

OMB No. 1024-0018  
**RECEIVED 413**

1042

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

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

III 27 1994

INTERAGENCY RESOURCES DIVISION  
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations for individual properties and 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 any 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 Champlain Apartment Building

other names/site number Orme Building

**2. Location**

street & number 1424 K Street, N.W. not for publication N/A  
city or town Washington vicinity X  
state District of Columbia code DC zip code 20005 county N/A code N/A

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets    does not meet the National Register Criteria. I recommend that this property be considered significant    nationally X statewide    locally.

(    See continuation sheet for additional comments.)

Robert L. Mallett 7/22/94  
Signature of certifying official Date

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 commenting or other official 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): \_\_\_\_\_

Patricia Andrus 9/7/94  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Signature of Keeper Date  
of Action

**5. Classification**

Ownership of Property (Check as many boxes as apply)

private  
 public-local  
 public-State  
 public-Federal

Category of Property (Check only one box)

building(s)  
 district  
 site  
 structure  
 object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
_____	_____ Total

Number of contributing resources previously listed in the National Register \_\_\_\_\_

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

**6. Function or Use**

**Historic Functions** (Enter categories from instructions)

Cat: DOMESTIC Sub: multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions** (Enter categories from instructions)

Cat: COMMERCE Sub: business  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification** (Enter categories from instructions)

20TH CENTURY REVIVAL  
Beaux Arts  
\_\_\_\_\_

**Materials** (Enter categories from instructions)

foundation CONCRETE  
roof \_\_\_\_\_  
walls STONE: Marble  
BRICK  
other DECORATIVE ELEMENTS: Marble  
\_\_\_\_\_

**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)

SEE CONTINUATION SHEET

**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 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 a 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.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1905  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation \_\_\_\_\_

Architect/Builder Harold Clinton Smith

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

SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.) SEE CONTINUATION SHEET.

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- 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 Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

10. Geographical Data

Acreage of Property Less than one acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	323720	4307700	3	_____	_____
2	_____	_____	_____	4	_____	_____
_____ See continuation sheet.						

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) Square 218, lot 14.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) The boundary includes the Champlain Apartment Building.

**11. Form Prepared By**

name/title Eve Lydia Barsoum / Architectural Historian  
organization D.C. Historic Preservation Division date June 30, 1994  
street & number 614 H Street, N.W. telephone (202) 727-7360  
city or town Washington state D.C. 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 American Securities and Trust  
street & number 1220 L Street, N.W., Suite 300 telephone \_\_\_\_\_  
city or town Washington state D.C. zip code 20005

**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 the 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 Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

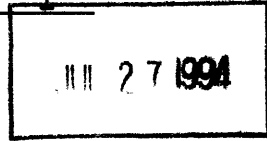
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Section 7

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INTERAGENCY RESOURCES DIVISION  
NATIONAL PARK SERVICE

Champlain Apartment Building

Name of Property

Washington, D.C.

County and State

Apartment Buildings in

Washington, D.C. 1880-1945

Name of Multiple Property Listing

The Champlain apartment building (now known as the Orme Building) was built in 1905 at 1424 K Street, N.W., Washington, D.C. This distinguished Beaux-Arts inspired structure is an example of a Conventional Mid-Rise Apartment Building. The design of the principal elevation, the use of marble, and the high quality of stone craftsmanship places this building among Washington's most distinguished early apartment buildings.

The Champlain Apartment Building, located at 1424 K Street, N.W., was constructed in 1905 as a free-standing multiple-family dwelling.<sup>1</sup> The building is located near McPherson Square in the heart of Washington's business district and is surrounded by large modern office buildings. At the time of the Champlain's construction, this area was an established and prestigious residential neighborhood. The rectangular-mass building is 50 feet wide, 142 feet deep, and seven stories high.

Built on a concrete foundation, the brick and stone structure is faced with coursed, cut, white Vermont marble which presents a symmetrical elevation following the Beaux-Arts tradition. The building incorporates a tripartite organization: rusticated base, richly ornamented shaft, and capital comprised of an attic-story with an elaborate double cornice.

The base includes the basement and ground level. The basement is accessible from K Street via two sets of stairs located in an areaway on either side of the main entrance. The areaway appears to date from the original construction, as indicated on the original elevation drawing; however, only the west staircase is shown on the 1904 drawing. On the first level, the main entrance is flanked by two large show windows. The entrance, a classically-inspired, broad, shallow, tetrastyle portico, is the focus of the buildings's symmetrical composition. Its rusticated columns, with corresponding pilasters, incorporate stylized Doric capitals with bases and a large plinth block which connects the pairs of columns. The columns support an entablature and balustrade with large escutcheons. The door surround is defined by a reed moulding which incorporates a segmental arch and volute-like keystone. The original wood double doors which had glass and iron grilles have been replaced with a modern metal and glass door and transom. The original ground floor design repeated the fenestration treatment used on the rest of the facade; these segmental-arch openings incorporated a fixed, single-pane

<sup>1</sup> The National Archives retains a copy of portions of the original drawings, including floor plans and the K Street

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window and a transom window. It is not known when the show windows were installed. A large glass and iron light sconce projects from either side of the door and at both corners of the building. The entablature of the portico continues to the edges of the facade and defines the base.

The shaft of the building includes the second through sixth stories. Pronounced marble quoins divide the shaft into three bays. The central bay includes a pair of windows, while the end bays incorporate a single window. The second- through fifth-story feature plain sills and flat arch lintels. Their keystones are more simple interpretations of the door's keystone. The sixth floor windows incorporate segmental arches and shallow balconies supported by brackets with ornate wrought iron railings. The original one-over-one, double-hung wooden windows have been replaced with a fixed-awning-fixed metal windows.

The cornice of the building begins at the unconventional entablature set below the attic story. This classical motif incorporates a partial architrave, segmented frieze, and simple cornice supported by ornate brackets. The seventh floor windows also feature segmental-arches with over-sized volute-like keystones. Additional paired brackets support the attic cornice. The roof slopes toward the rear and was originally comprised of slag and cement.

The original plans consisted of thirty-five units ranging in size from two to six rooms. The first floor included a small entrance vestibule, lobby, and corridor with a stair at its end. These areas repeated the formality of the exterior with marble panelling in a variety of colors. Two electric freight elevators were included in the original design and installed in December 1905. The residual space on the first floor was devoted to apartment units. The majority of the apartments in the building were housekeeping units, although each floor contained one bachelor suite. The housekeeping units contained large kitchens with pantries and ventilating flues.

The building's interior was converted into offices in the 1960s by Leo Bernstein. Subsequently, the building was purchased by the Orme family and renamed the "Orme Building."



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Champlain Apartment Building  
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Washington, D.C.  
County and State  
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Washington, D.C. 1880-1945  
Name of Multiple Property Listing

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The Champlain's design represents a merging of aesthetics and politics. This marble-faced building was built as a real estate venture by Redfield Proctor, U.S. Senator from Vermont and president of the Vermont Marble Company. Thus, the Champlain illustrates the effect that elected officials have had on the physical development of Washington, D.C. The skillful execution in smooth cut marble gives this building the stylistic presence typical of Washington's most distinguished architecture; it is the only apartment building built prior to 1945 with a marble veneer. The Champlain's use of Beaux-Arts design principles and white Vermont marble illustrates the important role that privately developed buildings played in extending the public ideals associated with the turn-of-the-century City Beautiful movement.

D.C. Permit to Build #2552 was issued May 25, 1905 to build a seven-story, thirty-five unit, brick and stone apartment building. The structure was estimated to cost \$150,000. The Taplin Building Company was listed as owner and builder. Harold Clinton Smith was listed as the architect.

Harold Clinton Smith (1882-1967) was born in Middlebury, Vermont. He attended the University of Virginia and pursued a career in Washington, D.C. as a construction engineer. Smith's selection as architect of the Champlain was most likely prompted by the fact that he was a relative of Redfield Proctor, the principal investor in the enterprise and president of the Vermont Marble Company. Smith later became a supervisor for the National Construction Company, a leading local builder of office buildings, banks, and apartment buildings. Eventually, Smith worked as an appraisal engineer for the law firm of Wilkes and Artis.

Redfield Proctor (1831-1908) the owner of the Champlain apartment building, maintained three successful careers: industrialist, real estate speculator, and politician. Proctor's success in politics stemmed from his keen business abilities in his native Vermont's quarry industry. He began in 1869 as a manager for the Sutherland Falls Marble Company. The company merged with the Vermont Marble Company in 1880 and Proctor was selected as president. He earned a solid reputation as a responsible employer through his program which provided good housing at low rental rates, accident insurance, a library, a Y.M.C.A., and a free hospital.

Proctor capitalized on his management abilities and personal acquaintances to elect him to office. Proctor served as Governor of the State of Vermont and Secretary of War under Benjamin Harrison before being appointed to the U.S. Senate

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in 1891. He was re-elected three times, serving in Washington until his death in 1908. While serving as Senator, Proctor became active in Washington's speculative real estate market, especially around Vermont Avenue.<sup>2</sup>

Senator Proctor founded the Taplin Building Company to manage and control his extensive real estate interests in Washington. The company name derived from that of Horatio N. Taplin, the man responsible for managing the Senator's earlier real estate investments. The company's ventures included the Champlain.

Another prominent owner of 1424 K Street, N.W. was Washington banker and real estate entrepreneur Leo Bernstein. Bernstein was responsible for converting the building from apartments into offices. In the 1960s, the Orme family, headed by Nathaniel L. Orme, purchased the property and changed its name to the Orme Building; Robert Orme served as the building manager. Around 1975, the building was leased to the D.C. Government for office space.

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<sup>2</sup> At the time of the Champlain's construction, Proctor announced the construction of an office building at the northeast corner of Vermont Avenue and 14th Street with the intention of

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Champlain Apartment Building  
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Name of Multiple Property Listing

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- "Champlain Apartment Bought by H. Wardman." *Evening Star*, August 16, 1919.
- D.C. Permit to Build #2552, April 26, 1905. Located at the National Archives. Record Group 66.
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- Goode, James. *Best Addresses.* Washington, D.C.: Smithsonian Institution Press, 1988.
- Hopkins, G.M. *Atlas of Washington District of Columbia.* Philadelphia: By the author, 1887.
- Illustrated Washington: Our Capitol 1890.* New York: American Publishing and Engraving Company, 1890.
- Manufacturers' Record.* Baltimore, Md. Published weekly, 1884-1893, 1901-1902.
- "The Portland." *Evening Star*, January 12, 1884.
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Champlain Apartment Building  
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Slauson, Allan B., ed. *A History of the City of Washington: Its Men and Institutions.* Washington, D.C.: The Washington Post Company, 1903.

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National Park Service**

**National Register of Historic Places  
Continuation Sheet**

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**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 94001042 Date Listed: 9/7/94

Champlain Apartment Building DC  
Property Name: County: State:

Apartment Buildings in Washington, DC, MPS  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Anderson  
Signature of the Keeper

9/7/94  
Date of Action

=====  
Amended Items in Nomination:

As submitted, this nomination form had selected Criterion A and C and Architecture as an Area of Significance. A technical correction is made to the nomination form to add Community Planning and Development (to reflect the selected Criterion A). The SHPO concurs in this amendment.

**DISTRIBUTION:**  
National Register property file  
Nominating Authority (without nomination attachment)