The Linear City: Connecticut Avenue in Washington, DC

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3.35 miles
(5.39 kilometers)

FIGURE 1: Map of Washington, DC showing the 20th Century portion of Connecticut Avenue in red. From Peter Fitzgerald/Wikipedia
FIGURE 2: Aerial of Connecticut Avenue and the four neighborhood centers in red. From Google Earth/University of Maryland-School of Architecture, Planning and Preservation.
FIGURE 3: Land Use of Connecticut Avenue. From the Comprehensive Plan of DC.
FIGURE 4: Aerial of Georgia Avenue showing retail additions to residential properties as a result of the 1920 DC Zoning Code.
FIGURE 5: Georgia Avenue showing retail additions to residential properties as a result of the 1920 DC Zoning Code.
FIGURE 6: Typical Connecticut Avenue apartment building of the 1920’s, Sedgwick Gardens, by Mihran Mesrobian-from *Best Addresses* by James Goode
FIGURE 7: Connecticut Avenue showing retail and civic buildings from the 1920’s.
FIGURE 8: Ciudad Lineal by Arturo Soria y Mata from *Modern Architecture: A Critical History* by Kenneth Frampton
FIGURE 9: Soviet and other versions of the Linear City from *Modern Architecture: A Critical History* by Kenneth Frampton
FIGURE 10: Sen. Francis Newlands and Chevy Chase, MD from *Chevy Chase: A Home Suburb for the Nation’s Capital* by Elizabeth Jo Lampl and Kim Prothro Williams
FIGURE 11: Property ownership before and after street platting from Chevy Chase: A Home Suburb for the Nation’s Capital by Elizabeth Jo Lampl and Kimberly Prothro Williams
FIGURE 12: Figure-Ground of Connecticut Avenue and the five neighborhood centers with 5 and 10 minute walking diameters. From University of Maryland-School of Architecture, Planning and Preservation.
FIGURE 13: Metro map showing the three stations located along upper Connecticut Avenue circled.
FIGURE 14: Land use diagram of Connecticut Avenue and the five neighborhood centers with 5 and 10 minute walking diameters. From University of Maryland-School of Architecture, Planning and Preservation.
FIGURE 15: Elevation/photo showing zoning shift from high density residential to retail in Chevy Chase DC. From University of Maryland-School of Architecture, Planning and Preservation.
FIGURE 17: Aerial of Connecticut Avenue showing large, garden-style apartment buildings from the 1920's, smaller apartment buildings and single-family houses.
FIGURE 16: Connecticut Avenue in a residential area next to Tilden Gardens.
FIGURE 18: Diagram of Washington DC, Rock Creek Park, Connecticut Avenue and Cleveland Park. Original boundary of the L’Enfant Plan is shown in a dotted red line.
FIGURE 19: Aerial of Connecticut Avenue and Cleveland Park
FIGURE 20: Real estate industry ad from the 1920's from Chevy Chase: A Home Suburb for the Nation's Capital by Elizabeth Jo Lampl and Kimberly Prothro Williams
FIGURE 22: The Kennedy-Warren apartments (built 1929) from *Best Addresses* by James Goode
FIGURE 23: The Broadmoor apartments (built 1927) from Best Addresses by James Goode
FIGURE 24: Tilden Street in Cleveland Park from *Best Addresses* by James Goode
FIGURE 25: The first retail buildings in Cleveland Park from *Images of America: Cleveland Park*
FIGURE 26: Diagram showing the retail center of Cleveland Park and the surrounding, close-in portions of Rock Creek Park.
FIGURE 27: Figure-ground of Cleveland Park.
FIGURE 28: Street network of Cleveland Park
FIGURE 29: Topography and street network Cleveland Park.
FIGURE 31: Diagram showing the three-dimensional character of Conn. Ave. and Cleveland Park.
FIGURE 32: Diagram showing a typical, multiple housing-type block in Cleveland Park.
FIGURE 33: Diagram showing a typical, multiple housing-type block in Cleveland Park.
FIGURE 34: Diagram showing the variety of housing types on one block in Cleveland Park.
FIGURE 35: Small apartment buildings in Cleveland Park.
FIGURE 36: Density comparison of one block in Cleveland Park.

Site Coverage: 20.0%
Gross Density: 10.4 DU / Acre
FIGURE 37: retail “main street” of Cleveland Park.
FIGURE 38: Retail “main street” of Cleveland Park with 5 and 10 minute walking distances
FIGURE 39: Retail “main street” of Cleveland Park from: Cleveland Park: A Guide to Architectural Styles & Building Types
FIGURE 41: Retail “main street” of Cleveland Park
FIGURE 42: "small apartment buildings in Cleveland Park from the 1920's."
FIGURE 43: Large apartment buildings in Cleveland Park from the 1920’s from *Best Addresses* by James Goode.
Site Coverage: 28.8%
Gross Density: 85 DU / Acre

FIGURE 44: Densities of large apartment buildings in Cleveland Park.
FIGURE 45: A New Urbanist “transect” as applied to an analysis of Cleveland Park. (Transect from Duany Plater-Zyberk Architects)