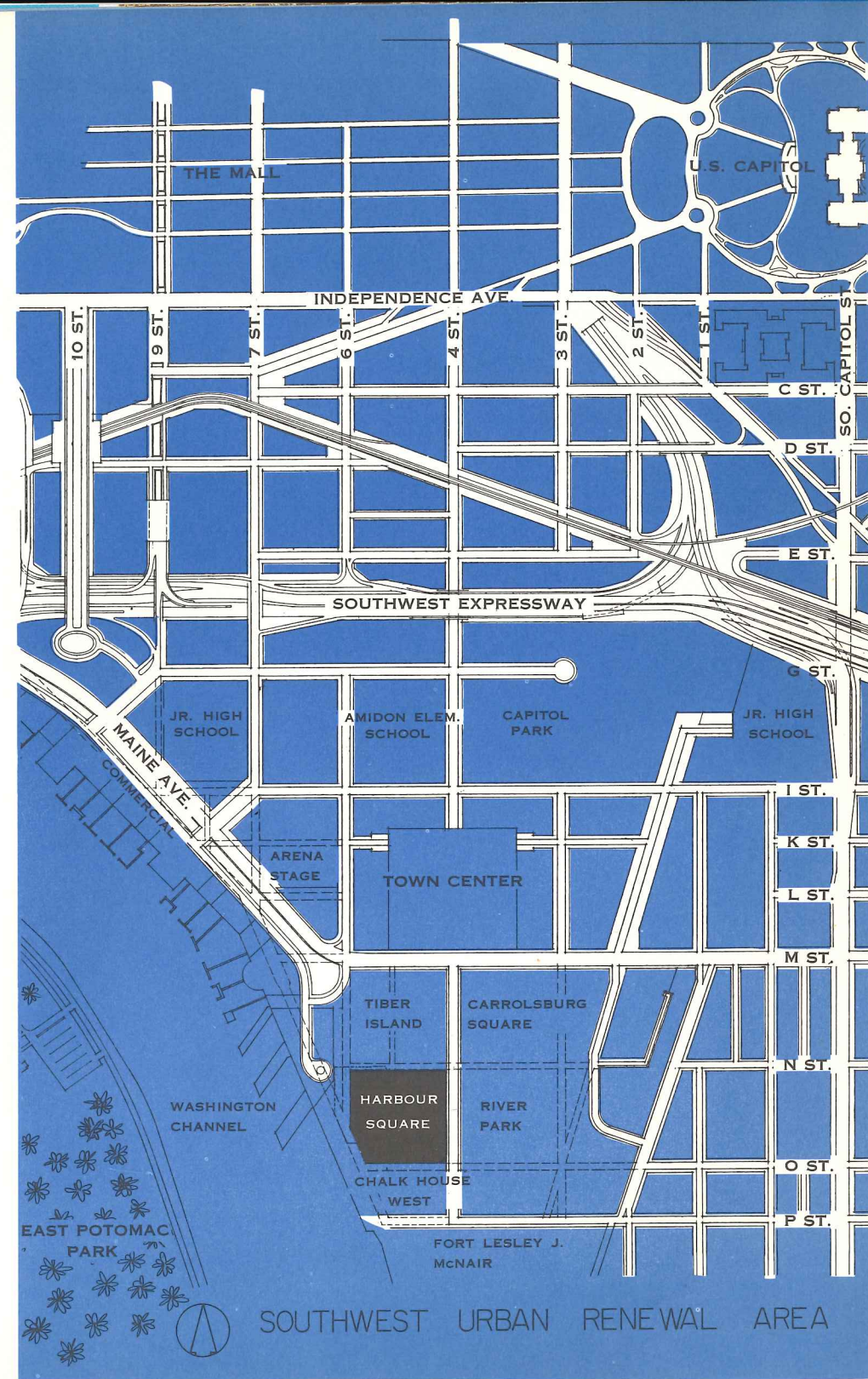


The architect in explaining the goals of *Harbour Square* quotes this from *Town Design* by Frederick Gibberd. "By 'urban' is commonly understood an environment in which natural surroundings have become dominated by man-made surroundings.

... As a physical expression the town is a thing that is seen, and, since the visual sense is a channel of the soul, that which is seen should be as beautiful as man can make it."

In their own description of *Harbour Square* the architects write further: "The most important features of the plan are the variety of types and sizes of units, the fine views from all apartments, the landscaped square, lower level parking and motor lobby, the use of roofs as higher level landscaped plazas. The landscaped site with glimpses of a motor plaza below creates a pedestrian square with an acre of water garden as its dominant design element. The pool is finished with various shades of blue to blue green with accents of various colored sculptural forms below and above the water, platforms with seating areas, fountains and sprays and a variety of flowering water plants and willow trees. It is not only a pleasant square from the ground level, but offers a fine view from the apartments above of water within the square, and recalls the river beyond." It is hopeless to attempt a description of every facet of this brilliant architectural scheme. The more you study and understand this plan, the more you will share the same growing excitement that gripped us as we realized we were participating,

AN EXCITING NEIGHBORHOOD TO LIVE IN NOW



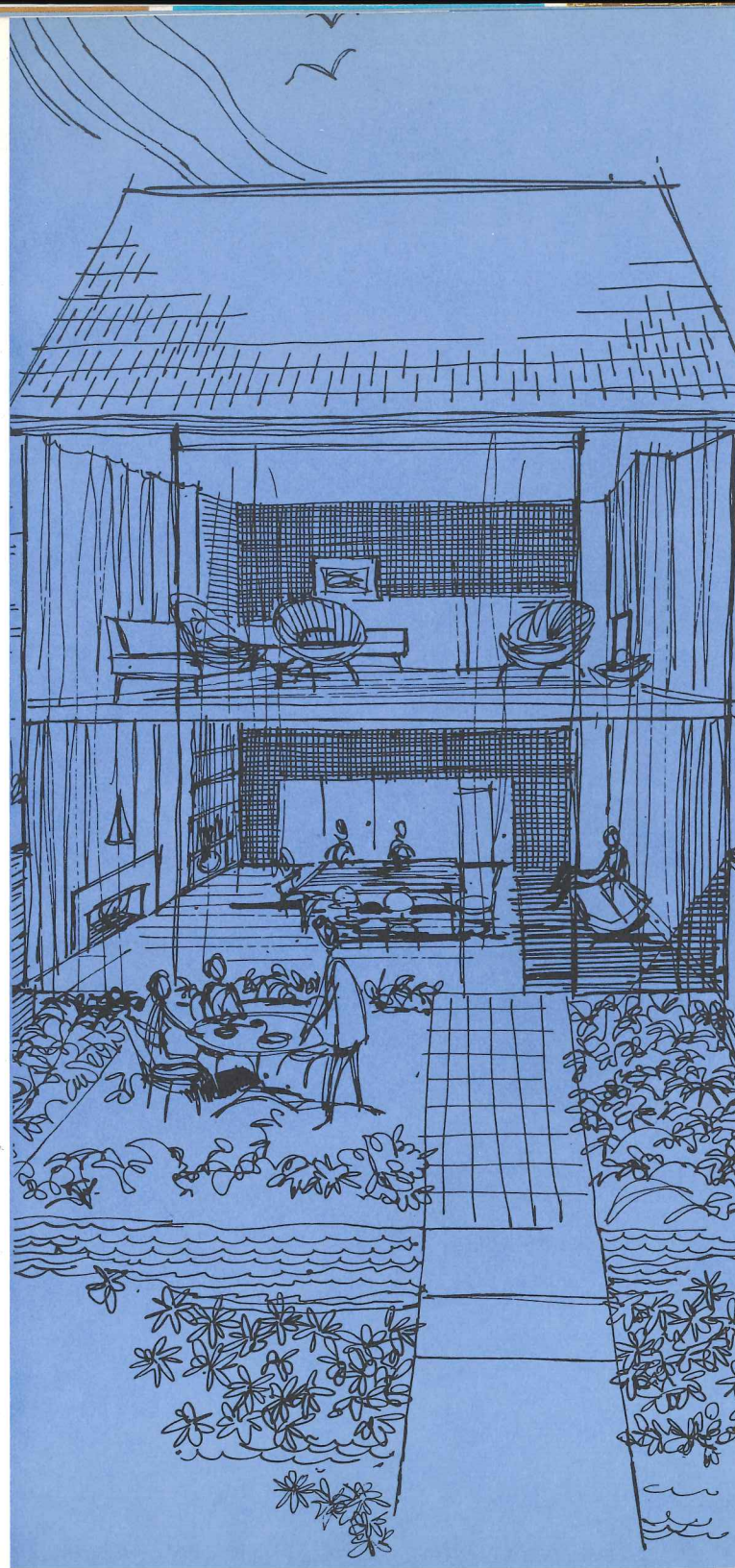
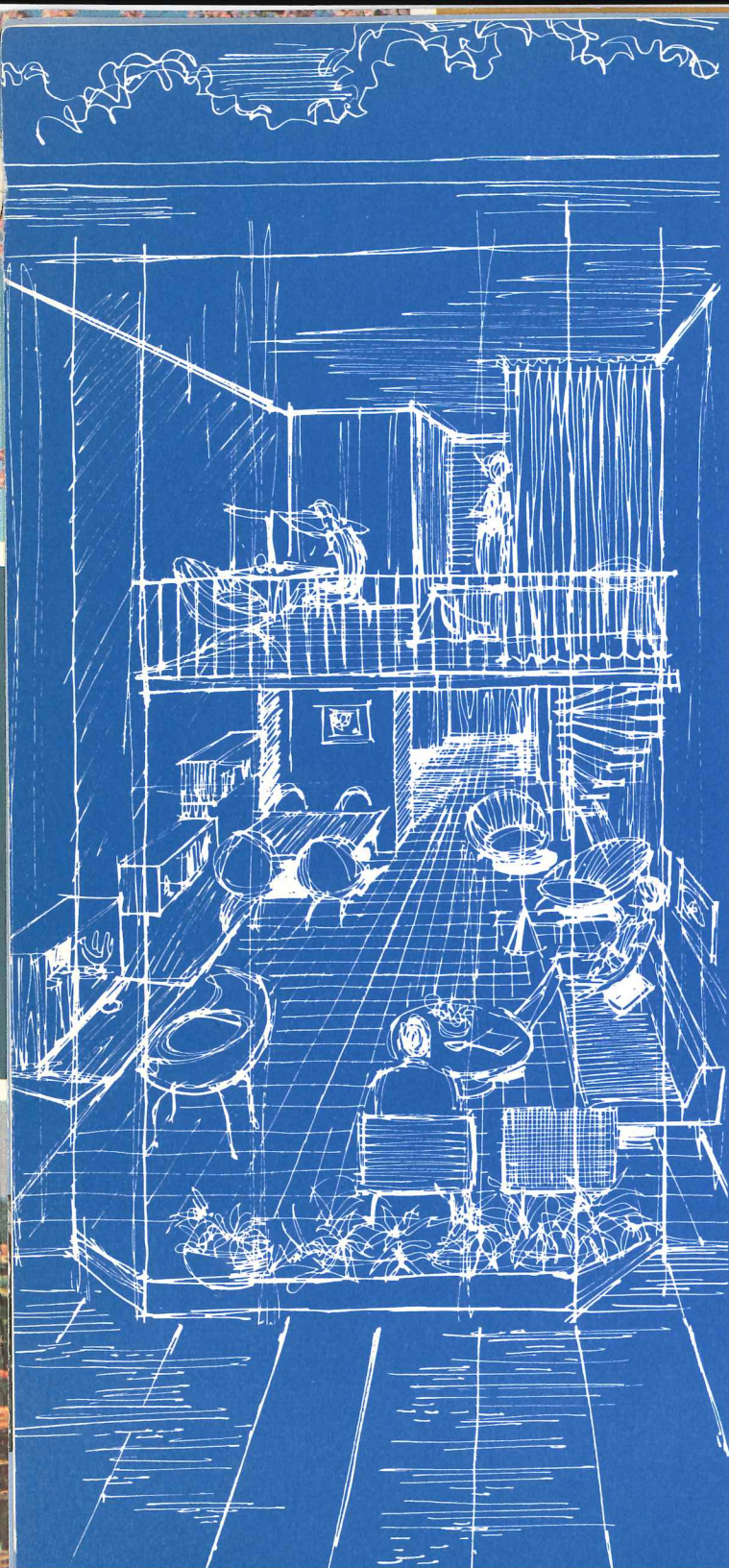


after 43 years of co-operative housing, in the finest housing venture of our generation. Of 445 living units, there are 136 different kinds! It has been necessary to tabulate, codify, and cross-codify hundreds of blue prints and shelves of descriptive material. There are town-houses new and old, two-story apartments with bedrooms on a balcony and two-story high living rooms, apartments with fireplaces, with spiral staircases to private roof gardens, with large rooftop patios outside the living room door. There are artist studios with glass skylight walls to take advantage of the northern light, apartments with private courtyards, and apartments with private balconies as well as living room balconies. There are efficiencies, one bedroom apartments, two bedrooms, three bedrooms, four bedrooms, and five bedrooms. And libraries. There are one, one and a half, two, two and a half, three, three and a half, four, four and a half bathrooms. And there are also two-room bathrooms, and separate dressing rooms.

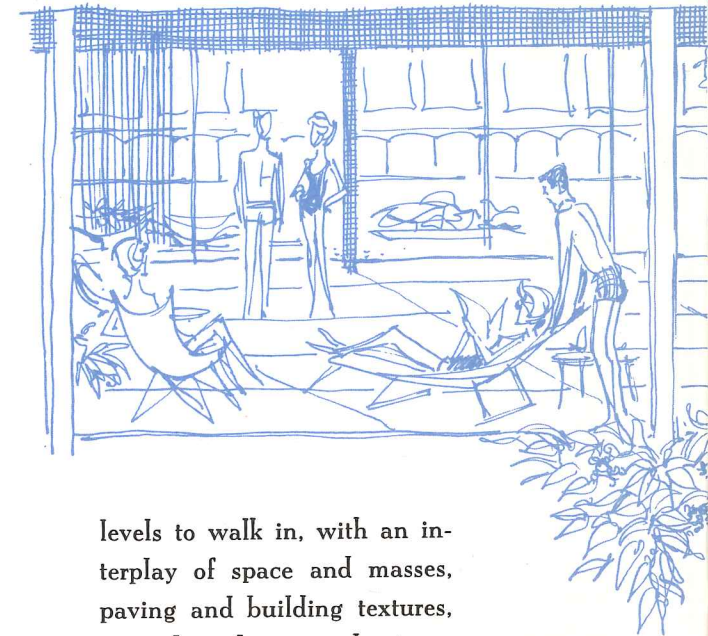
The sum of design features is as infinite. The swimming pool is glass enclosed and heated, useable all year around, and its sun terrace overlooks river boat traffic. In addition to lovely play gardens with play equipment and sculpture, and a sailboat pond, there is an undercover play loggia for inclement weather. A vine and trellis shaded pergola overlooks the water garden and river beyond. There is 100% garage



WITH ALL THE WARMTH OF A BYGONE ERA



parking. The lobby of one building looks out on a dazzling display of water fountains. The rooftop of another building is occupied by a large penthouse clubroom. Views are spectacular. Even from the ground where there are a variety of places and different

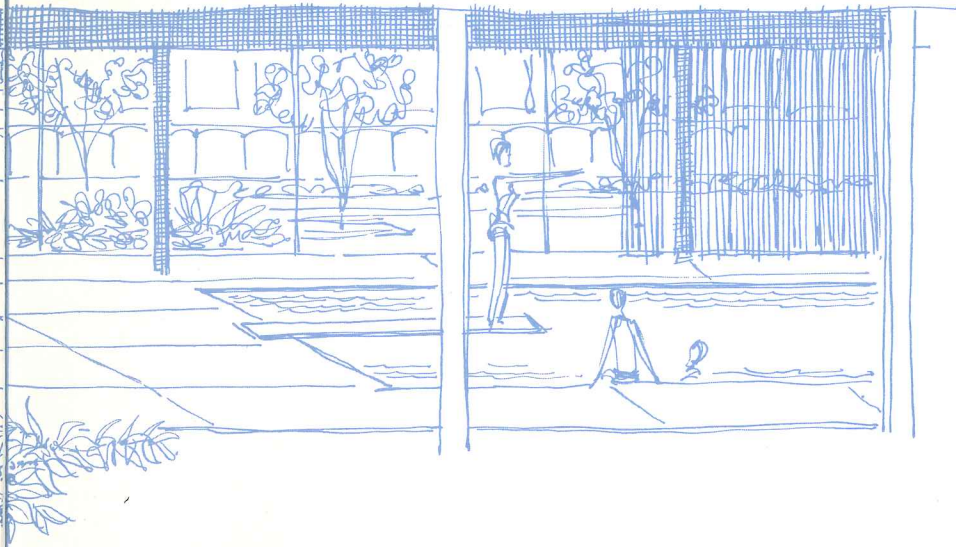


levels to walk in, with an interplay of space and masses, paving and building textures, inward and outward views. And from individual apartments and roof gardens you can see across the city of Washington. Haines Point, the Tidal Basin, Jefferson Me-

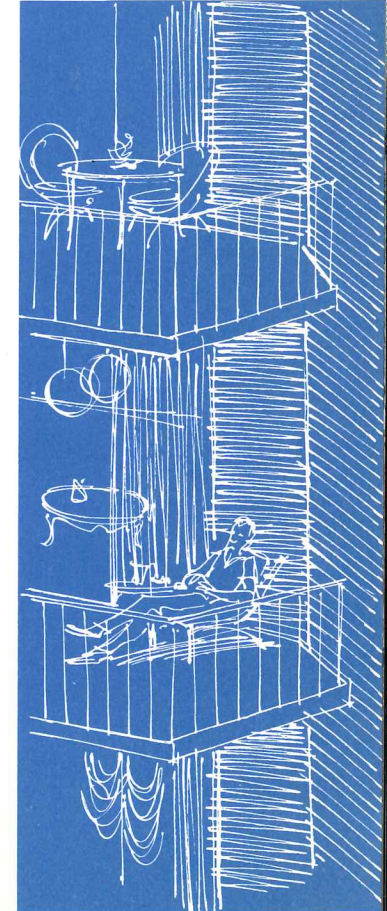
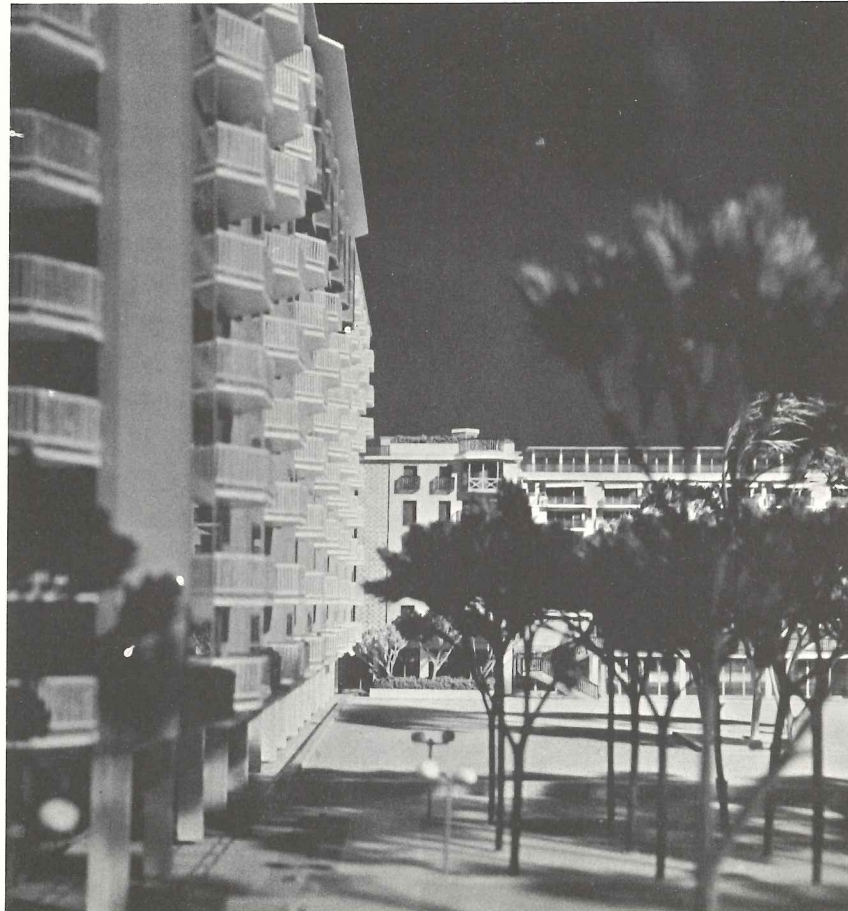
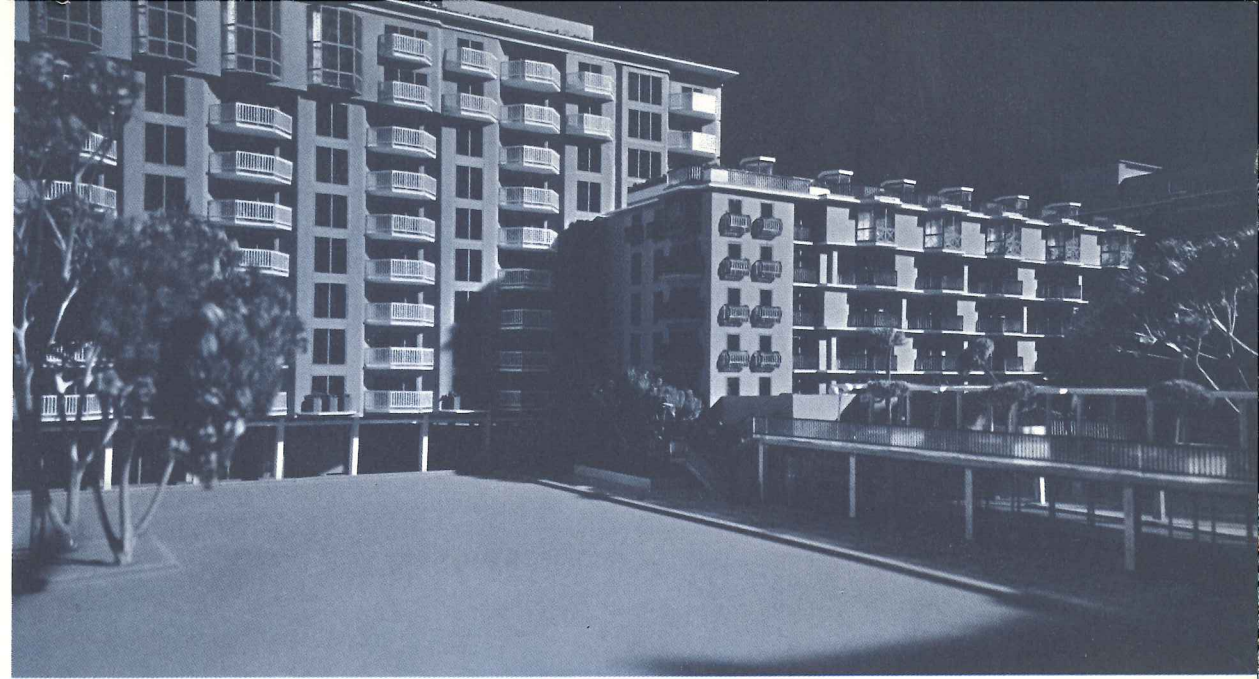
AN UNPRECEDENTED VARIETY



morial, the Washington Monument, the Potomac and Virginia. Any of those can very possibly be the permanent view from your home. From its dominant vantage point along the river front, *Harbour Square* enjoys many unobstructed views. Maine Avenue will come to an end at *Harbour Square*, and you will be able to walk from the lobby across a park to the river's edge, to marinas, neighborhood parks, restaurants, galleries, theatres and shops.



Walking itself, and the ability to be pleasantly occupied out of doors, and to live without a car, become great sources of joy at *Harbour Square*. Studio or efficiency apartments, and one bedroom apartments have been given special consideration for career girls and young executives. Most include a private courtyard, a private roof garden, or a private balcony. Even the smallest efficiency boasts a dishwasher, a large "deep freeze" refrigerator

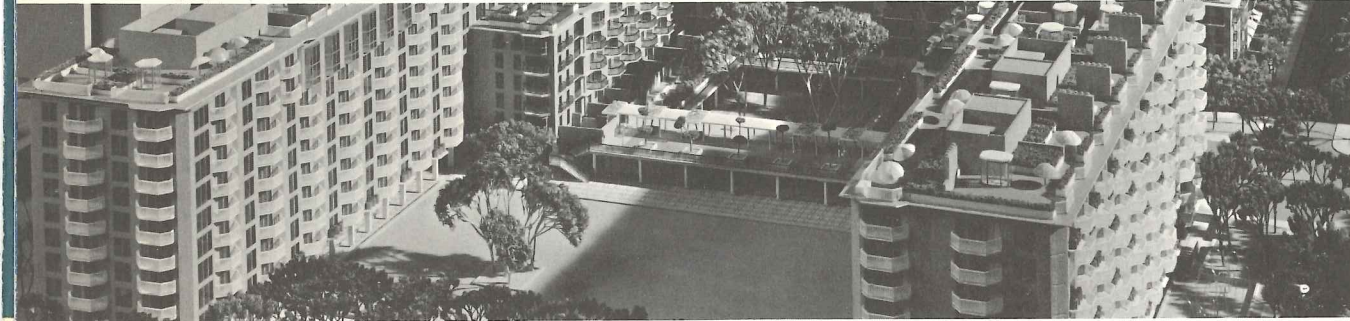


OF RESIDENTIAL ARRANGEMENTS . . .

and stunning wood cabinets, or if preferred, metal. Bus or taxi service takes you downtown in a few minutes. Neighborhood shopping is but steps away. And what better security, or investment, for the young career person than judicious ownership of an apartment in this area, that can be sold or rented with ease? What better means of saving or putting to use rental dollars?

- Year Round . . . all-weather . . . heated swimming pool
- Penthouse Clubroom with kitchen
- Hobby room for owners
- Enormous underground garage that will accommodate 447 cars
- An acre of water gardens
- Lovely landscaped walks
- All electric luxury kitchens with dishwashers, garbage disposals and large double-door refrigerators in all apartments
- Beautiful kitchen cabinets . . . choice of wood or metal fronts
- Individual storage lockers for all apartments
- Window draperies included
- Individual room thermostats for air conditioning
- Carpeted public corridors

# HARBOUR



In this Southwest area we are witnessing an architectural revolution, the impact of which has scarcely been felt. *Harbour Square* offers you the opportunity to be part of this urban revolution, literally to own a part of it. In conjunction with its architect, *Chloethiel Woodward Smith, F.A.I.A.*; its experienced realtor-managers, *Shannon & Luchs Company*; its fine builder, *John McShain, Inc.*; we invite you to join us at *Harbour Square*.

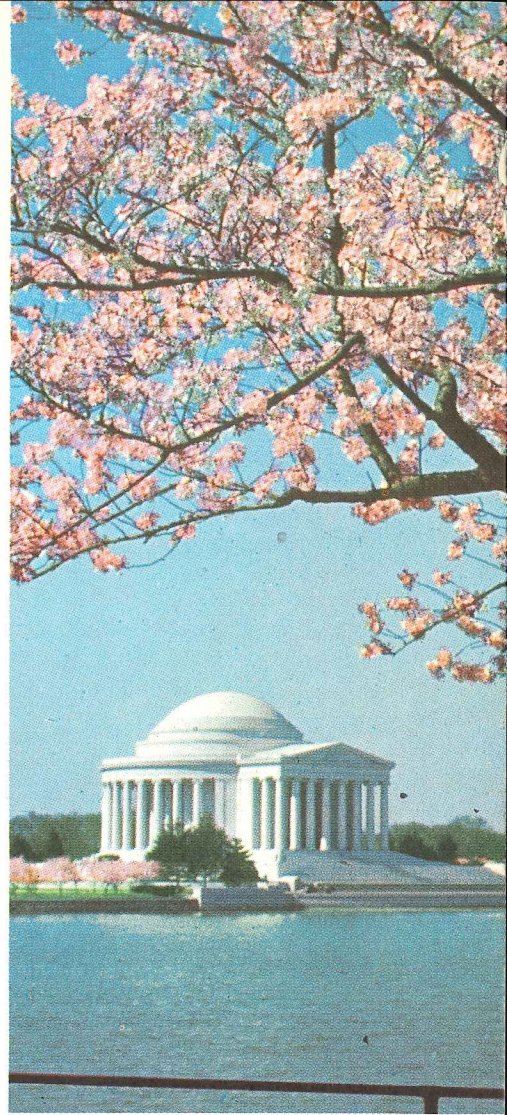
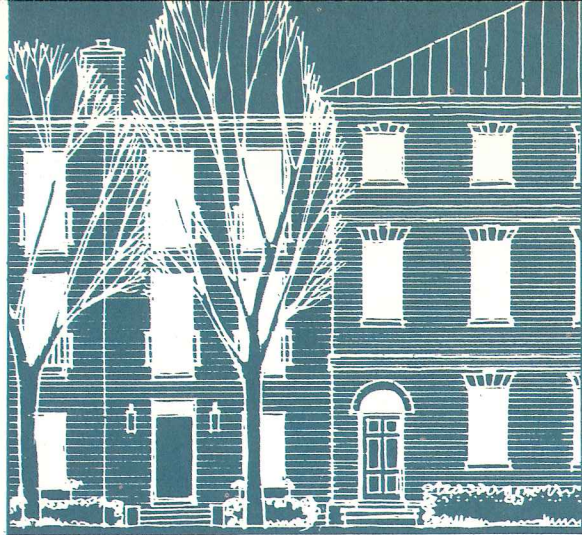
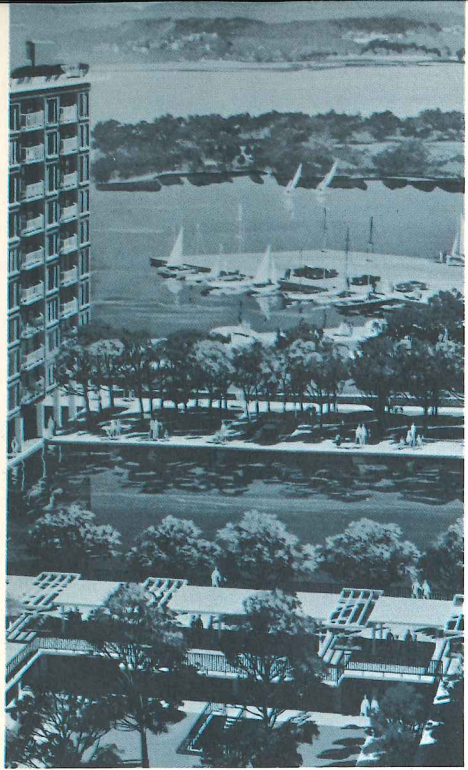
## EDMUND J. FLYNN COMPANY

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SQUARE

