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**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: Everglades, The
Other names/site number: Fulbright Hall

2. Location

Street & Number: 2223 H Street, N.W. Not for Publication
City or town: Washington Vicinity
State: D.C. Code: 001 County _____ Code: _____ Zip Code: 20037

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
David Maloney/State Historic Preservation Officer
Signature of certifying official/Title Date 5/4/2010

D.C. 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:)

Edson H. Beall Date of Action 6-18-10
Signature of the Keeper

Everglades/Fulbright Hall
Name of Property

Washington, DC
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> </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> </u>	<u> </u> Total

Name of related multiple property listing
Apartment Buildings in Washington, D.C. 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>EDUCATION: Education-related/dormitory</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>MODERN MOVEMENT: Art Deco</u>	foundation: <u>CONCRETE</u>
<u> </u>	walls: <u>BRICK: Steel</u>
<u> </u>	<u>CERAMIC TILE</u>
<u> </u>	roof: <u>SYNTHETICS</u>
<u> </u>	<u>CONCRETE</u>
<u> </u>	other: <u>STONE: Limestone</u>
<u> </u>	<u> </u>

Narrative Description

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

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ARCHITECTURAL DESCRIPTION

The Everglades Apartment Building, located at 2223 H Street, N.W. (Square 55, Lot 854), is situated at the northeast corner of the intersection of 23rd and H Streets, N.W. in Washington, D.C. The Everglades is one of three brick, Art Deco-style former apartment buildings on Square 55 that are now owned and operated by The George Washington University as residence halls, along with the 1937 Munson Hall (2212 I Street) and the 1938 Milton Hall Apartment Building (2222 I Street). Rectangular in plan, the building rests on a level lot adjacent to the well-traveled 23rd Street corridor. The building is 83 feet 5 inches wide, 64 feet 3 inches long, and 80 feet tall.

The eight-story building rests on a concrete foundation with exterior walls of American bond blonde brick with tile and stone detailing. The building is nine bays wide at the south elevation and has a depth of twelve bays at the west elevation. The verticality of the eight-story building is emphasized by corbelled pilasters that extend past the horizontal bands of windows and past the roof line, terminating into a stepped parapet with stone capitals featuring Art Deco detailing. Projections at the corners of the south (façade) and west elevations give dimension to the building. The flat roof is sheathed in slag. A blonde brick chimney is located at the exterior of the east elevation.

The fenestration throughout the building is typically comprised of 1/1 wood frame windows resting on concrete lug sills as single, paired, or triple units. In a manner characteristic of Art Deco style buildings, windows turn at the corner of the building. Air conditioning units are a common fixture at the upper sashes of most windows. Window grilles are also present at first story windows. Jalousie ventilators comprise the central bay at the north elevation and serve as the ventilators for each floor in this location.

The main entrance to the building is centrally located at the first-floor of the south elevation. Curved walls clad in corrugated metal panels accentuate the single-leaf, single-light metal door with a transom and sidelight that provides access to the building. The entrance bay is clad in limestone panels, further differentiating this section from the rest of the building. The top of the limestone-paneled area features a corbelled cornice, on which there are Art Deco panels evenly spaced. The decorative panels feature an Art Deco urn motif.

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The idea of corbelled surfaces of limestone with decorative panels showcasing Art Deco motifs is one that is repeated elsewhere on the building. For example, Art Deco panels are located at the base of pilasters and select first story bays, as a way of further embellishing the building. Art Deco motifs present on the building include urns, fountains, and floral designs. The top of the building is adorned with limestone panels featuring the same corrugated design as that which flanks the main entrance. Additionally, limestone panels with geometric designs cap the pilasters at the west and south elevations.

INTERIOR

At the interior of the building, the spatial arrangement of the former apartment building remains largely intact. The apartments are typically one-bedroom or efficiency-sized units. Original elements at the interior include marble flooring in the lobby, parquet flooring in most units, kitchen cabinetry, and French doors in some units.

Everglades/Fulbright Hall

Name of Property

Washington, DC

County and State

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.)

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE;
COMMUNITY PLANNING
AND DEVELOPMENT

Period of Significance

1939

Significant Dates

1939

Significant Person

(Complete if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Joseph H. Abel (Architect)

Harry M. Bralove (Developer)

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STATEMENT OF SIGNIFICANCE

The Everglades Apartment Building, constructed in 1939, is significant as an example of an apartment building constructed in response to rapid population growth in Washington, D.C. during the interwar period. The Everglades is also significant as the work of developer Harry M. Bralove, one of Washington's leaders in apartment building construction in the 1930s, and modernist architect Joseph H. Abel, regarded as one of the city's leading Art Deco designers. The Everglades is an important example of Abel's work and epitomizes the Art Deco style that was popular in apartment building design during the 1920s and 1930s. The Art Deco design of the Everglades was intrinsic in the presentation of a modern apartment building that would appeal to Washington's burgeoning middle class of federal workers during the 1930s.

Based on its architectural and historical significance, the Everglades Apartment Building meets National Register of Historic Places **Criterion A** for its Association with events that have made a significant contribution to the broad patterns of our history; and **Criterion C** for embodying distinctive characteristics of a type, period, or method of construction.

The area of significance is **Architecture** as an example of the work of skilled architect Joseph H. Abel and developer Harry M. Bralove in the Art Deco style, and **Community Planning and Development** for its representation of the Conventional High-Rise Apartment building type in Washington in the 1930s. The period of significance is **1939**, documenting the year the building was constructed.

The Everglades Apartment Building is nominated under the Multiple Property Documentation Form, *Apartment Buildings in Washington, D.C.: 1880-1945*. The Everglades 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 1989. These criteria are:

A-2: Buildings that illustrate the development of the apartment movement as it related to the need for housing, including the introduction of the building type and its early formation throughout the city.

A-3: Buildings that form critical clusters, or districts that illustrate the patterns of development of the city.

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A-4: Buildings that reflect economic forces, both external and internal, that altered the development of the city.

These criteria reference the place of the Everglades as one of the post-World War I boom complexes spurred by population growth of the city; the acceptance of large-scale apartment buildings by the middle-class in Washington, D.C. during the 1920s and 1930s; and the Everglades' role in the formation of a cluster of Art Deco high-rise apartment buildings in the Foggy Bottom neighborhood in the early- and mid-twentieth century. Additionally, the Everglades meets criteria:

C-10: Buildings that are the work of skilled architects, landscape architects, urban planners, engineers, builders, and developers.

C-11: Buildings that illustrate the work of skilled architect/developer teams.

These criteria refer to architect Joseph H. Abel's skillful application of modern building techniques to create an Art Deco-style building that responded to the contemporary aesthetic of the 1930s. Additionally, Abel partners with developer Harry M. Bralove to design and construct a modern building that appealed to middle class Washingtonians.

The Everglades Apartment Building is significant as an example of a Conventional High-Rise Apartment Building Sub-Type. As described in the Multiple Property Documentation Form, a Conventional High-Rise Apartment Building type is composed of buildings that contain at least 27 self-sufficient apartments, is at least six and no more than twelve stories high, has a single main public entrance, and was designed to hold an elevator. Examples of this building type were typically constructed between 1922 and 1945. Conventional High-Rise Buildings played a critical role in the development of apartment buildings in the District of Columbia. These buildings employed modern technology such as steel-frame structural systems and passenger elevators to create tall buildings that accommodated many units on a small footprint. This efficient use of land led to greater affordability of housing units and greatly altered the course of residential patterns in the city.

As stated in the Multiple Property Documentation Form, examples of Conventional High-Rise

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Apartment Building must retain sufficient integrity of location, design, workmanship, materials, associations and feeling to convey their associative, artistic, or informational values. The Everglades Apartment Building has undergone minimal alterations since its construction in 1939. The building retains a high degree of integrity and continues to visually convey its artistic value as an Art Deco-style apartment building in Washington, D.C. and thereby its role in the apartment building movement in the city.

THE BUILDING:

The Application for a D.C. Permit to Build number 226920 dated October 6, 1939 lists Harry M. Bralove as the owner and builder, and Joseph H. Abel as the architect of the Everglades Apartment Building. According to the application, the estimated cost of the building's construction was \$250,000. At the time of its construction, the 80-unit building contained space for 80 households, two passenger elevators, and was heated by steam. The Everglades Apartment Building was designed in the Art Deco style, which gained in popularity in the 1920s and 1930s as a decorative style for apartment buildings. The popularity of the style is particularly evident on and around Square 55, where several apartment buildings feature similar stylistic detailing and expressions and are constructed of the same materials.

The Everglades responded to the increased demand for middle-class housing in the Washington, D.C. after World War I. During the 1920s and 1930s, large-scale apartment buildings were built in the Foggy Bottom neighborhood (the area bounded by 17th Street on the east, Rock Creek Park on the west, the Potomac River to the south and Pennsylvania Avenue to the north). Prior to World War I, Foggy Bottom was comprised largely of narrow two-to-three story rowhouses. The neighborhood was home to a socio-economically diverse range of families: from households headed by military officers and government officials living near the White House to working-class families and laborers living near the industries situated on the riverbank.¹ After the first zoning code was introduced in 1920, the section of the neighborhood north of I Street was zoned for high density residential uses. The first multi-story apartment buildings were constructed in Foggy Bottom in the 1920s, replacing the preceding frame and brick dwellings. Great portions of

¹ Suzanne Sherwood Unger, "Foggy Bottom: Blue-Collar Neighborhood in a White-Collar Town," in *Washington at Home*, Kathryn Schneider Smith ed. (Washington, D.C.: Windsor Publications, Inc., 1988), 55-59.

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the neighborhood were eventually transformed by construction of high-rise apartment buildings.²

After a hiatus in apartment construction in the Depression years of the early 1930s, developers resumed building apartment buildings in Foggy Bottom in the vicinity of The George Washington University. The Everglades catered to a different demographic than the pre-World War I housing in Foggy Bottom, reflecting drastic changes in the city's population that occurred as the federal work force expanded rapidly during the interwar period. The Everglades was designed to attract downtown workers to live in Foggy Bottom. An advertisement for the building read, "Summer downtown can be pleasant too! Live here where you have the comfort of a suburban address. Individually air-cooled corridors and a delightful roof deck make July days less oppressive. So, central too, that it's just minutes to your Department."³

The 1942 and 1954 City Directories provide a profile of the residents of the Everglades, which opened in 1940. In the 1940s, over half the employed residents worked for the federal government, including an architect and electrician for the Federal Works Agency, for example. The building was also popular with employees of The George Washington University. The 1954 City Directory listed many residents working at the University, particularly in the Hospital. The Everglades was home to nurses, a physician in the emergency room, and an associate professor at the University.

The George Washington University purchased the Everglades apartment building in the mid-1940s; it was one of the first residence halls to feature apartment-style accommodations. The University was scheduled to open a new hospital building in 1948, and the Everglades would provide a "clean, safe home for nurses." Eventually, the building became known as the Everglades Apartments for Nurses. By 1964, the building was converted into graduate housing. The University's graduate residence halls, including the Everglades, were converted into undergraduate housing in 1981.⁴

The Everglades was rededicated as the J. William Fulbright Hall in 1994 after famous alumnus

² Suzanne Berry Sherwood, "Foggy Bottom, 1800-1975: A Study in the Uses of an Urban Neighborhood," *GW Washington Studies* No. 7 (Washington, D.C.: George Washington University, 1978), 21.

³ "Eight Reasons why You Should live Downtown." *Evening Star*, 21 July 21, 1940.

⁴ Carissa Dimargo, "The Life and Times of Fulbright Hall," *The GW Journal*, March 2000.

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James William Fulbright. After earning a law degree from The George Washington University in 1934, Fulbright served as an instructor at both The George Washington University and the University of Arkansas. In 1942, Arkansas voters elected him to the House of Representatives and later the United States Senate, where he served for three decades. Fulbright is best known for the resolution he helped pass that authorized the United States to join the United Nations. He also established the Fulbright Program, which has sent over a quarter million U.S. students abroad to over 150 countries since 1946. Fulbright died in 1995; the residence hall honors his legacy as a distinguished member of The George Washington University community.⁵

HISTORIC CONTEXT OF APARTMENT BUILDINGS

With the expansion of the federal workforce during World War I, thousands of new workers arrived in Washington to staff the new agencies. During the War, housing construction had been stunted by material shortages. Consequently, there was a large demand for housing once construction resumed in the early 1920s. Developers responded to the demand by constructing apartment buildings. Prior to this period, Washington exhibited an aversion to large-scale multi-family housing. This aversion was overcome by developer's efforts to build attractive apartment buildings that would be acceptable to the upper- and middle-classes. From the end of the World War until 1929, 731 apartment buildings were constructed in Washington, twice the number built during the previous decade. In fact, apartment living became so popular that more apartment buildings were constructed during the 1920s than single-family units, and Washington was ranked with New York and Chicago as cities with the highest percentage of apartment house residents.

With the stock market crash in 1929, and the subsequent lack of investment capital, housing construction slowed. When it resumed in the mid 1930s, apartment buildings continued to predominate over single-family houses. Between 1935 and 1941, 60 percent of the \$102 million expended for residential housing went toward apartment buildings. The increased demand for apartments was largely the result of federal salaries that failed to keep pace with housing prices, placing single-family residences out of the reach of many government workers. During the De-

⁵ Marc Leepons, "Fulbright and the Fulbrights," *GW Magazine*, Fall 1996; Lyle Slovic, "Fulbright, James William," *The GW and Foggy Bottom Encyclopedia*, 21 December 2006. Available online: http://encyclopedia.gwu.edu/gwencyclopedia/index.php?title=Fulbright%2C_James_William.

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pression, federal programs brought droves of new residents to Washington, effectively inverting the percentage of new construction of houses versus apartment units. By the end of the decade, apartment units outranked single-family houses by 70 percent. This popularity changed the character of Washington's real estate investment industry. Apartment buildings, with their accompanying speculative investment potential, became Washington's prime real estate venture.⁶

Competition between apartment buildings developers was fierce. Developers and architects, like Bralove and Abel, constructed apartments that featured new technologies and novel interior designs that would appeal and attract residents to their particular apartment development. For example, the Everglade's cooling system was featured prominently in an advertisement that proclaimed "AIR COOLED / For Your Comfort / The Everglades." These amenities were aimed at the middle class and exploited aspirations for luxurious and convenient living. The apartments were also priced for middle-class market. A one-room apartment with a foyer, sun porch, dressing room, kitchen, and bath rented for \$54.50 in 1940 (nearly \$830 in 2009 dollars); a one-bedroom a foyer, junior bedroom, dressing room, kitchen, and bath rented for \$61.50 (almost \$930 in 2009 dollars).⁷

In addition to offering affordable amenities, developers employed innovative building techniques to distinguish their apartment buildings from the competition. These innovations resulted in changes to the form of apartment buildings, as exemplified by the Everglades' steel frame construction. Changes to building form were also seen in the emergence of modern architectural styles. The use of modern styles for Washington apartment buildings between the 1920s and 1930s stands out as the single most significant change in the building type in those years. The predominant style of apartment buildings shifted from the Classical Revival and Eclectic Styles of the 1920s to the Streamlined Art Deco and International Styles in the 1930s.⁸ Unlike the Revival styles of the previous decades, Art Deco conveyed a "feeling of velocity and machine elegance."⁹

⁶ Emily Hotaling Eig and Laura Harris Hughes, "Apartment Buildings in Washington, D.C., 1880-1945" National Register of Historic Places Multiple Property Documentation Form (Chevy Chase, MD: Tracerics, 1993), E.17-E.25.

⁷ "8 Good Reasons why You Should Live Downtown," *Evening Star*, 21 July 1940.

⁸ James Goode, *Best Addresses: A Century of Washington's Distinguished Apartment Houses*, (Washington, D.C.: Smithsonian Institution Press, 2003), p.329.

⁹ Hans Wirz and Richard Striner, *Washington Deco*, Washington: Smithsonian Institution Press, 1984, p.35.

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THE DEVELOPER: Harry M. Bralove (1891-1961)

Harry M. Bralove was well-known in Washington, D.C.'s apartment building industry. Born in Philadelphia, Bralove came to Washington to study at Georgetown Law School after graduating from Ohio State University. After earning his law degree, Bralove worked as a secretary for Franklin D. Roosevelt before becoming an Assistant Secretary of the Navy, and then a Senate reporter. In 1926 Bralove formed the construction firm of Bralove, Ernst, and McInerney with partners Edward C. Ernst and John H. McInerney. The firm was responsible for the construction of numerous apartment houses including the Broadmoor (3601 Connecticut Avenue, N.W.), 4701 and 4707 Connecticut Avenue, and the Shoreham Hotel (2500 Calvert Street, N.W.) These buildings were collaborative works with local architects Joseph Abel of the firm Dillon and Abel and George T. Santmyers.¹⁰ A Washington *Evening Star* article, dated August 30, 1930, listed Bralove as "one of the most prominent figures" in construction of apartment houses in Washington during the 1920s, along with David L. Stern, Frank Tomlinson, Baer and Scholz, A. Joseph Howar, Morris Cafritz, and Harry Wardman.¹¹

THE ARCHITECT: Joseph Henry Abel (1905-1985)

Born and raised in Washington, D.C., Joseph Henry Abel was known for his work on numerous high-rise residences and apartment houses. Abel studied architecture at The George Washington University and began his professional career as a draftsman for important Washington, D.C. architects and developers including George T. Santmyers and Harry M. Bralove. In addition to the Everglades, other apartment buildings designed by Abel include the Broadmoor (3601 Connecticut Avenue, N.W.), 2100 Connecticut Avenue, N.W., 4707 Connecticut Avenue, N.W., and the Shoreham Hotel (2500 Calvert Street, N.W.).¹²

Following his graduation from the University, Abel formed a partnership with Charles E. Dillon, beginning the firm Dillon & Abel. After receiving his Architects' Registration Certificate in Virginia, Abel applied for his registration to practice architecture in the District of Columbia. In

¹⁰ Goode, *Best Addresses*, 249, 263-264, 275.

¹¹ "Business Romance Hidden in Building," *Evening Star*, 30 August 1930.

¹² Goode, *Best Addresses*, 249, 263-264, 275.

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a recommendation to the Board of Examiners and Registrars of Architects, business associate John J. McInerney described his work as “absolutely satisfactory in every respect,” and Mr. Abel as “one of the most promising of the younger members in this chosen field.” Abel was granted his certificate to practice architecture in Washington, D.C. on May 3, 1940.¹³

Abel later worked with architect Julian Berla at the firm of Berla and Abel. According to a profile of the firm that appeared in *Architectural Forum*, Berla and Abel’s “architectural concepts are most clearly expressed in the exteriors of their apartment buildings, rather than in their planning.” For example, projecting bays are used to increase room and window sizes, as well as for decorative purposes. Common aspects of the firm’s designs included finish materials “almost universally” of light colored brick, glass, and glass block.¹⁴

Joseph Abel worked in the field as a draftsman, designer, and architect/engineer until his retirement in 1974. His obituary in the *Washington Post*, dated November 30, 1985, lists other buildings he designed including the Farragut Building (Farragut Square), The Towers apartment Building (Cathedral Avenue, N.W.), The Greenleaf Gardens residential complex, and the Irene (Willard Avenue, Chevy Chase).¹⁵

¹³ Registration No. 374, *Application for Registration to Practice Architecture in the District of Columbia, D.C.* Board of Examiners and Registrars.

¹⁴“A Portfolio of Work by Berla & Abel,” *Architectural Forum*, August 1946, p. 82.

¹⁵ “Obituaries: Joseph H. Abel, *The Washington Post*, 30 November 1985, F4.

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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

Acreeage of property 0.12 Acres

UTM References

1 18 / 325816 / 4308011
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

The Everglades Apartment Building/Fulbright Hall at 2223 H Street is located in Square 55, Lot 854.

See continuation sheet

Boundary Justification

Square 55, Lot 854, on which the Everglades Apartment Building/Fulbright Hall is currently located, represents all of the land associated with the original construction of the apartment building in 1939.

See continuation sheet

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Name of Property

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11. Form Prepared By

Name/title Janet Emery Flynn and Laura Hughes, Architectural Historians

Organization EHT Traceries, Inc.

Date February 2006

Street & Number 1121 5th 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 The George Washington University

street & number 2121 I Street, N.W., Suite 701

telephone 202/994.2371

city or town Washington

state District of Columbia

zip code 20052

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.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of the Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

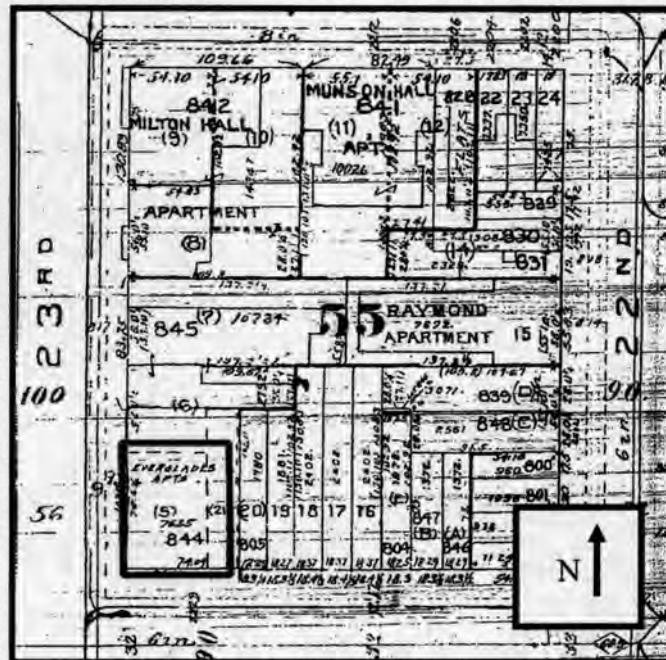
United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Everglades/Fulbright Hall
Washington, D.C.

Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document

Section number Maps Page 1

Baist's Real Estate Atlas of Surveys of Washington, District of Columbia, Vol. 1 (1960), plan 8.



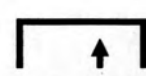
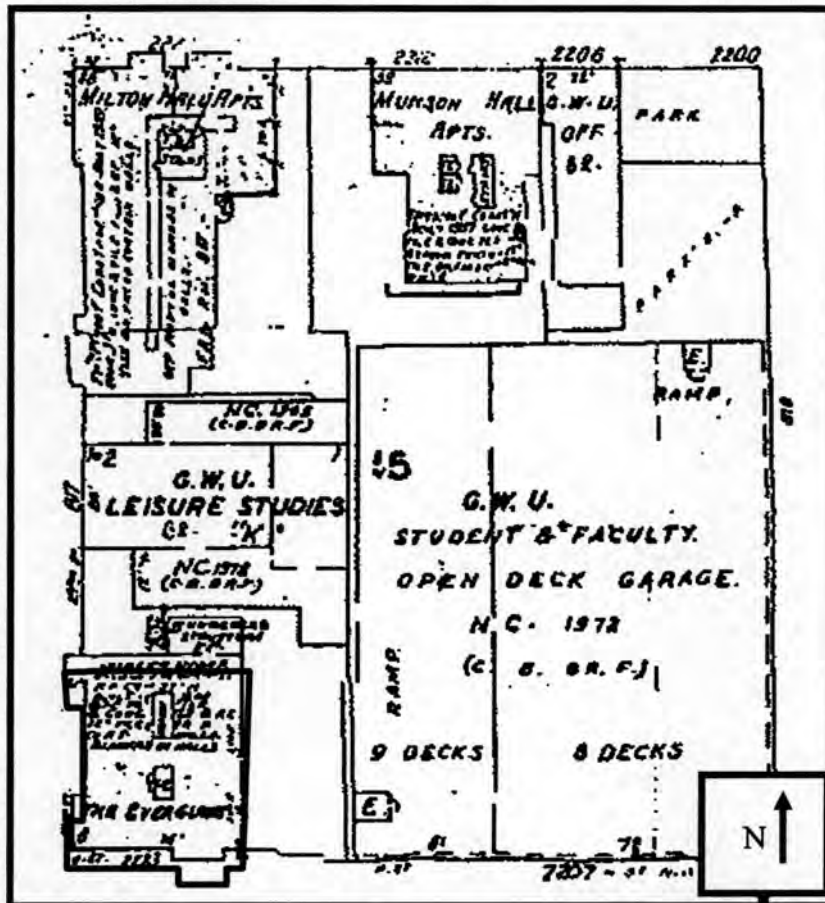
United States Department of the Interior
National Park Service
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Everglades/Fulbright Hall
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Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document

Section number Maps Page 2

Sanborn Map Publishing Company *Insurance Maps: Washington, D.C.*, Year: 1999, Vol. 1, Sheet 43



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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Everglades Apartment Building/Fulbright Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number Photographs Page 1

Washington Star, July 21, 1940
Washingtoniana Division of the Martin Luther King, Jr. Memorial Library.

8 good reasons why you should live **DOWNTOWN**

JUL 21 1940
NEW! AIR-COOLED! INSPECT

THE EVERGLADES
23rd and H Sts. N.W.

Summer downtown can be pleasant, too! Live here where you have the comfort of a suburban address. Individually air-cooled corridors and a delightful roof deck make July days less oppressive. So central, too, that it's just minutes to your Department.

One room, foyer, sun porch, dressing room, kitchen and bath.....	\$54.50	One room, foyer, junior bedroom, dressing room, kitchen, bath.....	\$61.50
--	----------------	--	----------------

ELECTRICITY (for cooking, lighting and refrigeration) and SWITCHBOARD SERVICE included in rent.

Inspect our Exhibit Apartments Furnished by The Palais Royal
RESIDENT MANAGER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Everglades, The
NAME:

MULTIPLE Apartment Buildings in Washington, DC, MPS
NAME:

STATE & COUNTY: DISTRICT OF COLUMBIA, District of Columbia

DATE RECEIVED: 5/07/10 DATE OF PENDING LIST: 5/28/10
DATE OF 16TH DAY: 6/12/10 DATE OF 45TH DAY: 6/21/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000368

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6.18.10 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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 NPS.



Fulbright Hall / Everglades
Washington, DC

EHT Traceries, Inc.

August 2006

EHT Traceries, Inc.

South and west elevations, looking northeast

Photo 1 of 10



Fulbright Hall / Everglades
Washington, DC

EHT Traceries, Inc

August 2006

EHT Traceries, Inc.

..... 11:58 AM 90° 28' 00" 2.10 NNNN 150

North + West Elevations, looking southeast

Photo 2 of 10





Fulbright Hall / Everglades

Washington, DC

EHT Traceries, Inc.

August 2006

EHT Traceries, Inc. --- 4150 IN 90' 20" 00 6.00 11111 1.50

East Elevation, looking northwest

Photo 4 of 10



Fulbright Hall / Everglades
Washington, DC

EHT Traceries, Inc

August 2006

EHT Traceries, Inc. --- 800-787-0000 610 NNNN 150

Detail of main entrance

Photo 5 of 10



Fulbright Hall / Everglades
Washington, DC

EHT Traceries, Inc.

August 2006

EHT Traceries, Inc

P. 2: Entrance Detail

Photo 6 of 10



Fulbright Hall/Everglades

Washington, DC

EHT Traceries, Inc.

August 2006

EHT Traceries, Inc.

ornamentation detail

photo 7 of 10



Fulbright Hall / Everglades

Washington, DC

Kim Williams

DC HPO

March 2010

Interior Lobby

Photo 8 of 10



Fulbright Hall / Everglades

Washington, DC

Kim Williams

DC HPO

March 2010

lobby stair to first floor corridor

9 of 10



Fulbright Hall/ Everglades

Washington, DC

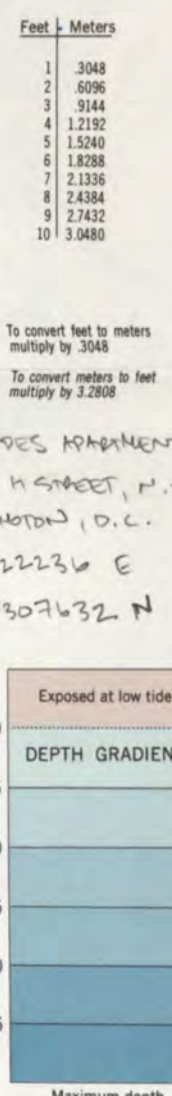
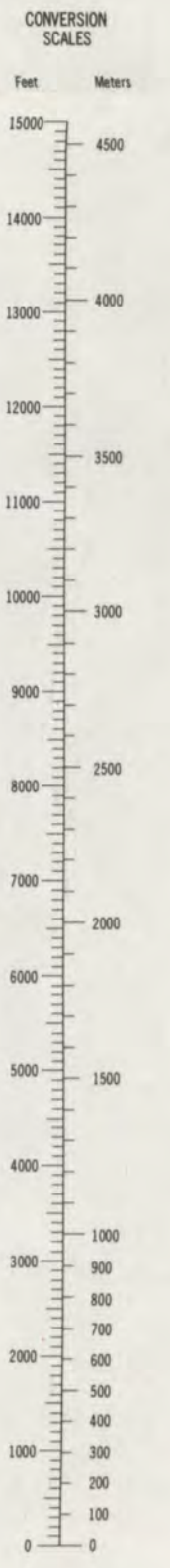
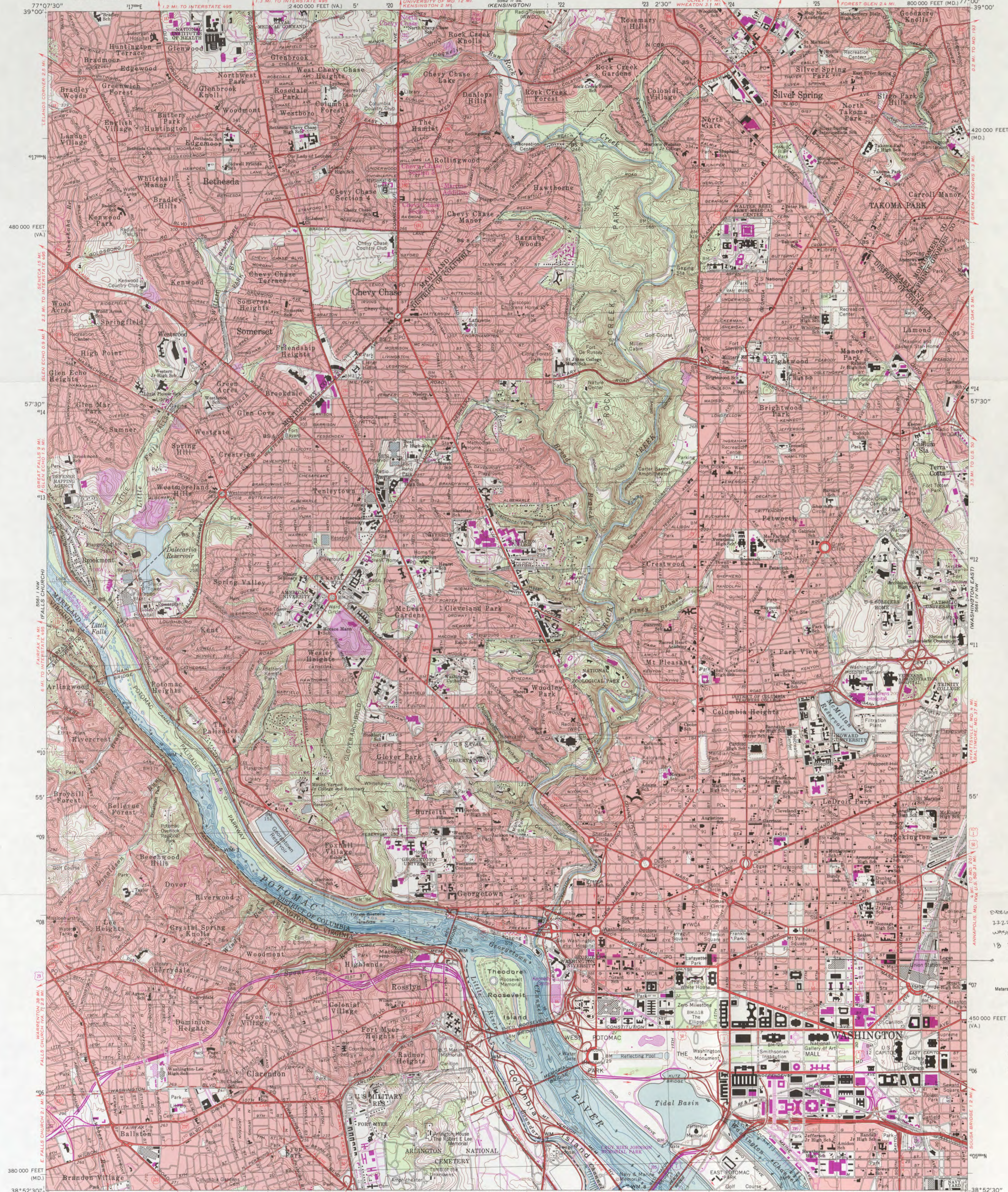
Kim Williams

DC HPO

March 2010

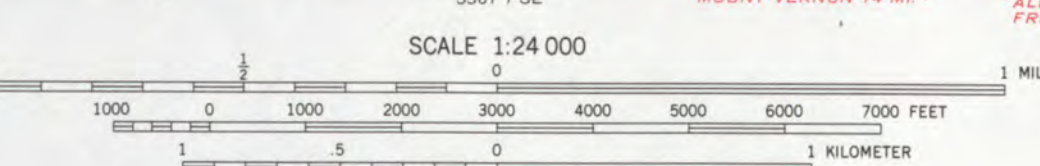
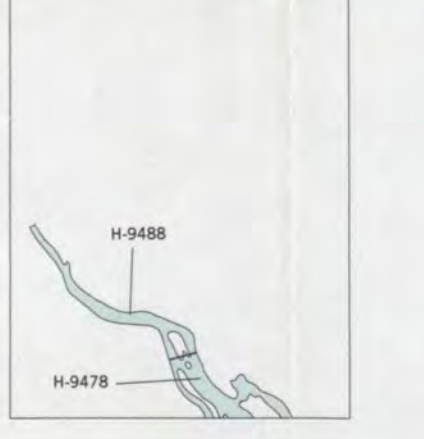
First Floor Corridor

10 of 10



Mapped, edited, and published by the Geological Survey and the National Ocean Service
Control by USGS, NOS/NOAA, NCEP, 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

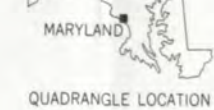


CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
BATHYMETRIC CONTOUR INTERVAL 1 METER WITH SUPPLEMENTARY
0.5 METER CONTOURS-DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
THE MEAN RANGE OF TIDE IS APPROXIMATELY 0.4 METER

BASE MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
BATHYMETRIC SURVEY DATA COMPLIES WITH INTERNATIONAL HYDROGRAPHIC ORGANIZATION (IHO) SPECIAL PUBLICATION 44 ACCURACY STANDARDS AND/OR 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
DIVISION OF MINERAL RESOURCES, CHARLOTTESVILLE, VIRGINIA 22903
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———
Medium-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 V833

