



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 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 The Augusta Apartment Building

other names/site number _____

2. Location

street & number 1151 New Jersey Avenue / 216 New York Avenue, N.W.
city or town Washington state District of Columbia code DC zip code 20001
county N/A code N/A not for publication N/A vicinity X

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 7/27/94
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 _____

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: multiple dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: multiple dwelling

7. Description

Architectural Classification (Enter categories from instructions)

20TH CENTURY REVIVAL
Tudor Revival: Jacobethan Revival

Materials (Enter categories from instructions)

foundation CONCRETE
roof STONE: Slate and Tin
walls BRICK

other Decorative Elements: Limestone

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 1900

Significant Dates 1901

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder Arthur Berthrong Heaton

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.)

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	<u>18</u>	<u>325320</u>	<u>4307980</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____
	<u>See continuation sheet.</u>					

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) Square 557, Lot 888.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) The boundary includes The Augusta 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 Donald S. Nash
street & number 305 G Street, N.W. telephone _____
city or town Washington state D.C. zip code 20001

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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INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

The Augusta 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 Augusta Apartment Building, located at the southeast corner of New Jersey and New York Avenues, N.W., is an example of a Mansion-Type Apartment Building. This mansion-like form constructed in dark brick with limestone trim has four stories and twenty-units. It presents the Jacobethan Revival style and features a tower, polygonal bays, gables, blind arcading, tapestry brickwork, shields with crests, dormers, and an animated slate roof with gable and conical elements. The Augusta was built in 1900 and received a major addition, known as the Louisa, in 1901; today, the entire building is collectively referred to as the Augusta.

The four-story Augusta apartment building has its principal facade on New Jersey Avenue. The original building (1900) extended approximately ninety-four feet along New Jersey Avenue and thirty-six feet along New York Avenue. The building received a major rear addition in 1901, known as the Louisa. The addition increased the width of the New York Avenue facade by twenty feet. The building has a complex mass which incorporates a four-story corner tower, projecting three-story octagonal bays, gables, beltcourses, and blind arcading. The building's vertical and horizontal elements exist in equilibrium. Built on a concrete foundation, a wide, flat, limestone watertable establishes the first horizontal line. The base of the building is further emphasized by a molded, limestone, stringcourse between the first- and second-story. A narrow stringcourse of molded brick which becomes a cornice for the polygonal bays and part of the blind arcading on the corner tower marks the division between the third and fourth floors. The brick modillions at the cornice and the deep projecting eaves reinforces the horizontality. The New Jersey Avenue facade has four vertical elements: the four-story corner tower; the central bay with a wide gable, and; two three-story polygonal bays.

The lower three stories of the Augusta have reddish-brown bricks with glazed headers laid in a Flemish bond pattern with a few accent tiles. The fourth story is laid in a tapestry pattern.

The focus of the New Jersey elevation is the central bay. It incorporates the main entrance which is unusual in composition. The entrance has a single door which was undoubtedly chosen to minimize the multiple-dwelling function. The door is glass with an aluminum frame and a limestone surround; the appearance of the original door is unknown. Above the door is a limestone triumphal arch-like form; a wide, central, square-head section is flanked by narrow, square-head sides. The central section incorporates a fanlight with alternating recessed voussoirs. Both flanking sections have a square-head window. The ornament on this tripartite form includes shields, the words "The Augusta" embossed across an undulating banner at the top of the central section, and a cornice. The cornices of the side sections

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align with the molded stringcourse above the first floor. Above the main entrance are pairs of arched- and rectangular-head windows, all of which are surmounted by a small round-arched window located just near the top of the wide gable. The windows used on the rest of the facade are double-hung and one-over-one.

The elements of the New Jersey Avenue facade are repeated on the New York Avenue facade. The latter elevation incorporates the round, corner tower and one polygonal bay. This three-story bay has metal spandrels and is located between the two narrow, gable dormers which feature a small arched window. The New York Avenue entrance is located at the eastern edge of the facade. This secondary entrance recalls the main entrance, however the limestone surround is not tripartite in form. The words "The Louisa" appear in its undulating banner.

The ridge of the slate roof hides the principal roof which is flat and tin. The slate roof incorporates one gabled section on the New Jersey Avenue elevation and two gabled sections on New York Avenue facade. There are also two small dormers with hipped roofs, and the conical roof of the corner tower.

Although the building retains its original function and the original floor plan appears to be generally intact, interior changes have occurred over time. The entrance lobby has been altered dramatically.

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The Augusta is one of 105 purpose-built multiple-family dwellings constructed in Washington, D.C. between 1880 and 1900 of which thirteen remain. Its mansion-like form and scale parallel the large Victorian mansions which sprang up throughout Washington at the turn-of-the-century. These grand single-family residences (most of which have been demolished) were the homes of the country's political, social, and industrial giants. In a period where the concept of multiple-unit living was just beginning to be accepted among the middle class, the group most in need of housing at that time in Washington, the mansion-like form and its association with prestige and propriety was a psychological device intended to disguise the function and encourage the middle-classes to accept this type of residence. The solid composition reveals skill that came to be expected from the locally significant architect Arthur B. Heaton.

D.C. Permit to Build #1343 was issued on March 28, 1900 for the Augusta. The owner was cited as John L. Weaver, the architect was cited as Arthur B. Heaton, and the contractor was the local firm of Garrett and Sonneman. The building was estimated to cost \$41,000. An addition, known as the Louisa, was constructed with the issuance of D.C. Permit to Build #1045, dated January 21, 1901. The architect and owner were the same as that of the Augusta, but the builder was listed as William Spencer. John L. Weaver and Arthur B. Heaton made significant contributions to the real estate and architectural development of early-twentieth-century Washington. The building, with its mansion-like form, stands as an excellent example of one of the many ways architects and their clients approached the problem of attracting the general population to apartment building living.

The Augusta's owner, John L. Weaver, was a realtor and senior partner in the still thriving Washington real estate investment and management firm known as Weaver Brothers. He graduated from Columbian University (now George Washington University) with a Bachelors of Law. As a recent graduate, Weaver entered the real estate business on his own and eventually came to be known in Washington as "the dean of business."¹

Weaver opened his first office in the heart of downtown at 7th and F Streets, N.W. Subsequently, he moved several times to follow the general development trend toward the northwest. He eventually established a large office in the Washington Building in the Fifteenth Street Financial District.

¹ Weaver Biographical File. Washingtoniana Division, Martin

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Weaver was involved in his real estate business for most of his life.² He achieved national prominence in his field and served as President of the National Association of Real Estate Boards in 1919-20, after years of service to the organization. Weaver was also active in numerous civic, social, and religious clubs. His political positions were well known by the general public: against District of Columbia suffrage; for income and inheritance taxes, and; for total taxation of city property.

He married Annie L. Heaton, sister of architect Heaton. The Weavers had four children: Harriet Weaver Burns, Constance Weaver Thompson, Frank L. and Charles. They lived in the Carthage, an apartment building at 2301 Connecticut Avenue, N.W. In 1899, they moved to Chevy Chase, Maryland to a house designed by his brother-in-law.

Whether Weaver's reason for selecting his young brother-in-law as architect of the Augusta was based on talent or familial obligation is unknown. Arthur Berthrong Heaton (1875-1951) was twenty-five years old when he was commissioned by his prosperous brother-in-law to design the four-story apartment building. The Augusta may have been the first design to come out of Heaton's newly established independent practice. It is the first of his many distinguished apartment buildings.

A native Washingtonian, Arthur was the son of Frank and Mabel Berthrong Heaton. He was educated in D.C. Public Schools. Upon graduation from Central High School, he successfully sought employment in the architectural office of Hornblower and Marshall. After this experience and an additional position in Paul Pelz's firm, Heaton established his own practice in 1900. Aside from a two-year trip to Europe to study architecture (possibly at the Sorbonne), his business continued for approximately fifty years. Heaton was a great admirer of American Colonial architecture, and frequently visited Mount Vernon, Monticello, the University of Virginia, and Williamsburg. However, he did not confine his designs to the Colonial Revival style, for he is known to have been fond of English and Italian designs as well.

His projects included many single-family residences, small commercial buildings--stores and offices, and thirty-one apartment buildings. His major designs in Washington include: the Equitable Building Association, 1911; the Washington Loan and Trust, West End branch, 1924, demolished; the Y.W.C.A. Building, 1924, demolished; George Washington University's Corcoran and Stoughton Halls, 1924; The Methodist Home for the Aged, 1924; National Geographic Building, 1930; Hearst Elementary School, and; Camp Letts.

² He took a short sabbatical in 1896-97 to serve as a real

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=====In addition to the Augusta, his apartment buildings include: the Montgomery, 1901, demolished; the Marlborough, 1901, demolished; Highland Apartments, 1902; the Colonial Apartments, 1906 (Capitol Hill Historic District), and; the Altamont Apartments, 1915 (Kalorama Triangle Historic District).

In 1940, he worked for the Washington Alley Dwelling Authority and designed Ellen Wilson, an eighteen-building public housing complex located in southeast Washington.

Heaton executed a fair amount of federal government work which included the design for Herbert Hoover's inaugural stands and Court of Honor. Among his corporate clients were the Washington Loan and Trust Company, Washington Railway and Electric Company, and PEPCO. The U.S. Army was also a client. In 1908, he was appointed Supervising Architect of the Washington Cathedral, and he performed this role for fourteen years. From 1917 to 1932, Heaton oversaw many projects for Shannon & Luchs, a local real estate brokerage and development firm. He designed over five-hundred single-family residences in the Burleith neighborhood, as well as a large office building which was shared with the prosperous Wardman Construction Company.

As an automobile enthusiast, Heaton received one of the first drivers licenses issued in Washington. Some of his projects reflect this interest. For example, the Capital Garage (1926, demolished) which accomodated 1,300 car in its ten stories, as well as several gas stations and the Park and Shop Shopping Center, 1930.

As a social activist, Heaton was a strong advocate for adequate housing and participated in campaigns to clean up slums and improve Washington buildings. He was a leader of "Renovise Washington," a Depression-era movement to repair and restore houses while providing jobs. He became founder and president of the Washington Building Congress and served as Chairman of the Public and Private Buildings Committee of the Board of Trade. He was president of the Washington Chapter of the American Institute of Architects in 1935, and became a fellow in 1941.

He married Mabel Williams in 1902. They had two children, Doris and James.

The majority of Heaton's papers are archived in the Prints and Photographs Division of the Library of Congress. They offer an excellent opportunity to study his work at general and specific levels. Ford Peatross, an archivist, noted Heaton's significance:

[The Library of Congress's] wealth of material reveals that Heaton was one of the leading architects of his time in this part of the country. The originality and care of his designs, the quality of their execution, and their range of

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**National Register of Historic Places
Continuation Sheet**

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94001032 Date Listed: 9/9/94

Augusta Apartment Building DC
Property Name: County: State:

Apartment Buildings in Washington, DC, MPS
Multiple Name

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 Andrus
Signature of the Keeper

9/9/94
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). Also, the Period of Significance is extended to 1901 to include the Significant Date marked on the form. The SHPO concurs in these amendments.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)