

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

Historic name: HILLTOP MANOR  
Other names/site number: The Cavalier Apartment Building

**2. Location**

Street & Number: 3500 14<sup>th</sup> Street, N.W. [ ] Not for Publication  
City or town: Washington [ ] Vicinity  
State: D.C. Code: 001 County Code: Zip Code: 20001

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

DAVID MALONEY ACTING SHPO 7-3-2007  
Signature of certifying official/Title Date

DC HISTORIC PRESERVATION OFFICE  
State or Federal agency and bureau  
In my opinion, the property  meets  does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date  
State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby, certify that this property is:  
 entered in the National Register.  
( ) see continuation sheet  
 determined eligible for the National Register  
( ) see continuation sheet  
 determined not eligible for the National Register  
 removed from the National Register  
 other, (explain:)

Signature of the Keeper Patricia Andrews Date of Action 7/26/2007

**THE CAVALIER APARTMENT BUILDING**

**Washington, DC**

**Name of Property**

**County and State**

**5. Classification**

Ownership of Property	Category of Property	No. Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Building(s)	<u>1</u>	<u>0</u> Buildings
<input type="checkbox"/> Public-Local	<input type="checkbox"/> District	<u>—</u>	<u>—</u> Sites
<input type="checkbox"/> Public-State	<input type="checkbox"/> Site	<u>—</u>	<u>—</u> Structure
<input type="checkbox"/> Public-Federal	<input type="checkbox"/> Structure	<u>—</u>	<u>—</u> Objects
	<input type="checkbox"/> Object	<u>1</u>	<u>0</u> Total

Name of related multiple property listing  
Apartment Buildings in Washington, DC 1880-1945

Number of contributing Resources previously listed in the National Register 0

**6. Function or Use**

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
<u>MULTIPLE DWELLING: Apartment</u>	<u>MULTIPLE DWELLING: Apartment</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

**7. Description**

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
<u>FRENCH RENAISSANCE REVIVAL</u>	foundation: <u>CONCRETE</u>
<u> </u>	walls: <u>BRICK; STUCCO</u>
<u> </u>	roof: <u>COMPOSITION: Tar and Pebbles;</u>
<u> </u>	other: <u> </u>
<u> </u>	<u> </u>

**Narrative Description**

Describe the historic and current condition of the property on one or more continuation sheets

SEE CONTINUATION SHEET

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**ARCHITECTURAL DESCRIPTION**

**DESCRIPTION OF PROPERTY**

The Cavalier Apartments (formerly Hilltop Manor) is located at 3500 14<sup>th</sup> Street, N.W., on lot 43 in Square 2688 in the Columbia Heights neighborhood of Washington, D.C. The apartment building, which takes up the entire block, faces east on 14<sup>th</sup> Street, bordered on the north by Otis Place, on the west by Ogden Street, and on the south by Oak Street. Eight stories in height, the apartment building is of masonry construction with a stucco, brick and terra cotta exterior treatment. Brick is extruded with a combed detail finish, and is of a pale to medium brown color. Planned in an irregular E-shaped form, the building has a footprint 264' wide and 154' deep within an irregular-shaped lot that slopes to the north. Landscaping around the building consists of mature trees and plantings. Erected on a solid concrete foundation, the building rises to 90' in height to the mansard roof covered in standing seam aluminum (originally covered in variegated slate). The cost of the original construction was estimated on the permit application as \$1,600,000.00. The original design included 210 units ranging from two to six rooms with baths, kitchenettes, and dining rooms. Designed by Harvey H. Warwick, Sr. in 1926, Morris Cafritz served as the developer for the property.

**EAST ELEVATION**

Prior to the construction of the Cavalier Apartments, the land on which the apartment building now stands was a large, unimproved tract. The apartment building is now surrounded by development, with a mix of residential and commercial buildings on 14<sup>th</sup> Street, and residential buildings to its west. Echoing the irregular shape of the square on which it stands, the French Renaissance Revival-styled building has an irregular-shaped plan. Despite the irregularities of the building's siting, the fenestration is symmetrically arranged, and is twenty-three bays in width. Characteristic of French Renaissance Revival-styled buildings, the façade (east elevation) is defined by nine vertical expanses of alternating brick and stucco. The northernmost and southernmost ends are single bays set in brick. The middle section of the façade is comprised of

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stuccoed two- or four-bay sections, alternating with three-bay sections of brick. Open metal balconies supported by decorative metal brackets and support posts are located within the three-bay brick expanses at the fifth, twelfth, and nineteenth bays. Windows throughout the building were replaced when the building was renovated in 1984 and consist of 6/6 aluminum windows resting on header sills, of which many windows are paired. Historic photographs indicate that the windows were originally a large single double-hung window. Heating and air conditioning units were added beneath the window openings during the 1984 renovation.

The arrangement of the first and second stories differs somewhat from the rest of the building due to the presence of the main entrance, storefronts, and the sloping topography of the site. The entirety of the first and second stories is clad in brick, capped by corbelled brick cornices. The main entrance is located at the eighth and ninth bays of the first story. Set within an arched surround of brick headers and stucco, the entry is a replacement double-leaf aluminum and glass door, above which is an arched fixed opening. A non-original canvas canopy with metal supports extends from the main entry to the sidewalk. Non-original light fixtures flank the entry doors. Three bays of 6/6 replacement windows with header sills and a continuous lintel of soldier, header, and stretcher bricks are located to either side of the main entry. In between the three windows are brick pilasters. Below each opening are terra cotta tiles inset within decorative brick panels. These terra cotta and brick panels are also interspersed within window openings at the second story level of the façade. Along the street façades, under the storefronts, in some window surrounds on the first story, and in the second story decorative medallions on the 14<sup>th</sup> Street façade, there are green decorative tiles.

Although a 1928 Sanborn map indicates that there were seven retail spaces at the first floor of the building, only two remain, at the northernmost and southernmost ends. Extant storefronts exhibit a flush arrangement with bay windows capped by hipped roofs of standing seam metal. Terra cotta tiles are located at the base of the storefront bays, indicating that these windows are original to the building. Many openings at the first story have been in-filled with fixed single lights, brick, or replacement windows or doors of varying materials.

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The French Renaissance Revival-styled architecture is particularly evident in the upper stories of the Cavalier Apartment building, namely the mansard roof, wrought iron balconies, and wall dormers present at the upper stories of the façade. A metal belt course visually separates the lower seven stories from the upper eighth story of the building. Seventeen steeply-pitched hipped wall dormers with metal pediments punctuate the mansard roof covered in standing seam metal. Historic photographs and original plans for the building indicate that the roof was originally covered in variegated slate shingles. Ornamental metal balls flank the pediments at the vertical brick expanses. Semi-circular wrought-iron balconies demarcate the northernmost and southernmost bays at the eighth story of the façade.

The roof of the Cavalier Apartment building is covered in a bituminous material, likely installed during the 1984 renovations. Various types of telephone equipment have been installed in several locations on the main roof.

**SECONDARY ELEVATIONS (NORTH, SOUTH, WEST)**

The side and rear elevations exhibit many of the same details (brick and stucco cladding, corbelled brick cornices, metal coping, and wall dormers) as the façade. The south elevation measures six bays in width. A flush center storefront is located at the first story of the elevation. The entrance to the storefront consists of a single-leaf, non-original metal door. Window guards shield the storefront windows from view. The easternmost bay at the first story of the south elevation has been in-filled with brick. A splayed lintel of soldiers and header surround frame the former door opening. Windows throughout the south elevation are replacement 6/6 aluminum windows resting on header sills, of which many windows are paired. Round-arched wall dormers punctuate the easternmost and westernmost bays at the eighth story. The central five bays are capped by a shed roof covered in standing seam metal.

The west (rear) elevation measures approximately twenty-four bays wide and features 6/6 replacement aluminum windows. The four wings of the irregular E-shaped plan are visible from this elevation. Courtyards are located where the extensions meet the main building at ground

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level, used for varying purposes including parking, trash, and playground areas. An exterior end chimney is visible from this elevation, attached to the north side of the central wing. Six-story extensions project from the west elevations of three of the eight-story wings. Research indicates that roof gardens used to be located at the top of the six-story extensions. Treatment of the exterior is executed in a similar fashion to that of the façade, with elevations either brick- or stucco-clad, with alternating materials of brick or stucco at the first story. For example, brick is typically the exterior material at the corner bays and the lower stories. Windows are replacement 6/6 aluminum units resting on header sills. Heating and air conditioning units are located flush beneath many of the window openings. The former automobile-accessible entrance is located at the southwest corner of the main building and southernmost wing at this elevation. Situated at an angle to the building, the gable-roofed entrance is set within an arched opening of brick stretchers and stacked slate, and is capped by a closed pediment. A double-leaf glass and aluminum door topped by a semi-circular fixed-light window provides a secondary entrance to the building, accessible by concrete stairs with iron railings. At the base of the entrance and stairs are a bench and table seating areas that are enclosed from the sidewalk area by non-original fencing.

The north elevation measures sixteen bays in width. Windows at this elevation are non-original 6/6 aluminum units. A flush side storefront resting on a base adorned with colored terra cotta tiles is located at the five easternmost bays of the first story and serves as an additional entrance to the northernmost storefront at the east elevation. One of the windows within the storefront has been in-filled with an aluminum panel. Additionally, the main storefront door at this elevation has been replaced with a non-original metal door, which is framed by a splayed soldier lintel and header surround. A secondary entrance to the building is located adjacent to the storefront at the seventh bay (looking south at the elevation). Set within an arched surround of brick headers, stretchers, and stucco, the entry is a non-original, single-leaf metal door, above which is an arched fixed opening framed by stretchers. Access to the basement is also provided at this elevation by a concrete straight-run staircase at the fifth bay (looking south at the elevation).

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**INTERIOR**

The interior of 3500 14<sup>th</sup> Street, N.W., in keeping with its function as an apartment building, was designed with distinct public and private spaces. As originally designed, the apartments were two to six room units with baths, kitchenettes, and dining rooms. The building continues to be accessible by two elevators near the center of the structure. Common areas in the basement and first-floor spaces included the lobby, dining room, lounges, and laundry areas with architectural treatments and details to match the French Renaissance Revival-styled exterior of the building.

In 1984, the interior underwent extensive alterations by Melvin Mitchell Architects as part of the Neighborhood Strategy Area program sponsored by the Department of Housing and Urban Development. The 12.8 million dollar renovations in 1984 created units with new layouts, appliances, windows and HVAC systems. During the 1984 rehabilitation, all of the original finishes and features were removed from the building. Few of the original layouts or details remain in the interior.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark x in one or more boxes for the criteria qualifying the property for National Register listing.)

**A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

**B** Property is associated with the lives of persons significant in our past.

**C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

**D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark x in all the boxes that apply.)

**A** owned by a religious institution or used for religious purposes.

**B** removed from its original location.

**C** a birthplace or grave.

**D** a cemetery.

**E** a reconstructed building, object, or structure.

**F** a commemorative property.

**G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

SEE CONTINUATION SHEET

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE  
COMMUNITY PLANNING  
& DEVELOPMENT

**Period of Significance**

1926

**Significant Dates**

1926

**Significant Person**

(Complete if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

Warwick, Harvey  
(architect)



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**STATEMENT OF SIGNIFICANCE**

The Cavalier Apartment Building is significant as a product of developer Morris Cafritz, one of the city's foremost leaders in the real estate field, and architect Harvey Warwick, regarded as one of the city's most skilled apartment building designers; for its representation of the French Renaissance Revival style; and for its location and construction along one of Washington's significant apartment building corridors. The Cavalier illustrates the development of the apartment movement and the acceptance of upper- and middle-class apartment buildings in Washington, D.C., during the 1920s and 1930s. Built in 1926, the Cavalier was planned as the largest cooperative apartment building in Washington at that time. Cooperative apartments became popular in Washington in the 1920s, as war-induced inflation and a rapidly growing population put single-family housing out of reach of many would-be homeowners. The eight-story brick and concrete building was initially described as "French Renaissance" in style, offering luxury features and modern conveniences at more affordable prices than single-family housing. Its 214 units ranged in size from two to six rooms. The location of the Cavalier spurred by the northward expansion of the streetcar line along 14<sup>th</sup> Street, N.W., provided convenient access to the city as well as the bustling commercial and shopping areas along 14<sup>th</sup> Street. The Cavalier was renovated in 1984 as part of the U.S. Department of Housing and Urban Development's Section 8 housing program, at which time it became affordable housing.

The Cavalier apartment building at 3500 14<sup>th</sup> Street, N.W. meets National Register of Historic Places **Criterion A: Association with events, activities or patterns**; and **Criterion C: Distinctive physical characteristics of design, construction, or form**. Additionally, the building meets D.C. Inventory of Historic Sites criteria **201.1 (d) Architecture and Urbanism** and **(f) Creative Masters**. Situated at the intersection of Oak Street and 14<sup>th</sup> Street, N.W., the Cavalier was planned as a large, urban apartment building sited on one of the city's important thoroughfares, established by the extension of the streetcar lines north of the city. Despite the extensive changes the 14<sup>th</sup> Street corridor has undergone, including much devastation during the 1968 riots, the Cavalier apartment building retains its original exterior design, workmanship,

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setting and location and continues to make an important contribution to Washington's apartment building historic context, thus retaining integrity of feeling and association. The areas of significance are **Architecture** as an interpretation of the romantic French Renaissance Revival style; and **Community Planning and Development** for its place in the development of Washington apartment buildings and of 14<sup>th</sup> Street, N.W. in the early twentieth century. The period of significance is **1926**, documenting the construction of the building.

The Cavalier apartment building is nominated under the **Multiple Property Documentation Form, *Apartment Buildings in Washington, D.C. 1880-1945*** (Traceries, 1993). The Cavalier meets criteria specifically developed to evaluate apartment buildings pursuant to the D.C. Apartment Building Survey and adopted by the Historic Preservation Review Board in December 1989 as identified by the *Apartment Buildings in Washington, D.C. 1880-1945* Multiple Property Document. These criteria include:

- A02. Buildings that illustrate the development of the apartment movement as it relates to the need for housing, including the introduction of the building type and its early formation throughout the city.
- A03. Buildings that form critical clusters, corridors, or districts that illustrate the patterns of development of the city.
- A04. Buildings that reflect economic forces, both external and internal, that have significantly altered the development of the city.

These three criteria reference the acceptance of upper- and middle-class apartment buildings in Washington during the 1920s and 1930s and the place of the Cavalier as one of the post-World War I boom complexes spurred by population growth of the city and the northward extension of the streetcar line. Apartment design and planning underwent important innovations in the late 1910s and 1920s in response to the pressing need for housing due to the city's rapidly expanding

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population and influx of federal workers. Increasingly, as can be seen at the Cavalier, architects and developers focused on impressive exterior design and public spaces in their apartment buildings with more modestly appointed interiors and secondary elevations. Apartment buildings along upper 14<sup>th</sup> Street offered efficient street car access to the central city and convenient local shopping at 14<sup>th</sup> Street and Park Road in addition to whatever shops were located in the building. The Cavalier offered a range of apartments from modest two rooms with a Murphy bed in the living area and combined kitchen-dining area to expansive three-bedroom apartments. Morris Cafritz, the developer of the Cavalier, sought to tap into the newly emerging market for cooperatively owned apartments. In the very tight housing market of the 1920s, when federal salaries did not keep up with inflation in housing prices, apartment cooperatives gained a foothold as a more economical home-owning alternative to single family housing.

Additionally, the Cavalier meets Apartment Building Criteria C06 and C11:

- C06 Buildings that illustrate significant expressions of architectural styles, either rare or influential to the aesthetic development of the apartment building.

Described at the time of its construction as “French Renaissance,” the Cavalier exemplifies one of the romantic styles popular in apartment house construction of the 1920s. In apartment architecture, the idea was not only to evoke the European countryside, but to create more romantic and exotic designs not immediately associated with the strictly classical, beaux arts upper class apartments typical of the previous decades. The massive Cavalier apartment building with brick base and alternating vertical expanses of stucco and brick evokes the French Renaissance Revival aesthetic with architectural features including the mansard roof (originally of green and purple Vermont slate), wrought-iron balconies, and wall dormers.

- C11 Buildings that are the work of skilled architects, landscape architects, urban planners, engineers, builders or developers.

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Both the Cavalier's developer, Morris Cafritz, and its architect, Harvey H. Warwick, became leaders of their field in the first half of the twentieth century. The architect and developer pair worked together throughout the 1920s. At the time of its construction, the Cavalier was the most ambitious building that Warwick had designed for Cafritz. Warwick's subsequent achievements include the design of the Westchester at 4000 Cathedral Avenue, N.W., and the precedent-setting Colonial Village garden apartments in Arlington, Virginia. Cafritz's former employee, Gustave Ring was the developer of the Westchester but both Warwick and Cafritz joined him in the enterprise as junior partners.

The Cavalier apartment building has been identified as a **Conventional High-Rise Apartment Building Sub-type**, as defined by the Multiple Property Documentation Form, *Apartment Buildings in Washington, D.C. 1880-1945*. As described in the Multiple Property Documentation form, the Conventional High-Rise Apartment Building Sub-type was "designed and built specifically to function as an apartment. The building contains at least 27 self-sufficient (with private kitchen and bath facilities) apartment (dwelling) units, is at least six and no more than twelve stories high, has a single main public entrance, and was designed to hold an elevator for gaining access to upper stories."<sup>1</sup> Examples of this sub-type must date from between 1922 and 1945. The Cavalier apartment building, specifically constructed to serve as an apartment building, contains 214 units ranging in size from two to six rooms. The main lobby, complete with a bank of elevators, is accessible through the single main public entrance that fronts on 14<sup>th</sup> Street, N.W. Constructed in 1926, the building stands eight stories in height. As stated in the Registration Requirements of the Multiple Property Documentation form, examples of conventional high-rise apartment buildings must retain the architectural composition, ornamental details, and materials of their original primary exterior elevation. The exterior of the Cavalier, particularly the primary elevation along 14<sup>th</sup> Street, is intact. The large single double-hung window openings were filled with paired 6/6 aluminum windows when the building was renovated in 1984, although the

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<sup>1</sup> Tracerics, "Multiple Property Documentation Form, *Apartment Buildings in Washington, D.C. 1880-1945*," 1993, Section F, Page 12.

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openings of the fenestration pattern have not changed and the use of paired double-hung windows in the large openings is viewed as reversible. The main entrance on 14<sup>th</sup> Street holds a replacement double-leaf aluminum and glass door that is viewed as reversible because the opening has not been altered. Originally, the first story was marked by seven individual retail spaces, each with a private exterior entry. Only two of these storefronts are extant, although the fenestration of the other five stores is clearly evident. In 1984, the interior was extensively renovated and few of the original details remain intact. However, the loss of interior features and the wholesale rearrangement of the floor plan are not significant to the building's perceived contribution to the historic context, as stated in the Registration Requirements of the Multiple Property Documentation form, because the location, siting, and contribution of the Cavalier apartment building to the streetscape has remained intact. Thus, despite the minor reversible alterations to the exterior that have been determined not to diminish from the building's contribution to the historic context of apartment buildings in Washington, D.C., the Cavalier apartment building retains the moderate degree of integrity required to convey its artistic value as a 1926 conventional high-rise apartment building.

**THE BUILDING**

*Note: The Cavalier was designed, built, and initially marketed under the name Hilltop Manor. It was renamed the Cavalier two years after it opened and has retained that name. For clarity, the building is referred to as the Cavalier throughout.*

The Cavalier (originally Hilltop Manor), at 3500 14<sup>th</sup> Street, N.W. was constructed in 1926. It is significant as an example of a large luxury apartment building built at the height of the post World War I construction boom when the number of apartment units being built first outstripped the number of single family units constructed. Built at a time when apartment ownership was a novel idea, it was designed to be Washington, D.C.'s largest cooperative apartment building, offering the possibility of home ownership to apartment dwellers. It was a major project early in the career of both the developer, Morris Cafritz, who became one of Washington's most

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important twentieth century developers, and of the architect, Harvey H. Warwick, who became one of Washington's most noted apartment house architects. The Cavalier also illustrates the northward extension of large apartment house construction along the 14<sup>th</sup> Street corridor and the importance of streetcar lines in facilitating high density construction in residential areas outside the city center.

Building Permit 8148 was issued April 2, 1926 to developer Morris Cafritz for the construction of an eight-story brick and concrete apartment house. The permit application described the building as having 210 apartments with a total of approximately 800 rooms. As built, there were 214 units. The design also included expansive ground floor public spaces, seven shops and landscaped grounds.

The building was larger and grander than the apartment houses Cafritz had built previously. Its large lobby boasted three fireplaces and a Spanish tile floor. Its public dining room, located in the basement level, seated 400. There were three tiled roof gardens for the use of the residents. At the time of its construction it was described in the press as being "the largest single apartment building east of Sixteenth Street and one of the largest in the city."<sup>2</sup> Although not as elaborate in design or materials as the most elegant Connecticut Avenue apartment buildings of its era, the Cavalier offered luxury features associated with hotels, such as twenty-four hour telephone and elevator service and lobby staff. There were thirty different apartment configurations, ranging in size from two rooms with one bath to six rooms with two baths and, in price, from \$4,600 to over \$16,000.

In the 1920s apartment architects began to draw their inspiration from romantic styles, including the English Tudor, Gothic, and Jacobean Revivals, French Vernacular architecture, and Moorish, Islamic and Spanish vocabularies. Throughout suburban America, residential architecture mimicked English, French and Spanish castles, Tudor manors and English and French farmhouses. In apartment architecture, the idea was not only to evoke the European countryside,

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<sup>2</sup> "Hilltop Apartment House Work Rushed for First 2 Weeks," *Washington Post*, 25 April 1926, R5

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but to create more romantic and exotic designs not immediately associated with the strictly classical, beaux arts upper class apartments typical of the previous decades.

The Cavalier was described in promotional materials as “French Renaissance” in inspiration. Its façade (east elevation) is primarily characterized by its alternating vertical expanses of stucco and brick with three vertical rows of wrought iron balconies. Distinctive features of the French Renaissance Revival-styled exterior include dormer windows, mansard roof (originally clad in green and purple Vermont slate), and alternative expanses of stucco and brick.

Technological advances laid the groundwork for new floor plans and interior improvements in the apartment buildings of the 1920s. Affordable push-button passenger elevators allowed architects to plan more liberal floor arrangements not dictated by the single bank of hand-operated elevators. Consequently, the prevalent U-shaped apartments of the early twentieth century gave way to irregular shaped apartments such as the E-shaped Cavalier. These plans allowed three exposures in many of the apartment units.

**COMMERCIAL OCCUPANTS OF THE CAVALIER**

The 1928 Sanborn Map of the Cavalier shows that there were four stores fronting on 14<sup>th</sup> Street south of the lobby entrance and three stores at the northern end of the building’s 14<sup>th</sup> Street frontage. By 1929 a drug store operated by Norman Herman occupied the south corner of the building at 3500 14<sup>th</sup> Street. Mrs. Harriet Donnel operated a beauty parlor at 3502 14<sup>th</sup> St, Benjamin Hoffiz ran a delicatessen at 3504 14<sup>th</sup> St. and Robert Klein had a cleaners shop at 3506 14<sup>th</sup> St. Although the names of some of the businesses and business owners in the four shops at 3500 to 3506 14<sup>th</sup> Street changed over the next decade, the nature of the businesses did not except for the delicatessen which had been succeeded by a liquor store by 1940.

No occupants were listed in city directories for the storefronts at the northern end of the building

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in the first two years after the building opened. By 1930, a branch of Frazee Potomac Laundry occupied 1326 14<sup>th</sup> Street. By 1932, Israel Binder, men's furnishings, occupied 1324 14<sup>th</sup> Street and L. Trapani, barber, occupied the corner storefront at 1328 14<sup>th</sup> Street. The 1940 city directory indicates that the men's furnishings shop was succeeded by a laundry supply company.

City directories for the first decade of the Cavalier's history indicate that several physicians and dentists maintained offices in the building.

**POST-WORLD WAR I APARTMENT CONSTRUCTION IN WASHINGTON**

From the end of the First World War until 1929, 731 apartment buildings were constructed in Washington, D.C., twice the number built during the previous decade. This enormous increase in residential construction was stimulated by the rapid growth in the Washington, D.C., area's population as a burgeoning federal government faced new responsibilities as a world leader. As necessity overcame social qualms associated with apartment living, apartment buildings spread across the city. The city's 1920 Zoning Act established categories for residential building types and targeted certain areas for multi-family construction.

An acute housing shortage developed in the World War I years as the city's population grew and building slowed. The many new residents whose federal salaries could not keep up with housing prices, for whom single family residences were out of reach, created an increased need for apartments. Effectively inverting the percentage of new construction of houses versus apartment units, by 1940, apartment units outranked the number of houses by 70 percent. The District joined New York and Chicago as cities with highest percentage of apartment house residents.

A newspaper article published in October 1926, as construction of the Cavalier was nearing completion, noted the accelerating pace of housing construction since 1924 and the shift to apartment construction. It stated that in 1924, considered an excellent year for housing



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construction, 2,800 single family houses and 2,050 apartment units had been constructed. In 1925, 4,720 single family houses were built, compared with 3,888 apartments. But in the first nine months of 1926, apartment construction pulled ahead, with 3,742 units built, compared with 2,843 single family houses. While construction of single family dwellings in the first nine months of 1926 had declined by 26 percent, apartment construction had increase by 30 percent over the previous year. The article stated that, "This great increase in apartment house construction has been materially helped by the co-operative apartment vogue which has reached the National Capital."<sup>3</sup>

Washington's apartment buildings from the 1920s and 1930s form the main body of the city's multi-family building stock. Never before or since have middle-class buildings been designed and constructed in the quantity and with the speed seen during the era between the World Wars. The construction of the Cavalier illustrates the speed and urgency with which at least some apartments were built. Construction began on the excavated site after the building permit was issued in April and construction crews worked day and night in two shifts, using flood lights and strings of high-powered lights. Less than seven months later, in mid-October, the first apartments were ready for showing, although some work continued on the building.

Changes to the apartment building type during the two decades between the World Wars were most notable not for the introduction of new forms, but rather for the loss of quality and services due to post-war inflation or, interestingly enough, the use of modern technology.

According to the *Apartment Buildings in Washington, D.C. 1880-1945 Multiple Property Document*, the Cavalier is classified as a "Conventional High-Rise Apartment Building." This apartment building type is significant for its role in providing a new type of housing to residents of the District of Columbia. These purpose-built apartment buildings have a greater number of stories than the Conventional or Conventional Mid-Rise sub-type. This tallest sub-type was

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<sup>3</sup> Robert J. Cottrell, "Building Here Leaps Ahead, \$1,000,000 Past 1925 Mark," *Washington Star*, 30 October 1926, p. 17.

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possible though the development of modern technology that allowed Washington's tallest buildings to be constructed. These buildings introduced passenger elevators and were constructed with steel-frame structural systems and fireproofing methods. The taller building encouraged new approaches to the architectural organization of the building type, as well as to possibilities of interior organization of the building type, as well as to possibilities of interior organization of the individual units. Conventional High-Rise apartment buildings also added a new dimension to the property type by providing the potential for large numbers of dwelling units using a smaller footprint, and through the association of this sub-type with similar buildings around the country. It also permitted a more efficient use of land in locations already served by public transportation and utilities, directly affecting patterns of population growth.

**DEVELOPMENT OF THE 14<sup>TH</sup> STREET CORRIDOR AND ITS TRANSPORTATION LINES**

Upper 14<sup>th</sup> Street, N.W., is significant as a residential neighborhood that was developed largely between 1871 and 1940. The neighborhood is particularly dominated by apartment buildings that were constructed in the late nineteenth century and the early twentieth century in response to transportation trends of the time. Fourteenth Street serves as the spine of the neighborhood that extends northward from Florida Avenue, the boundary line of the District of Columbia's original Federal City. The development of the neighborhood followed the streetcar lines. The Cavalier illustrates the development of the street railway system along 14<sup>th</sup> Street and the accompanying real estate investment along these routes.

Washington, D.C.'s early streetcar lines were directly influenced by the 1791 plan for the federal city drafted by Pierre L'Enfant seventy years before the first railway tracks were laid. The early routes followed the plan's principal thoroughfares, connecting the established residential area of Georgetown with the centers of government that stretched along Pennsylvania Avenue to the United States Capitol and beyond to the Navy Yard.

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During the Civil War, despite a general reduction in public works projects and the curtailed funds for government construction, some street improvements and major construction projects continued. Most important was the construction of a horse-drawn streetcar system. On May 17, 1862, Congress granted the Washington & Georgetown Railroad the exclusive right to construct streetcar lines along 7<sup>th</sup> and 14<sup>th</sup> Streets, thus making the largely undeveloped area of the city newly accessible and establishing the foundation for further growth and expansion. The railway lines linked the wharves in southwest Washington, D.C., with the commercial corridor along 7<sup>th</sup> Street, 14<sup>th</sup> Street, and the growing residential neighborhoods to the north. The Washington and Georgetown Railroad Company was an immediate success. The routes eventually came to reflect the city's developing residential, commercial, and employment patterns.

The role of the streetcar lines in the city's development expanded with the introduction of electric traction in the 1880s. As mechanization enabled streetcars to travel faster and climb steeper grades, railway lines became a tool used by real estate developers to encourage the city's burgeoning population to inhabit new neighborhoods. Railway lines that were typically owned and operated by the real estate developers serviced these new suburban neighborhoods, commonly outside the original city boundaries. The late nineteenth century era of rapid transit expansion spurred by land developers was followed by a period of consolidation in the early twentieth century. New owners, seeking profits in transportation rather than in land development, simplified the routes and generally extended lines to serve established employment and residential areas instead of promoting new ones. The extension of the streetcar lines up 14<sup>th</sup> Street spurred high-density development along the extended routes.

The new streetcar technology opened outlying areas to residential development, making it more convenient than ever to commute downtown to work and shop. Consequently, the Upper 14<sup>th</sup> Street area, like many of its surrounding neighborhoods, grew as a cohesive residential neighborhood with both apartment buildings and single family dwellings lining the streets. By the end of the World War I, 150 apartment buildings were on 14th Street or between the 13th-

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15th Streets corridor. By the second quarter of the twentieth century, the adjacent neighborhood was established as a residential community with supporting institutions such as schools, gasoline stations, telephone equipment houses, churches, banks and stores. A 1926 promotional brochure for the Cavalier described it as "convenient to Fourteenth Street and Park Road, one of the most complete business centers of the Northwest" and an advertisement for the building described its location as "Three Squares North of Tivoli Theater."<sup>4</sup>

**RESIDENTIAL DEVELOPMENT: 1870-1950**

The 1862 horse-drawn streetcar routes eventually came to reflect the city's developing nineteenth century residential, commercial, and employment patterns. The expansion of the railway lines became a tool used by real estate developers to encourage the city's burgeoning population to inhabit new neighborhoods, which were commonly located outside the original city boundaries. With the creation of a territorial government in 1871, Washington County was annexed to the City of Washington, thus opening the area north beyond Boundary Street (now Florida Avenue) and east of the Anacostia River to development. The initial establishment of the horse car railways in the city encouraged the development of what were then considered "outlying" suburbs. This spurred the first significant phase of residential building development in the Upper 14<sup>th</sup> Street area and coincided with the Territorial Government's Board of Public Works program to modernize the city and enact new building codes.

By 1864, when Congress approved the extension of the 14<sup>th</sup> and 7<sup>th</sup> Street lines north past the city boundaries, it was clear that both streets were significant thoroughfares connecting Washington's northern-most developing communities with the downtown core.<sup>5</sup> By 1902, Capital Traction ran

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<sup>4</sup> Edward J. Flynn, "Hilltop Manor: A 100% Co-operative Apartment Building," James M. Goode Apartment House Research Collection, 1880-1988, MS 366, Container 24: Hilltop Manor, Historical Society of Washington, D.C.; Advertisement, "Save ½ Your Rent," *Washington Star*, 30 March 1927.

<sup>5</sup> Leroy O. King, *100 Years of Capital Traction: The Story of Streetcars in the Nation's Capital* ([College Park, Md.] Taylor

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23 trains along 14<sup>th</sup> Street between Park Road and the B & O Depot. Streetcar service was improved in 1906-1907 with the extension of the 14<sup>th</sup> Street line north from Park Road to Colorado Avenue. The extension of the 14<sup>th</sup> Street streetcar line stretched the capital's boundaries northward to Park Road and Colorado Avenue, promoting substantial neighborhood development as it progressed. The influence of the streetcar line offers a prime illustration of the growth patterns in the Columbia Heights neighborhood in the twentieth century. The 14<sup>th</sup> Street streetcar line offered newly established residential areas north of Florida Avenue access to the commercial corridor and downtown core.

The area north of Florida Avenue was dramatically impacted by the influx of apartment buildings. Apartment living was introduced to Washington, D.C., in the 1870s with the make-shift conversion of large buildings, including institutions and single-family residences, into small self-sufficient living units. Some of these conversions included kitchens and baths, others did not. But unlike their predecessor, the boarding house, or their corresponding form, the hotel, these revised buildings were intended to be permanent residences capable of accommodating numerous family units. These purpose-built apartment buildings provided housing for the many residents in the Upper 14<sup>th</sup> Street neighborhood. Corresponding to the development of the streetcar, these buildings tended to be grouped along 14<sup>th</sup> Street and, later, along 11<sup>th</sup> Street, both of which provided streetcar access to the employment and market areas within the city.

Combined with a strong, rapidly growing national and local economy throughout much of the last quarter of the nineteenth century, Washington, D.C., experienced a tremendous residential building boom during the Victorian period. Often multiple apartment buildings were designed and constructed at the same time, typically with identical massing and architectural detailing whose repetition was offset by projecting or recessed bays, turrets, oriels, dormers, and applied ornamentation in wood, brick, stone and metal. Most of the buildings in the area were designed, and often financed, by small-scale speculative builders. Many of the investors were carpenters,

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masons, and other building craftsmen who evolved into developers, but frequently they interchanged among the roles of tradesman, hired builder, and equity-holding builder/developer.

During the rash of apartment building construction, these developers intended to accommodate moderate or lower incomes by reducing design and construction costs, similar to the concept of rowhouse construction. One of the most prominent developers of apartment buildings was Harry Wardman. His success was tied to locating close to the streetcar line, which was a resourceful location and one that proved a most successful start.

The 1910s continued to see a rise in apartment building construction, albeit a slow rise due to World War I and the resultant shortage in building materials. During this decade, 316 apartment buildings were constructed, with 287 of them in the northwest quadrant of the city, 29 of which are located in the Upper 14<sup>th</sup> Street neighborhood. One of the most prominent apartment complexes from this decade is Clifton Terrace. The Clifton Terrace Apartment complex is typical of the large numbers of conventional-type, middle class apartments that were constructed throughout Washington in the 1910s and 1920s.

Although construction of apartment buildings decreased during World War I, the influx of federal workers led to a demand for more housing. In the early 1920s, architects, builders and developers rushed to fill the void and the decade experienced a burgeoning of both apartment buildings and single-family housing. In the decade after the end of World War I, from 1919 to the Stock Market Crash of 1929, 741 apartment buildings were constructed in the city, a growth paralleling the dramatic increase in single-family house construction. In fact, 41 apartment buildings were constructed in this small neighborhood during the 1920s. Competition among apartment building developers was fierce. Not only were developers scrambling to provide enough housing for the new federal workers, but they also attempted to build more attractive apartment buildings by offering the latest technological advances as well as novel interior designs and other schemes which would appeal and attract residents to their particular apartment development.

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The growing popularity of the automobile affected the apartment building almost as much as public transportation. By the late 1920s, the future of the car was secured and the possibility for apartment locations became almost limitless. The car opened up possibilities for the location of new apartment buildings in far the reaches of the city, and beyond. Public transportation was no longer a requirement for the federal worker. Further, the apartment building forms changed to accommodate the automobile. First, driveways and porte-cocheres were incorporated into the designs of new buildings. This can be seen in the Cavalier. While its principal entrance to the lobby was on 14<sup>th</sup> Street and had no driveway, the Cavalier also had an automobile entrance which was located on Ogden Street. Soon garages (attached and not) were seen. Prior to the 1920s it was most unusual to find buildings constructed with attached garages. However, during the 1920s zoning regulations mandated garages in larger buildings, resulting in their institution into building design. However, many of the apartment buildings enjoyed such close proximity to the 14<sup>th</sup> Street streetcar line that owning an automobile was not a necessity for the residents.

By 1930, an estimated 50% of Washingtonians resided in apartment buildings. However, this decade showed the smallest growth of apartment buildings in the Upper 14<sup>th</sup> Street neighborhood, with only 12 apartment buildings being constructed during the ten-year period. This dearth was perhaps due to the Depression and the Stock Market Crash of 1929, which financially crippled developers and builders alike.

**THE COOPERATIVE APARTMENT MOVEMENT**

The idea of cooperative ownership was introduced to Washington, D.C., in 1920 by Allan E. Walker, a real estate and insurance broker. He originally converted rental apartments to cooperative status with great success. Walker's salesman, Edmund J. Flynn, soon established his own firm, the Edmund J. Flynn Company, specializing in cooperative ownership and cooperative plans. Flynn was instrumental in establishing cooperative apartments as a viable and accepted alternative to rental apartments in Washington. Flynn quickly became a leading authority on

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cooperative ownership and his conservative and sound business sense led to many successful cooperative undertakings. He actively promoted cooperative ownership through newspaper articles and other publicity. Among the first developers Flynn worked with were the brothers Monroe and E. Bates Warren and Morris Cafritz. Later, in 1929, he and Joseph Shapiro developed Hampshire Gardens as moderately priced cooperative apartments. He managed the conversion of both the Broadmoor and the Ontario to cooperative ownership. In the 1950s he was involved in the development of the Potomac Plaza Cooperative Apartments.

Flynn described the economic advantages of cooperative ownership in a pamphlet published after he had been in business many years:

The co-operative apartment development affords the most economical home possible to obtain because of the advantage of collective buying power. There the individuals pay only a small proportion of the cost of operation and all enjoy the great benefits of the more luxurious building services. It is estimated that the cost of operation to an individual owner of a co-operative apartment in a moderate sized apartment building is about twenty-five (25) percent less than the cost of operating the same amount of floor space in a house...and the larger the development the lower the proportionate cost.<sup>6</sup>

No contemporary explanations of the reasons for the failure of the Cavalier to attract a sufficient number of purchasers have been located. The size of the venture, the need to sell over 200 apartments, may have been an element of its failure. Although approximately seventy apartments were sold in the first three months after the building went on the market, that figure represented only one third of the apartments. Furthermore, other developers, including Harry Wardman as well as the Warren brothers were also putting cooperative apartment buildings on the market. In 1925 Wardman had built a 152-unit cooperative apartment building at New York Avenue, 1<sup>st</sup> and M Streets, N.W. Unlike Cafritz's building, the Wardman cooperative offered only modest

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<sup>6</sup> Edmund J. Flynn, "The Evolution of Cooperative Apartments," 2. Undated brochure, ca. 1957-1960. EHT Tracerics, Inc. files.



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apartments in walk-up buildings.

The range of apartments offered at the Cavalier may have created problems in selling units. Advertisements emphasized such luxury hotel-like services as 24-hour staffing of the telephone desk, elevators and lobby. However, there was a wide range in the size and pricing of apartments. The majority of apartments contained two or three rooms. The prices ranged from under \$4,600 for two-room efficiency apartments to over \$16,000 for the six-room apartments. James Goode, in his history of apartment buildings in Washington, D.C., wrote that, "Most [developers] also soon learned, in the 1920s, to avoid designing co-ops with too many different sizes of apartments." He quoted developer R. Bates Warren's advice to colleagues in 1927:

It is a mistake to mingle two widely different kinds of apartments in the same building. This tempts two classes of purchasers. Then, again, to place a building in the wrong neighborhood tends to bring a conflict of class, particularly a reasonably priced apartment in a good neighborhood. In such a building the realtor will have applicants who can afford to purchase but yet who would lower the general standard of the neighborhood. ....[T]he success of the project depends on the harmony in which the different purchasers live. This is best secured by placing people with as nearly the same tastes and standards of living in the same building as possible."<sup>7</sup>

Advertisements for Hilltop Manor [Cavalier] cooperative apartments emphasized that the monthly payments were less expensive for the purchaser than equivalent rental apartments. However, the luxury apartments, such as the three bedroom apartment advertised as a "palatial suite" featuring "an unusually large reception hall, spacious living room, ...dining room, ...and two tiled baths" was priced at \$16,700, considerably more than the Cafritz-built row houses a

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<sup>7</sup> James Goode, *Best Addresses: A Century of Washington's Distinguished Apartment Houses*, (Washington, D.C.: Smithsonian Books, 1988), 177.

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block north.<sup>8</sup> These houses were on the market at the same time as the Cavalier apartments and ranged in price from \$11,000 to \$14,000 for six to seven rooms.

**ARCHITECT: HARVEY WARWICK (1893-1972)**

Washington architect Harvey H. Warwick designed the Cavalier early in his career noted for quality and innovation in apartment design. Warwick is ranked as one of the city's most skilled apartment building designers of his era. He designed two of the Washington area's most significant apartment building complexes: the Westchester on Cathedral Avenue, N.W., and Colonial Village in Arlington, Virginia, the first large-scale Federal Housing Administration-insured apartment complex. Warwick's Washington apartment building designs influenced the development of the apartment building type in Washington, D.C. Colonial Village served as the prototype for the development of garden apartment complexes in Northern Virginia.

Warwick was born in Kansas City, Missouri, on March 11, 1893, and attended grade school in Kansas City, Salt Lake City and Los Angeles. His formal education concluded with three years of high school in Glendale, California. From 1913 to 1915, he worked in two architectural offices in Kansas City, Missouri, and he then worked for a year designing school buildings in a Duluth, Minnesota, office. He entered practice in St. Cloud, Minnesota in 1916 but left it to join the Marine Corps in 1917.<sup>9</sup>

After his Marine Corps service in World War I, Warwick came to Washington, D.C., in 1919. Although he was first listed in the Washington city directory as an architect in 1919, he initially worked for civil engineer Edgar Mosher before opening his own practice in 1922. Warwick's

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<sup>8</sup> Advertisement, "A De Luxe Apartment Home," *Washington Star*, 30 November 1926.

<sup>9</sup> Harvey H. Warwick, "Application for Registration to Practice Architecture," October 29, 1925. Department of Consumer and Regulatory Affairs, Register of Architects, D.C. Archives, Washington, D.C.; Application for Membership, American Institute of Architects, 1959.

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registration to practice in the District was accepted on the basis of his experience because he did not have the educational requirements to use the designation "registered architect." He was briefly associated with Louis Justement in a partnership in the late 1920s.<sup>10</sup>

Warwick designed his first apartment building in 1922 for Morris Cafritz who had recently established a real estate business and, over the course of a long career, became one of Washington, D.C.'s most successful developers of the twentieth century. The apartment building was also a first for Cafritz whose first construction projects were single family housing. Over the next decade Warwick designed a number of the significant apartment houses built by Cafritz, including the Parklane at 2025 I St., N.W., (1928) and the Miramar, 1301 15<sup>th</sup> St., N.W., (1929).

Harvey Warwick's first apartment building design was a prosaic composition for the seven-building C-A-F-R-I-T-Z Row on Spring Road, N.W. The unusual massing seen at the Randall Mansions (1923) at 1900 Lamont Street, N.W., began to reveal a more distinct talent. The Chalfonte (1925) for developer William S. Phillips, at 1601 Argonne Place, N.W., presented a Mediterranean façade, distinctly influenced by contemporary Los Angeles apartment building architecture.

The Cavalier provides an early example of Warwick's skill drawing inspiration from romantic styles, which mimicked English, French and Spanish castles, Tudor manors and English and French farmhouses and Italian villas, expressed in the 1920s and 1930s as revival styles. The Cavalier's design, described by contemporaries as "French Renaissance," is a decidedly transitional design (with both French and Tudor elements) which was followed by the Miramar (1929), also on 14<sup>th</sup> Street. He designed the Park Lane Apartments, 21<sup>st</sup> and Pennsylvania, N.W., in 1928 and the Capitol Towers, 208-210 Massachusetts Avenue, N.E., in 1929. Warwick's Trinity Towers Apartment Building, 3017-3019 14<sup>th</sup> Street, N.W. (1928) is a D.C. Landmark. The nine-story brick, tile and concrete building is an important example of Warwick's

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<sup>10</sup> Goode, *Best Addresses*, p. 239.

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conventional high-rise Gothic Moderne designs.

Warwick's finest high-rise apartment design was for the Westchester (1930). In 1930, Morris Cafritz joined in partnership with Gustave Ring to conceive the apartment complex to be known as the Westchester on Cathedral Avenue. Retaining architect Warwick to execute their idea, the men intended the Westchester as a 28-acre project with four, eight-story connecting buildings. Employing the Tudor Revival style, Warwick prepared a design that fully articulated every elevation of the projecting bay designs. Only three of the four buildings were completed as the Depression reduced developer Gustave Ring's financial ability to complete his plans.

Working with Gustave Ring in 1935, Warwick designed Colonial Village in Arlington County, Virginia. This pioneering garden apartment development was the first large-scale Federal Housing Administration apartment development in the country. Warwick produced carefully conceived apartment building designs within park-like settings. Colonial Village was the area's first garden apartment complex designed as a planned community. The complex featured open landscaped courts and sidewalks, adjacent shopping, and meticulous attention to amenities and the comforts of renters. Historian James Goode noted in his book on apartment buildings that, "because of its excellence in design and construction, Colonial Village became a prototype for dozens of other large garden apartment complexes in other states."<sup>11</sup> Warwick teamed with Ring once again in 1939 to design Arlington Village, their second FHA-insured garden apartment complex in Arlington County.

Warwick designed over forty apartment buildings in the Washington, D.C., area from 1922 to 1945. He was a close associate of Washington developers Morris Cafritz and Gustave Ring and he was associated with Gunston Hall builder Paul T. Stone on several projects. Warwick's commissions produced not only some of the area's most noted garden apartment designs but also examples of modestly appointed garden apartments complexes in northeast and southeast

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<sup>11</sup> Goode, *Best Addresses*, p. 332.

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Washington including the Skyland Apartments and Suburban Gardens.

Warwick, who employed a variety of architectural styles, produced designs for buildings ranging from the early interpretations of Art Deco to the Colonial Revival. Art Deco experts Hans Wirz and Richard Striner, writing about a 1941 Warwick office building, stated that: "The Commonwealth Building reveals how his [Warwick's] style, like that of so many Washington architects of this period, developed from the highly ornate and eclectic look of the late 1920s to a style rather neatly poised between Art Deco and the International style by the early 1940s."<sup>12</sup>

Warwick's prominence as an architect is primarily associated with his designs for both large and small apartment buildings. However, his work also included single-family houses and office and commercial buildings. He designed the Ambassador Hotel at 1412 K Street (1929), the Commonwealth office building at 1625 K Street (1941), both for Morris Cafritz.

Warwick was an investor in at least some of the apartment complexes he designed including Gunston Hall Apartments in which he invested with builder Paul T. Stone. The owner of Gunston Hall was listed on permits as Stone and Warwick Construction Company. Stone and Warwick Construction Co. also built the Skyland apartment complex. Warwick was its president and Stone was vice president.<sup>13</sup> Warwick was a stockholder with Ring and Cafritz in the Westchester until they sold the complex in 1937.<sup>14</sup> Warwick owned the Dunbar Hotel (demolished) at 15<sup>th</sup> and U Streets, N.W., once the principal hotel open to African Americans in Washington, D.C.

Warwick died at the age of 79 in July 1972. He had been semi-retired for some years.

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<sup>12</sup> Hans Wirz and Richard Striner. *Washington Deco* (Abbeville Press, Inc., 1994), 44.

<sup>13</sup> "Skyland, Big FHA Project, Opens Today," *Washington Post*, 10 September 1939, p. R9.

<sup>14</sup> "Westchester Firm Sale Deal Closed." *Washington Post*, 3 June 1937, p. 5.

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1880-1945, Multiple Property Document**

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**DEVELOPER AND BUILDER: MORRIS CAFRITZ (ca. 1888-1964)**

Morris Cafritz was the developer of the Cavalier and it was built by the Cafritz Construction Company. Cafritz was one of the preeminent developers of Washington, D.C., from the 1920s until his death in 1964. Although he focused primarily on single family house construction, he is credited with building over 85 apartment buildings in his career.

Cafritz was born in Russia and immigrated as a boy with his family to the United States in 1898. After living in New York, his family moved to Washington, D.C., where his father opened a grocery store. Cafritz started in business in 1904. He operated a grocery store and borrowed from his father to establish a wholesale coal yard. He moved on to various entertainment businesses including bowling alleys before opening a real estate office in 1920.

One of Cafritz's first large real estate ventures was to buy the Columbia Golf Course in Petworth in 1922 on which he built several thousand low cost but good quality row houses over a period of years on almost 90 blocks. He also built his first apartment buildings in 1922 – a row of seven buildings, together known as the C-A-F-R-I-T-Z, the initial letter of the name of each individual building. They were designed by Harvey H. Warwick. In the next two years Cafritz built several more apartment buildings and in 1925, Cafritz retained Warwick to design the Mediterranean Revival-styled Porter Apartments at 3600 Connecticut Avenue, N.W. Warwick continued to work as Cafritz's principal architect for apartment buildings throughout the 1920s.

Cafritz's company grew rapidly and, in addition to row houses and apartment buildings, Cafritz built luxury housing, commercial buildings and an industrial center in his early years in business. A 1926 *Washington Post* article described the "phenomenal rise of the Cafritz organization to a position of leadership in the real estate field within the last four years" – a position which Cafritz managed to maintain over the next forty years. The article described Cafritz's business philosophy as building "the best possible homes for the money," keeping

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“the price at such a level as to make it possible for the man of moderate means to become a home owner and give to his family the comforts and conveniences of an advanced standard of living without unduly taxing his financial resources.”<sup>15</sup> This was achieved through economies of scale, both in the purchase of large tracts of land outside the central city and through large scale construction of both single family housing and apartment buildings. Cafritz was among the first developers to venture into the construction of cooperatively owned apartment buildings in the tight housing marked of the mid 1920s.

In 1925, Cafritz succeeded in buying the Lenman tract, a seven-acre parcel on the west side of 14<sup>th</sup> Street at Oak Street. It was the largest remaining unimproved tract in the Columbia Heights area available for residential and commercial development. Cafritz developed it over the course of the next thirteen years, first building the Cavalier and row houses and later constructing two garden apartment buildings.

The Cavalier, built as Hilltop Manor in 1926, was Cafritz’s largest cooperative apartment house and proved to be his last. It was designed to offer home-owning opportunities to middle class residents, with the luxuries of an expansive lobby and large dining room and apartments with modern conveniences in a range of sizes and prices at less than the cost of an equivalent rental. The building failed to achieve the necessary full cooperative ownership and became a rental building and then an apartment hotel. Thereafter, all Cafritz apartment buildings were built as rentals.

In the years following the construction of the Cavalier, Cafritz built several other large apartment buildings designed by Warwick. Park Central, a huge nine-story building with 316 units at 1900 F Street, N.W. and the Park Lane at 2025 I Street, N.W., an eleven-story building with 290 units were both designed in the Art Deco style in 1928. The Miramar, at 15<sup>th</sup> St. and Rhode Island Ave., N.W., built in 1929, was scaled down to eight stories but still

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<sup>15</sup> “Vision and Courage Lead to Success for Morris Cafritz,” *Washington Post*, 20 June 1926, p. M20.

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fit 207 apartments into the building. In 1930 both Cafritz and Warwick joined forces with Cafritz's former employee, Gustav Ring, to build the Westchester apartment complex.

Although most developers scaled back after the Depression, Cafritz seemed to know how to take advantage of the tremendous need for housing close to downtown and the federal work places. In the later 1930s Cafritz worked with architects Alvin Aubinoe, Sr., and Harry Edwards to construct the nine-story Hightowers (1936), a powerful expression of the Art Moderne style at 2000 Connecticut Avenue, N.W. and the Majestic (1937) at 3200 16<sup>th</sup> Street, N.W.

Cafritz anticipated the post-World War II development of the K Street corridor and in his last two decades he built office buildings on both K and I Streets.<sup>16</sup> In 1945 he and developer Charles H. Tompkins seized the opportunity to buy a large tract at Connecticut and Florida Avenues where he eventually constructed the Universal Building and the Universal North Building.<sup>17</sup> He was also involved in the development of Pentagon City with Tompkins. At the time of his death in 1964, much of the value of Cafritz's \$66 million estate – the largest to go through D.C. probate court up to that time, lay in the downtown office buildings he owned.<sup>18</sup> A sizable portion of his estate endowed the Morris and Gwendolyn Cafritz which continues to be active in Washington area philanthropy.

James Goode, in his history of Washington, D.C.'s apartment houses, described Cafritz as "one of the two most prodigious builders in Washington during the twentieth century."<sup>19</sup>

**EDMUND J. FLYNN (1889-1983): ORGANIZER OF COOPERATIVES**

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<sup>16</sup> Goode, *Best Addresses*, 353.

<sup>17</sup> Robert Pack, "The Streets were Paved with Gold," *The Washingtonian*, April 1984, p. 166.

<sup>18</sup> "Cafritz heirs end dispute over will," *Washington Post*, 19 May 1996.

<sup>19</sup> Goode, *Best Addresses*, 352.



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Edmund J. Flynn was in charge of sales for the Cavalier (Hilltop Manor) when its apartments went on the market in October 1926. He had championed the development of cooperative apartments since 1920 and emerged as the leading cooperative realtor in Washington, D.C., during the 1920s. During his long and successful career, Flynn was responsible for the creation or conversion of over 50 co-op apartment buildings in Washington, D.C., as well as in New York, Chicago and Florida. Flynn's experience, leadership and accomplishments in the field of cooperative apartments made him not only the city's chief practitioner but one of the country's foremost authorities concerning cooperative ventures. His "100% Cooperative Plan" served as the model for many cooperatives throughout the country. Flynn strongly believed that cooperative apartment ownership provided:

the best opportunity to do something constructive to meet a real human need for providing desirable homes for a large class of people who are burdened with heavy rental payments and have little or no hope of satisfying the inherent desire of everyone to own his own home.<sup>20</sup>

Edmund Flynn was born in 1889, in St. Louis, Missouri, to a prominent St. Louis newspaper family. In 1911, he joined the Navy, and achieved the rank of Lieutenant. He fought in Vera Cruz, Honduras and Haiti and served in England during World War I. While stationed in Washington, D.C., from 1919-20, Flynn attended Georgetown Law School. Flynn resigned from the Navy in 1920, and went to work for the Allen E. Walker Company upon hearing that Walker intended to introduce cooperative apartments to the city. He later wrote:

I had seen them in England and in New York and it occurred to me that Washington presented a wonderful opportunity. We had a reservoir of government workers who were on the economic level of industrial workers. But the comparison ended there. Most of them were cultivated people. Cooperative apartments would provide them with nice homes at a price they could afford.<sup>21</sup>

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<sup>20</sup> Obituary for Edmund J. Flynn. *Washington Post*, May 28, 1983.

<sup>21</sup> "Flynn Plans Low-Cost Housing to Cap Career," *Washington Post*, 20 October 1957, C10.

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The first cooperatives were met with reservations. However, Walker successfully converted ten apartments into cooperatives and Flynn sold the units. Flynn reminisced: "We had to overcome natural skepticism, the opposition of real estate men, and the misadvice from lawyers and bankers who said a cooperative could not possibly succeed."<sup>22</sup>

Flynn developed a highly successful plan for the formation of cooperative apartments based on solid values and conservative financing. Flynn established two important rules which ensured the success of every cooperative venture he was a part of: Each cooperative unit is priced by expert appraisal of its relation to the project as a whole and is sold on the basis of a substantial down payment, which assures the purchaser a markedly lower-than-rent monthly outlay for combined purchase payments and maintenance costs

The land must be owned by the co-op, not held on a ground lease. The apartments unit price must include the mortgage not just the down payment.

According to the company's 40<sup>th</sup> anniversary brochure, this plan was applied "with unvarying success to 47 apartment buildings in the Nation's Capital, Chicago, New York and Sarasota, Florida. Not one of the apartment buildings sold and placed in operation under this plan has ever failed."<sup>23</sup> Flynn died in 1983 but the Edmund J. Flynn Company is still in operation today.

**THE CAVALIER APARTMENT BUILDING: RECENT HISTORY**

The Cavalier was converted to an apartment hotel in 1929 and continued to be listed in city directories as an apartment hotel into the 1960s. In 1964, Cavalier Apartments Inc. sold the building to a general partnership headed by Arthur Willcher which, according to a newspaper account, planned "to maintain the present operation with various improvements."<sup>24</sup>

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<sup>22</sup> "Flynn Plans Low-Cost Housing to Cap Career," *Washington Post*, 20 October 1957, C10.

<sup>23</sup> Edmund J. Flynn Company ~ Specialists in Co-operatives, 40th Anniversary Edition. EHT Traceries files.

<sup>24</sup> "14<sup>th</sup> St. landmark sold," *Washington Post* 12 May 1964.

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The 14<sup>th</sup> Street corridor sustained major damage in the 1968 riots following the assassination of Martin Luther King, Jr., and conditions in the building deteriorated. In 1973 tenants instituted a rent strike, complaining of housing code violations. The landlord, Theodore H. Hagans, Jr., who had purchased the building in 1972, had been charged with 1,500 violations.<sup>25</sup>

The District government bought the Cavalier from Hagans in 1979 and operated it until 1982. Because renovations were planned, the city did little to maintain it and the building sustained major damage from burst water pipes. It was closed for renovations in 1982.

The Cavalier was sold to developers in 1982 and renovated for federally subsidized housing. It was the District's last major project under the federal Department of Housing and Urban Development's Section 8 program for subsidizing rents of low-income families living in privately owned buildings.<sup>26</sup> The architect for the renovations, which involved gutting the building, was Melvin L. Mitchell, a former architecture professor at Howard University who established his practice, Melvin Mitchell Architects, in 1972. The renovations, which totaled \$12.8 million, created first floor office space, 94 two-bedroom apartments, 118 one bedroom apartments and 18 efficiencies. The Cavalier reopened in 1984 and some of the previous tenants returned to the building.

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<sup>25</sup> "Cavalier Rent Suit is Decided," *Washington Star*, 2 March 1973, B4.

<sup>26</sup> "Cavalier to Reopen After Major Facelift," *Washington Post*, 16 February 1984.

**THE CAVALIER APARTMENT BUILDING**

**Washington, DC**

**Name of Property**

**County and State**

**9. Major Bibliographic References**

See continuation sheet

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67)

previously listed in the NR

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of add. data:

State SHPO office

Other State agency

Federal agency

Local government

University

Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property                      Approximately 0.80 acres

UTM References

1 18 / 3 2 3 7 6 9 / 4 3 1 1 2 0 1 /  
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

The Cavalier Apartment Building at 3500 14<sup>th</sup> Street, N.W. is located in Square 2688 on Lot 43.

See continuation sheet

Boundary Justification

The Cavalier Apartment Building has been historically associated with Lot 43 since the original construction of the building in 1926.

See continuation sheet

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**THE CAVALIER APARTMENT BUILDING**

**Washington, DC**

**Name of Property**

**County and State**

**11. Form Prepared By**

Name/title Janet Flynn, Laura Hughes, Architectural Historians, and Andrea Schoenfeld, Historian

Organization EHT Traceries, Inc. Date April 2007

Street & Number 1121 5<sup>th</sup> Street, NW Telephone (202) 393-1199

City or Town Washington State DC Zip code 20001

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name Cavalier Apartment, LP, c/o Somerset Development Company

street & number 4115 Wisconsin Avenue, NW, Suite 210 telephone 202/363.2090

city or town Washington state District of Columbia zip code 20016

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

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USGS Quad Map (Washington West), 2007  
Map courtesy of topozone.com



The Cavalier Apartment Building  
3500 14<sup>th</sup> Street, NW  
Washington, D.C. 20001

UTM References  
18/323769/4311201

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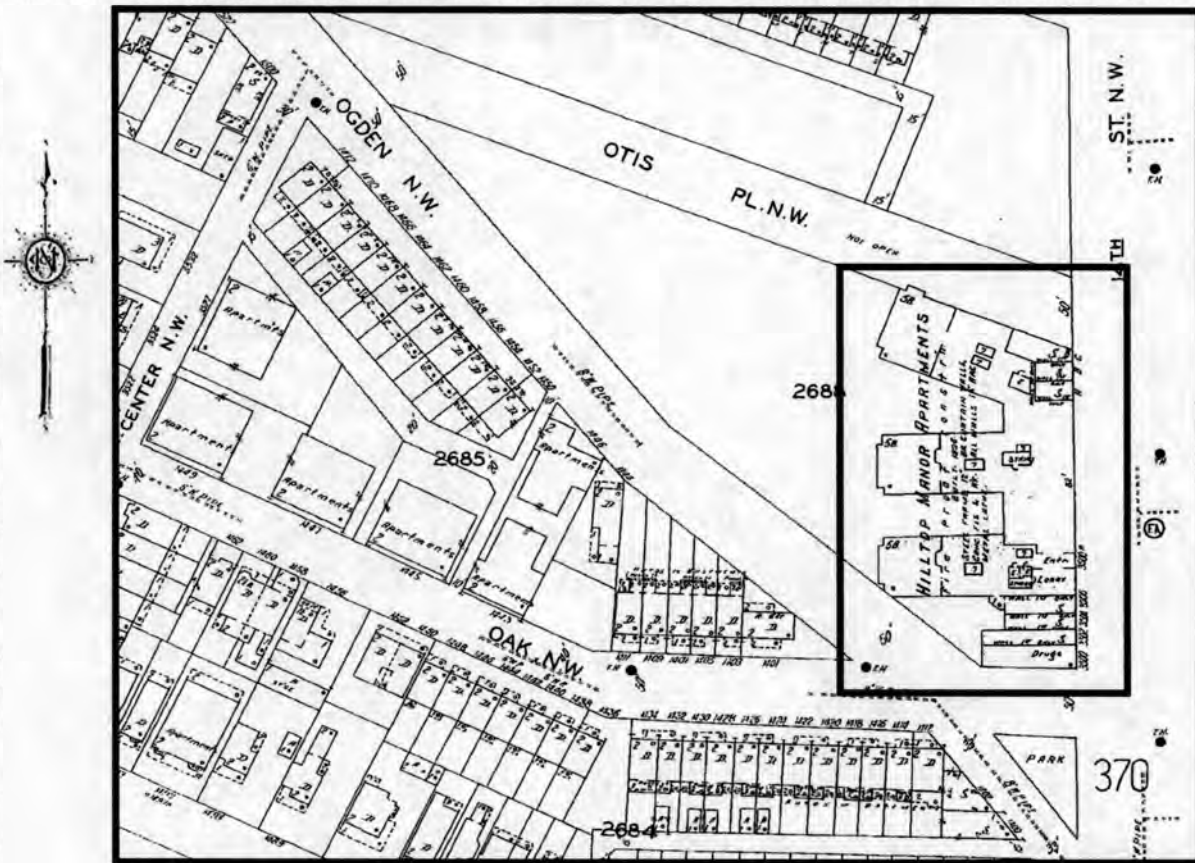
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*The Sanborn Building and Property Atlas of Washington, D.C., Book 1, Vol. 3 (1928), sheet 375.*



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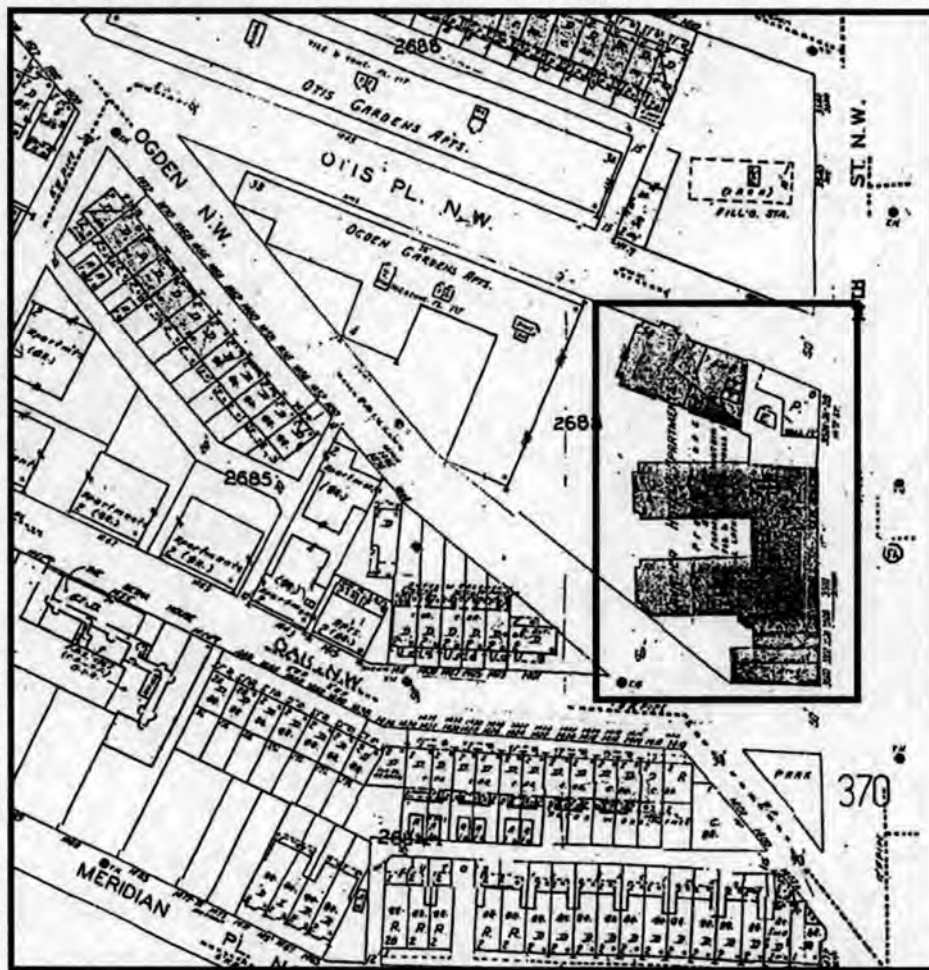
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*The Sanborn Building and Property Atlas of Washington, D.C., Book 1, Vol. 3 (1999), sheet 375.*



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**All photographs are of:  
THE CAVALIER APARTMENT BUILDING, 3500 14<sup>th</sup> Street, Washington, D.C.  
EHT Tracerics, Inc., photographer**

**All negatives are in the possession of EHT Tracerics, Inc.**

- 1) DATE: March 2007  
VIEW OF: South and east elevations, looking northwest  
PHOTO: 1 of 10
- 2) DATE: March 2007  
VIEW OF: Detail of central bay at east elevation, looking west  
PHOTO: 2 of 10
- 3) DATE: March 2007  
VIEW OF: Detail of east elevation, southeast corner  
PHOTO: 3 of 10
- 4) DATE: March 2007  
VIEW OF: Main entrance, east elevation, looking west  
PHOTO: 4 of 10
- 5) DATE: March 2007  
VIEW OF: North and east elevations, looking southwest  
PHOTO: 5 of 10
- 6) DATE: March 2007  
VIEW OF: North and west elevations, looking east  
PHOTO: 6 of 10

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- 7) DATE: March 2007  
VIEW OF: Central extension and courtyard, looking east  
PHOTO: 7 of 15
- 8) DATE: March 2007  
VIEW OF: South and east elevations, looking northwest  
PHOTO: 8 of 15
- 9) DATE: March 2007  
VIEW OF: West elevation, looking northeast  
PHOTO: 9 of 15
- 10) DATE: March 2007  
VIEW OF: Southwest entrance, looking northeast  
PHOTO: 10 of 15

**Digital Images of Interiors Printed as Black-and-White Photographs**

- 11) DATE: March 2007  
VIEW OF: First Floor, Lobby, Looking Southeast  
PHOTO: 11 of 15
- 12) DATE: March 2007  
VIEW OF: First Floor, Lobby, Looking Southeast  
PHOTO: 12 of 15

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- 13) DATE: March 2007  
VIEW OF: First Floor, Lobby, Looking North  
PHOTO: 13 of 15
- 14) DATE: March 2007  
VIEW OF: Lower Lobby, Looking South  
PHOTO: 14 of 15
- 15) DATE: March 2007  
VIEW OF: First Floor, Corridor, Looking North  
PHOTO: 15 of 15

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION - Shortened Comment Period(2 days)

PROPERTY NAME: Hilltop Manor (Cavalier Apartment Building)

MULTIPLE NAME: Apartment Buildings in Washington, DC, MPS

STATE & COUNTY: DISTRICT OF COLUMBIA

DATE RECEIVED: 07/06/07 DATE OF PENDING LIST: 7/23/07  
DATE OF 16TH DAY: Short 07/26/07 DATE OF 45TH DAY: 8/08/07  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07000810

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: Y PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: Y

ACCEPT  RETURN  REJECT 7/26/2007 DATE

ABSTRACT/SUMMARY COMMENTS:

Historically & architecturally significant early 20th century apartment building. Meets registration requirements established in the Multiple Property cover form.

RECOM./CRITERIA Accept A&C

REVIEWER Patrick Andrus DISCIPLINE Historian

TELEPHONE \_\_\_\_\_ DATE 7/26/2007

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the National Park Service



The Cavalier Apartment Building  
Washington, DC

EHT Traceries, Inc.

March 2007

EHT Traceries, Inc.

South and east elevations, looking northwest

Photo 1 of 15



The Cavalier Apartment Building  
Washington, DC

EHT Traceries, Inc.

March 2007

EHT Traceries, Inc.

Detail of central bay at east elevation, looking  
west

Photo 2 of 15





The Cavalier Apartment Building

Washington, DC

EHT Traceries, Inc.

March 2007

EHT Traceries, Inc.

Detail of east elevation, southeast corner

Photo 3 of 15



The Cavalier Apartment Building

Washington, DC

EHT Traceries, Inc.

March 2007

EHT Traceries, Inc.

Main entrance, east elevation, looking west

Photo 4 of 15



The Cavalier Apartment Building

Washington, DC

EHT Tracenes, Inc.

March 2007

EHT Tracenes, Inc.

North and east elevations, looking southwest

Photo 5 of 15



The Cavalier Apartment Building

Washington, DC

EHT Traceries, Inc.

March 2007

EHT Traceries, Inc.

North and west elevations, looking east

Photo 6 of 15





The Cavalier Apartment Building

Washington, DC  
EHT Traceries, Inc.  
March 2007

EHT Traceries, Inc.

Central extension and courtyard, looking  
east

Photo 7 of 15



The Cavalier Apartment Building

Washington, DC

EHT Traceries, Inc.

March 2007

EHT Traceries, Inc.

South and east elevations, looking northwest

Photo 8 of 15



The Cavalier Apartment Building

Washington, DC

EHT Traceries, Inc.

March 2007

EHT Traceries, Inc.

West elevation, looking northeast

Photo 9 of 15



The Cavalier Apartment Building

Washington, DC

EHT Traceries, Inc.

March 2007

EHT Traceries, Inc.

Southwest entrance, looking northeast

photo 10 of 15





THE CAVALIER APARTMENT BUILDING  
WASHINGTON, D.C.

EHT TRACERIES, INC

MARCH 2007

EHT TRACERIES

FIRST FLOOR, LOBBY, LOOKING SOUTHEAST

PHOTO 11 OF 15



THE CAVALIER APARTMENT BUILDING  
WASHINGTON, DC

EHT TRACERIES

MARCH 2007

EHT TRACERIES

FIRST FLOOR, LOBBY ELEVATORS, LOOKING  
SOUTHWEST

PHOTO 12 OF 15



THE CAVALIER APARTMENT BUILDING  
WASHINGTON DC

EHT TRACERIES

MARCH 2007

EHT TRACERIES

FIRST FLOOR, LOBBY, LOOKING NORTH

PHOTO 13 OF 15



THE CAVALIER APARTMENT BUILDING  
WASHINGTON DC  
EHT TRACERIES  
MARCH 2007  
EHT TRACERIES  
LOWER LOBBY, LOOKING SOUTH  
PHOTO 14 OF 15





THE CAVALIER APARTMENT BUILDING  
WASHINGTON DC

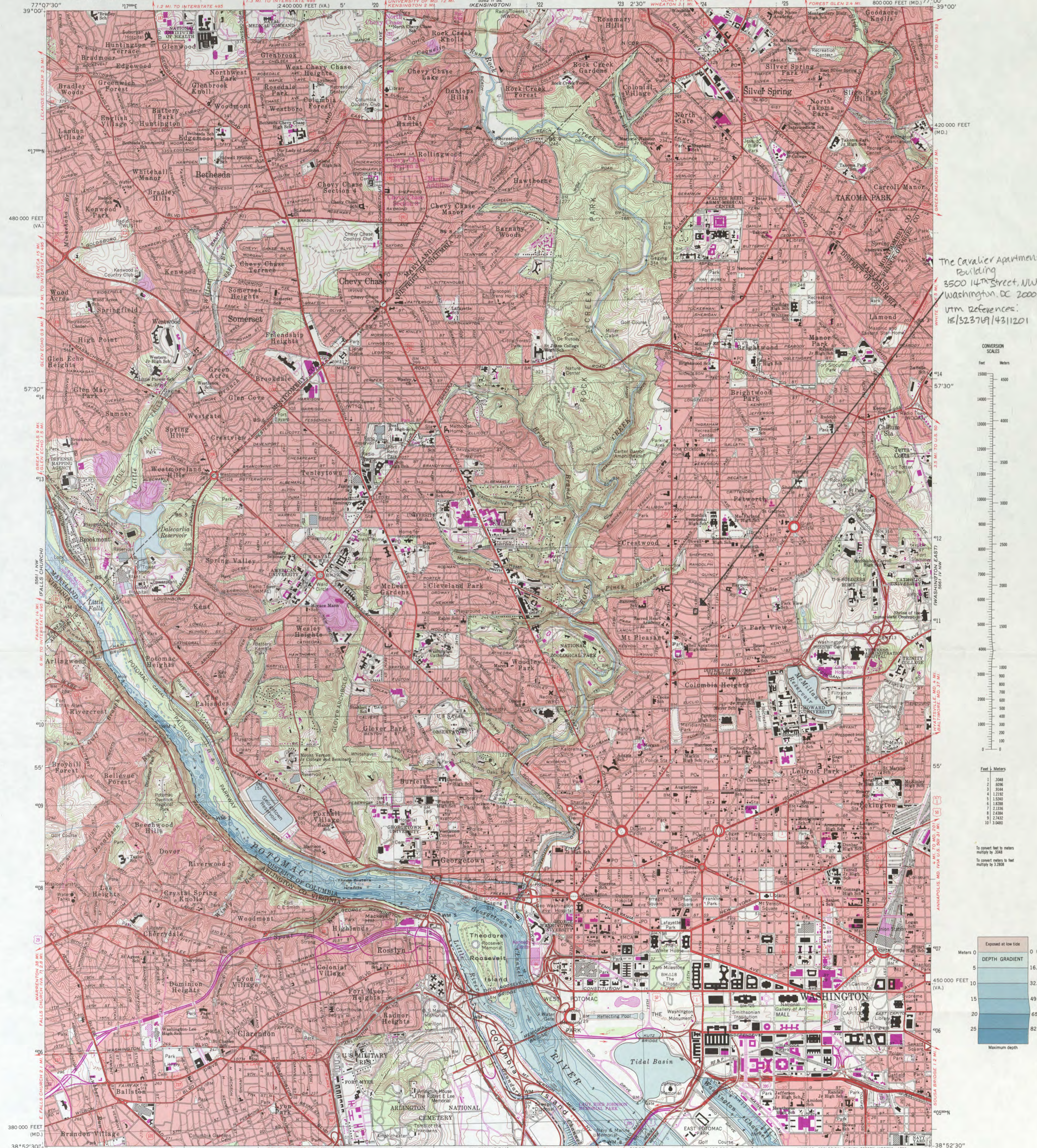
EHT TRACERIES

MARCH 2007

EHT TRACERIES

FIRST FLOOR, CORRIDOR, LOOKING NORTH

PHOTO 15 OF 15



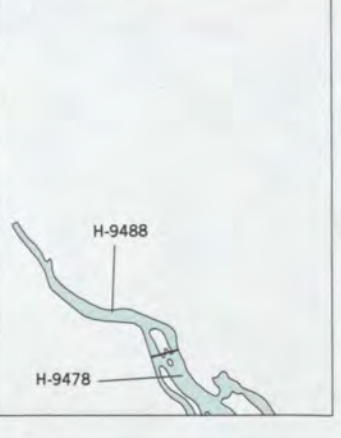
The Cavalier Apartment Building  
3500 14th Street, NW  
Washington, DC 20001  
UTM References:  
18J327914311201

CONVERSION SCALES



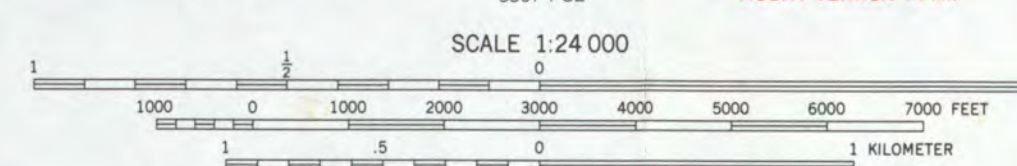
Mapped, edited, and published by the Geological Survey and the National Ocean Service  
Control by USGS, NOS/NOAA, NCS, and WSSC  
Compiled by photogrammetric methods from aerial photographs taken 1955. Field checked 1956. Revised 1965  
Bathymetry compiled by the National Ocean Service from tide-coordinated hydrographic surveys. This information is not intended for navigational purposes  
Mean low water (dotted) line and mean high water (heavy solid) line compiled by NOS from tide-coordinated aerial photographs. Apparent shoreline (outer edge of vegetation) shown by light solid line  
Polyconic projection, 10,000-foot grid ticks based on Maryland coordinate system, and Virginia coordinate system, north zone 1000-meter Universal Transverse Mercator grid, zone 18  
1927 North American Datum  
To place on the predicted North American Datum 1983 move the projection lines 8 meters south and 26 meters west as shown by dashed corner ticks  
Red tint indicates areas in which only landmark buildings are shown  
There may be private inholdings within the boundaries of the National or State reservations shown on this map  
Revisions shown in purple and woodland compiled in cooperation with Commonwealth of Virginia agencies from aerial photographs taken 1981 and other sources. This information not field checked  
Map edited 1983  
Purple tint indicates extension of urban areas

NATIONAL OCEAN SERVICE  
HYDROGRAPHIC SURVEY INDEX



HYDROGRAPHIC SURVEY INFORMATION

Survey Number	Survey Date	Survey Scale	Survey Line Spacing (Naut. Miles)
H-9478	1977	1:5,000	01-08
H-9488	1976	1:5,000	01-05



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC DATUM OF 1929  
BATHYMETRIC CONTOUR INTERVAL 1 METER WITH SUPPLEMENTARY 0.5 METER CONTOURS-DATUM IS MEAN LOW WATER  
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE  
THE MEAN RANGE OF TIDE IS APPROXIMATELY 0.4 METER

BASE MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
BATHYMETRIC SURVEY DATA COMPLIES WITH INTERNATIONAL HYDROGRAPHIC ORGANIZATION (IHO) SPECIAL PUBLICATION 44 ACCURACY STANDARDS AND STANDARDS USED AT THE DATE OF THE SURVEY  
FOR SALE BY U.S. GEOLOGICAL SURVEY  
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
NATIONAL OCEAN SERVICE, ROCKVILLE, MARYLAND 20852  
AND VIRGINIA DIVISION OF MINERAL RESOURCES, CHARLOTTESVILLE, VIRGINIA 22903  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

- Heavy-duty
- Medium-duty
- Light-duty
- Unimproved dirt
- Interstate Route
- U.S. Route
- State Route

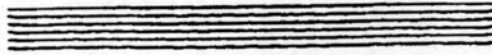
WASHINGTON WEST, D.C.-MD.-VA.  
38077-H1-TB-024

1965  
PHOTOREVISED 1983  
BATHYMETRY ADDED 1982  
DMA 5561 1 NE-SERIES Y833

UTM GRID AND 1983 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



# EHT TRACERIES INC



1121 FIFTH STREET, NW, WASHINGTON, DC 20001-3605 TEL (202) 393-1199 FAX (202) 393-1056 E-MAIL  
EHT@TRACERIES.COM

## TRANSMITTAL

**DATE:** July 6, 2007

**TO:** Patrick Andrus

**Agency/Company** National Register of Historic Places

**Address** 1201 Eye Street, NW

8th Floor (MS 2280)

Washington, DC 20005

**Phone** (202) 354-2218

**FROM:** Laura Trieschmann for Janet Flynn

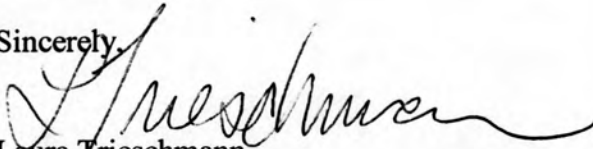
**VIA:**  Overnight  Priority Mail  Messenger  
 Second Day Air  First Class Mail  By Hand: \_\_\_\_\_

**RE:** Cavalier Apartment Building, National Register Nomination

**ENCLOSED:**  Letter  Report  Proposal  
 Drawings  Slides  Photographs  
 Other: NR Nomination

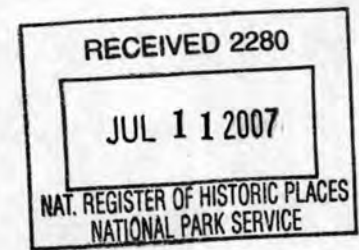
**COMMENTS:** Patrick,

Kim Williams at DCSHPO requested that we send this National Register nomination directly to you on her behalf. Please contact myself or Kim with any questions.

Sincerely,  
  
Laura Trieschmann

**CC:** \_\_\_\_\_

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION OFFICE



July 10, 2007

Patrick Andrus  
National Register of Historic Places  
1201 I Street, NW  
Washington, D.C. 20005  
MS 2280

RE: Cavalier Apartment Building

Dear Patrick:

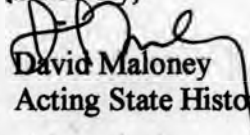
The D.C. Historic Preservation Review Board, having held a public hearing on June 28, 2007 on the application for historic designation of the property known as the Cavalier Apartment Building at 3500 14<sup>th</sup> Street, NW., voted to approve its listing in the D.C. Inventory of Historic Sites and to forward the National Register nomination with a positive recommendation to the National Register for its review.

According to the Historic Preservation Office staff recommendation and the Historic Preservation Review Board decision, the Cavalier Apartment Building is significant as a large cooperative apartment building that is a visual landmark in the Columbia Heights neighborhood. The building illustrates the development of the apartment building movement as it relates to the need for housing, including the introduction of the building type and its early formation throughout the city. As such, the building meets National Register Criteria A and C under the National Register under the Multiple Property Document *Apartment Buildings in Washington, D.C., 1880-1945*.

On July 6, 2007, the D.C. Historic Preservation Officer forwarded the signed nomination form to the National Register. The current owners of the Cavalier Apartment building, Cavalier Apartments, LP (an affiliate of Somerset Development Company) have applied for Historic Preservation Tax Credits in an effort to help finance a major rehabilitation of the property for use as affordable housing. Preliminary approvals for the tax credit have been granted by the National Park Service; however, private financing sources require that the National Register designation process be completed before the project can move forward. In addition, the District's Department of Housing and Community Development is requiring that an \$8.5 million loan be expended prior to the end of the month of July.

In order to help move this important rehabilitation project forward, our office respectfully requests that the National Register expedite its review of the nomination and that the National Park Service shorten its public comment period from 15 days to 5 days to facilitate a timely closing on this project by a July 30, 2007 deadline.

Sincerely,

  
David Maloney  
Acting State Historic Preservation Officer, D.C. Historic Preservation Office

**Permit No. TE-157199**

*Applicant: Julie Stout, San Diego, California*

The applicant requests an amendment to take (harass by survey and monitor) the California least tern (*Sterna antillarum browni*) in conjunction with surveys and other life history studies throughout the range of the species in California for the purpose of enhancing its survival.

**Permit No. TE-157216**

*Applicant: U.S. Geological Survey, Dixon, California*

The applicant requests a permit to take (harass by survey, capture, and mark) the San Francisco garter snake (*Thamnophis sirtalis tetrataenia*) in conjunction with surveys and monitoring activities throughout the range of the species in California, for the purpose of enhancing its survival.

**Permit No. TE-157221**

*Applicant: University of California, Berkley, California*

The applicant requests a permit to take (capture, mark, and release) the giant kangaroo rat (*Dipodomys engens*) in conjunction with surveys throughout the range of the species in California for the purpose of enhancing its survival.

We solicit public review and comment on each of these recovery permit applications. Our practice is to make comments, including names and home addresses of respondents, available for public review during regular business hours. Individual respondents may request that we withhold their home addresses from the record, which we will honor to the extent allowable by law. There also may be circumstances in which we would withhold from the record a respondent's identity, as allowable by law. If you wish us to withhold your name and/or address, you must state this prominently at the beginning of your comment, but you should be aware that we may be required to disclose your name and address pursuant to the Freedom of Information Act. However, we will not consider anonymous comments. We will make all submissions from organizations or businesses, and from individuals identifying themselves as representatives or officials of organizations or businesses, available for public inspection in their entirety. Comments and materials received will be available for public inspection, by appointment, during normal business hours at the above address.

Dated: July 17, 2007.

**Michael Fris,**  
*Acting Manager, California/Nevada  
Operations Office, Sacramento, California.*  
[FR Doc. E7-14146 Filed 7-20-07; 8:45 am]  
BILLING CODE 4310-55-P

**DEPARTMENT OF THE INTERIOR****National Park Service****National Register of Historic Places;  
Notification of Pending Nominations  
and Related Actions**

Nominations for the following properties being considered for listing or related actions in the National Register were received by the National Park Service before July 7, 2007. Pursuant to § 60.13 of 36 CFR Part 60 written comments concerning the significance of these properties under the National Register criteria for evaluation may be forwarded by United States Postal Service, to the National Register of Historic Places, National Park Service, 1849 C St. NW., 2280, Washington, DC 20240; By all other carriers, National Register of Historic Places, National Park Service, 1201 Eye St. NW., 8th floor, Washington DC 20005; or by fax, 202-371-6447. Written or faxed comments should be submitted by August 7, 2007.

**Paul R. Lusignan,**  
*Acting Chief, National Register of Historic  
Places/National Historic Landmarks Program.*

**COLORADO****Adams County**

Bromley Farm—Koizuma Hishinuma Farm,  
15820 E. 152nd Ave., Brighton, 07000811

**MARYLAND****Frederick County**

Woods Mill Farm, 11210 Cash Smith Rd.,  
Woodsboro, 07000812

**MISSOURI****Buchanan County**

Western Tablet and Stationery Company,  
Building #2, (St. Joseph, Buchanan County,  
Missouri MPS AD) 1300 S 12th St., St.  
Joseph, 07000814

**Callaway County**

Court Street Historic Residential District,  
Roughly along Court bet. St. Louis and  
10th Sts., Fulton, 07000817

**St. Louis Independent City**

Ramsey Accessories Manufacturing  
Corporation, 3693 Forest Park Blvd., St.  
Louis (Independence City), 07000813

**MONTANA****Carbon County**

Kero Farmstead Historic District, 223 W.  
Bench Rd., Roberts, 07000815

**Lake County**

Big Arm School, 7th and D Sts., Big Arm,  
07000816

**NORTH CAROLINA****Alamance County**

Alamance Mill Village Historic District,  
3927-3981 NC 62 S, Great Alamance Creek  
W of NC 62S, Alamance, 07000821

**Cabarrus County**

Peeler, Harvey Jeremiah, House, 101 S. Ridge  
Ave., Kannapolis, 07000818

**Forsyth County**

Nissen, S.J., Building, 310 E. Third St.,  
Winston-Salem, 07000820

**Madison County**

Marshall Main Street Historic District, 101 N.  
Main St.—165 S. Main St., Bridge St. and  
33 Bailey's Branch Rd., Marshall, 07000819

**NORTH DAKOTA****Hettinger County**

Neuburg Congregational Church, 83rd Ave.  
SW. and 57 St. SW., Mott, 07000822

**OREGON****Lane County**

Southern Pacific Passenger Depot, 433  
Williamette St., Eugene, 07000823

**Multnomah County**

Lone Fir Cemetery, 2115 SE., Morrison St.,  
Portland, 07000824

**VIRGINIA****Buena Vista Independent City**

Seay, W.N., House, 245 W. 26th St., Buena  
Vista (Independent City), 07000826

**Cumberland County**

Cumberland Court House Historic District,  
VA 60, jct. of VA 600, Cumberland,  
07000829

**Franklin County**

Dudley, Gwin, Home Site, Twin Chimneys  
Dr., Wirtz, 07000827

**Loudoun County**

Home Farm, 40332 Mount Gilead, Leesburg,  
07000828

**Louisa County**

Duke House, 2729 Diggstown Rd., Bumpass,  
07000830

**Lunenburg County**

Spring Bank, 1070 Courthouse Rd.,  
Lunenburg Courthouse, 07000825

**WASHINGTON****Pierce County**

Hershey, Peter L. and Emma, Homestead,  
33514 Mount Tahoma Canyon Rd.,  
Ashford, 07000833

**Spokane County**

Ehrenberg, Gus and Florence, House, 1304 S.  
Cook St., Spokane, 07000832  
Solby, William and Margaret, House, 1325 E.  
20th Ave., Spokane, 07000831

Thomas, Dr. Charles and Elsie, House, 1212  
N. Summit Blvd., Spokane, 07000834

#### WISCONSIN

##### Monroe County

Marz, Albert and Theresa, House, 805  
Cashton Ave., Cashton, 07000835.

In the interest of preservation the Comment  
Period for the following resource is reduced  
to 2 (two) days:

#### DISTRICT OF COLUMBIA

##### District of Columbia

Hilltop Manor, (Apartment Buildings in  
Washington, DC, MPS) 3500 14th St. NW.,  
Washington, 07000810.

[FR Doc. E7-14138 Filed 7-20-07; 8:45 am]

BILLING CODE 4312-51-P

#### JUDICIAL CONFERENCE OF THE UNITED STATES

##### 90 Days of Public Comment and Hearing for Draft Rules Governing Judicial Conduct and Disability Proceedings

**AGENCY:** Judicial Conference of the  
United States, Committee on Judicial  
Conduct and Disability.

**ACTION:** Notice of Public Comment on  
Draft Rules and Hearing.

**SUMMARY:** The Judicial Conference of the  
United States Committee on Judicial  
Conduct and Disability has released  
draft *Rules Governing Judicial Conduct  
and Disability Proceedings* for public  
comment and notice of hearing.

##### Notice of Draft Rules for Public Comment and Hearing

On July 16, 2007, the Committee on  
Judicial Conduct and Disability of the  
Judicial Conference of the United States  
released its draft *Rules Governing  
Judicial Conduct and Disability  
Proceedings* for 90 days of public  
comment, to conclude on October 15,  
2007. A link has been added to <http://www.uscourts.gov> to enable members of  
the public to review those rules online  
and comment on them by e-mail.

The draft rules were developed at the  
direction of the Judicial Conference as a  
means of ensuring that the Judicial  
Conduct and Disability Act, 28 U.S.C.  
351-364, operates consistently  
throughout the federal court system. If  
adopted by the Conference, they will  
constitute binding guidance for chief  
judges, circuit judicial councils, and  
circuit staff on the full spectrum of  
issues noted in *Implementation of the  
Judicial Conduct and Disability Act of  
1980, A Report to the Chief Justice*, 239  
F.R.D. 116 (September 2006) ("Breyer  
Committee Report"). Those issues, and

the historical and policy context of  
these rules, are discussed fully in that  
report, available at <http://www.supremecourtus.gov/publicinfo/breyercommitteereport.pdf>.

Members of the public who submit  
comments are asked to provide their  
name and mailing address, and to  
identify any entity on whose behalf they  
are commenting. They should also  
specify their occupation (federal judge,  
state judge, lawyer in private practice,  
government lawyer, professor, or non-  
lawyer). Although submissions will not  
receive a response, those that are timely  
will be considered by the Judicial  
Conduct and Disability Committee as it  
prepares the draft rules for Judicial  
Conference consideration.

Members of the public wishing to  
comment may also do so at a hearing  
being planned for that purpose, to  
commence at 10 a.m. on September 27,  
2007, in the U.S. Courthouse at 225  
Cadman Plaza East, Brooklyn, New  
York. Requests to appear and testify at  
the hearing must be e-mailed by August  
27 to the Office of the General Counsel,  
Administrative Office of the U.S. Courts,  
at  
[JudicialConductRules@ao.uscourts.gov](mailto:JudicialConductRules@ao.uscourts.gov).  
Those who submit such requests will be  
asked to give a written indication of the  
testimony they intend to provide.

Dated: July 19, 2007.

**William R. Burchill, Jr.,**  
*Associate Director and General Counsel,  
Administrative Office of the United States  
Courts.*

[FR Doc. E7-14268 Filed 7-20-07; 8:45 am]

BILLING CODE 2210-55-P

#### DEPARTMENT OF JUSTICE

##### United States Parole Commission

##### Public Announcement, Pursuant to the Government in the Sunshine Act (Pub. L. 94-409) [5 U.S.C. Section 552b]

**AGENCY HOLDING MEETING:** Department of  
Justice, United States Parole  
Commission.

**TIME AND DATE:** 10 a.m., Thursday, July  
26, 2007.

**PLACE:** 5550 Friendship Blvd., Fourth  
Floor, Chevy Chase, MD 20815.

**STATUS:** Open.

**MATTERS TO BE CONSIDERED:** The  
following matters have been placed on  
the agenda for the *open* Parole  
Commission meeting:

1. Approval of Minutes of June 2006  
Quarterly Business Meeting.
2. Approval of Minutes of April 2007  
Quarterly Business Meeting.

3. Reports from the Chairman,  
Commissioners, Chief of Staff, and  
Section Administrators.

**AGENCY CONTACT:** Thomas W.  
Hutchison, Chief of Staff, United States  
Parole Commission, (301) 492-5990.

Dated: July 18, 2007.

**Rockne Chickinell,**

*General Counsel, U.S. Parole Commission.*

[FR Doc. 07-3599 Filed 7-19-07; 12:30 pm]

BILLING CODE 4410-31-M

#### DEPARTMENT OF LABOR

##### Office of the Secretary

##### Combating Exploitive Child Labor Through Education in Bolivia, Cambodia, Colombia, the Democratic Republic of the Congo, the Dominican Republic, Indonesia, Morocco, the Philippines, Togo, and Uganda Amendment

July 24, 2007.

**AGENCY:** Bureau of International Labor  
Affairs, Department of Labor.

**ACTION:** Correction. Amendment to SGA  
07-10.

**SUMMARY:** On June 14, 2007, the  
Department of Labor published a Notice  
of Availability of Funds and Solicitation  
for Cooperative Agreement  
Applications. That document, appearing  
in the *Federal Register*, Vol. 72, No.  
114, on pages 32869 to 32914, is hereby  
amended.

##### Amendments

A. On page 32894, Section III,  
Eligibility Information, 1. *Eligible  
Applicants*, column 1, delete the  
sentence:

"However, the Grantee (or Lead  
Grantee, in the case of an Association)  
is not allowed to charge a fee (profit)."  
Replace with the following sentence:  
"However, the Grantee (or Lead or  
Non-Lead Grantees, in the case of an  
Association) is not allowed to charge a  
fee (profit)."

B. On page 32894, Section III,  
Eligibility Information, 2. *Other  
Eligibility Requirements*, column 3,  
delete the following sentence:

"If no DUNS number is provided in  
the application, and the Applicant does  
not provide evidence of an OMB  
exemption from the DUNS number  
requirement, then the application will  
be considered non-responsive."

Replace with the following sentence:  
"Unless the Applicant provides  
evidence of an OMB exemption from the  
DUNS number requirement, it must  
provide either its DUNS number in the



Patrick Andrus

07/26/2007 08:02 AM  
EDT

To: Kim Williams

cc:

Subject: Cavalier Apt.

Hi Kim: The Cavalier Apartment Building was listed in the NR today (7/26) and I faxed a copy of the signature page to Jessica Franklin. As I noted earlier, it is in our system as Hilltop Manor because that is shown as the historic name on the cover form.. I think this is a problem because every continuation sheet has The Cavalier Apartment Building at the top of the page. I suggest that you send us a letter from SHPO noting that the Cavalier name is the preferred name and request we change our record. Otherwise, I think we run the risk of confusion in the future. What do you think?

Patrick

Patrick W. Andrus  
Historian  
National Register of Historic Places  
Patrick\_Andrus@nps.gov



Confirmation Report - Memory Send

Page : 001  
Date & Time: Jul-26-07 05:57  
Line 1 : 202-343-1836  
Machine ID : NRHE NPS WASO

Job number : 254  
Date : Jul-26 05:56  
To : 92023631110  
Number of pages : 002  
Start time : Jul-26 05:56  
End time : Jul-26 05:57  
Pages sent : 002  
Status : OK

Job number : 254

\*\*\* SEND SUCCESSFUL \*\*\*



National Park Service  
U.S. Department of the Interior

National Register of Historic Places  
National Historic Landmarks Program

Visit or Courier:  
1201 Eye Street, NW  
8th Floor  
Washington, DC 20005

202/354-2211 phone  
202/371-2229 fax

USPS mailing address:  
1849 C Street, NW  
Mail Stop 2280  
Washington, DC 20240

**National Register of Historic Places/  
National Historic Landmarks Program Fax**

To: Jessica Franklin  
Fax number: 202-363-1110  
From: Patrick Andrus  
Date: 7/26/07  
Pages to follow: (1)

**Comments:**

Ms. Franklin: Enclosed is the signed form documenting that The Cavalier Apartment Building (Hilltop Manor) located at 3500 14th ST. NW in Washington, DC, was listed in the National Register of Historic Places on July 26, 2007. Please call if you have any questions.

Patrick Andrus, Historian  
National Register of Historic Places  
202-354-2218



National Park Service  
U.S. Department of the Interior

National Register of Historic Places  
National Historic Landmarks Program

202/354-2211 phone  
202/371-2229 fax

Visit or Courier:  
1201 Eye Street, NW  
8<sup>th</sup> Floor  
Washington, DC 20005

USPS mailing address:  
1849 C Street, NW  
Mail Stop 2280  
Washington, DC 20240

## National Register of Historic Places/ National Historic Landmarks Program Fax

To: Jessica Franklin

Fax number: 202.363.1110

From: Patrick Andrus

Date: 7/26/07

Pages to follow: (1)

### Comments:

Ms. Franklin: Enclosed is the signed form documenting that The Cavalier Apartment Building (Hilltop Manor) located at 3500 14th ST. NW in Washington, DC, was listed in the National Register of Historic Places on July 26, 2007.

Please call if you have any questions.

Patrick Andrus, Historian  
National Register of Historic Places  
202.354.2218

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