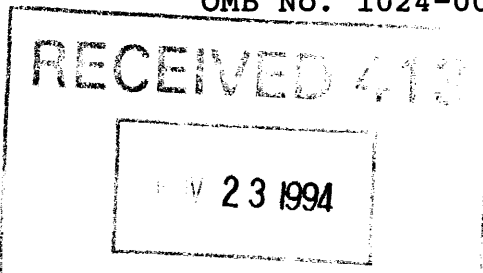


1516



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 Equitable Co-operative Building Association

other names/site number \_\_\_\_\_

2. Location

street & number 915 F Street, N.W. not for publication N/A  
city or town Washington vicinity X  
state District of Columbia code DC zip code 20001 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 11/14/94  
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

*Edson H. Beall* 12-29-94

other (explain): \_\_\_\_\_

Entered in the  
National Register

*[Signature]* \_\_\_\_\_  
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 0

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

Banks and Financial Institutions in Washington, D.C., 1790-1960

**6. Function or Use**

Historic Functions (Enter categories from instructions)

Cat: COMMERCE Sub: financial institution  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions (Enter categories from instructions)

Cat: RECREATION AND CULTURE Sub: music facility (nightclub)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

Architectural Classification (Enter categories from instructions)

20TH CENTURY REVIVAL  
Classical Revival  
\_\_\_\_\_

Materials (Enter categories from instructions)

foundation STONE: Granite  
roof \_\_\_\_\_  
walls BRICK  
STONE: Marble  
other DOORS: Bronze  
\_\_\_\_\_

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  
COMMERCE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance** 1911  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates** 1911  
\_\_\_\_\_  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and period of significance noted above.

Significant Person (Complete if Criterion B is marked above)

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

Architect/Builder Heaton, Arthur B.  
Pyle, Frederic B.

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>324420</u>	<u>4307120</u>	3	_____	_____
2	___	_____	_____	4	_____	_____
	___ See continuation sheet.					

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) Square 376, lots 49 and 50 (Old lot 801).

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) The boundary includes the Equitable Cooperative Building Association.

11. Form Prepared By

name/title David Maloney / Architect  
organization D.C. Historic Preservation Division date September 20, 1994  
street & number 614 H Street, N.W., Room 305 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 \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_ zip code \_\_\_\_\_

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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NATIONAL REGISTER OF HISTORIC PLACES  
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RECEIVED 413

APR 23 1994

Equitable Co-operative Building Association

INTERIOR REOURCES DIVISION  
Name of Property  
Washington, D.C.  
County and State

The Equitable Co-operative Building Association is a row building situated on a block of late-19th and early-20th century buildings of similar scale. The Equitable building is rectangular in plan, measuring 45 feet wide, 85 feet deep, and 45 feet tall. The street facade is one-story high and the rear facade is one-story plus a mezzanine. The building has a flat roof above its front and rear sections, and a gabled roof above the central banking room. The building is constructed of brick and steel. The building is designed in Classical Revival style. The front has a white marble portico with four colossal Ionic columns in antis. The exterior brick wall features leaf-and-dart moldings and tapestry brickwork. The portico rests on a granite base with three steps in the central bay and supports an entablature. The name "Equitable" and the dates "1879" (corresponding to the association's founding) and "1912" (the completion date of the building) are carved in the frieze. The entablature supports a plain parapet.

The elevation behind the portico is rough-textured, dark buff brick with a marble base. There is a central entrance and two flanking windows, each with a marble surround and lintel supported by scrolled brackets. A hexagonal bronze lantern hangs above the entrance. The entrance portal is further decorated by rope, egg-and-dart, bead-and-reel, honeysuckle, and acanthus moldings. Above the door, the name "Equitable" is carved in a panel flanked by bas-reliefs of urns with fruit. There are panelled bronze pocket doors and single-light polished bronze inner doors. Above the inner doors is a bronze panel with swags, surmounted by a transom with fluted pilasters. The windows are paired wood casements with transoms. The windows to the right of the entrance have been replaced with an air-conditioning vent. On the upper part of the facade are a marble belt course with wave detailing, a frieze of tapestry brick and a marble architrave. The ceiling is coffered with elaborate raised acanthus rosettes and leaf-and-dart moldings.

Equitable's banking room occupies most of the interior, measuring 41 feet wide, 54 feet long, and 35 feet in height to the vaulted skylight. The interior continues the classical ornamentation and detailing. Each of the four walls are divided by six fluted Corinthian pilasters resting on a marble base and low paneled mahogany wainscoting. At the street entrance on the south wall, the upper half of the mahogany vestibule projecting into the room has been replaced by an aluminum enclosure. Centered on the north wall opposite the entrance is the door to the vault. On either side of the vault are two smaller doorways, the one on the left leading to two small meeting rooms, and the one on the right leading to a hallway with an open, marble staircase ascending to the boardroom on the mezzanine. The three doors are mahogany with simple surrounds. The entablature has moldings similar to those on the facade, but it also includes foliated brackets which alternate with rosettes. Above the cornice on the north and south walls are segmental pediments which meet the curve of the vaulted ceiling.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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Equitable Co-operative Building  
Association  
Name of Property  
Washington, D.C.  
County and State

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The ceiling has a segmental vault with a central skylight. The sides are coffered with rosettes and Greek-key moldings. The skylight, originally of safety glass, is now open to the steel trusses of the gabled roof. The original glass in the roof skylights remains, but it has been covered by an opaque roofing material.

The banking room has been converted to a nightclub. The marble floor at the center of the room is intact, but the teller's cages have been removed. Some of their wood paneling was used to construct a marble-topped bar along the west wall of the room. Freestanding platforms have been built along the east and south walls. Hanging acoustical equipment and various artifacts have also been installed, but the walls and ornamental plasterwork are in good condition.

The stairhall has a marble stair leading to the mezzanine. At the landing, there is a tall window on the north wall and arched entrance to the boardroom on the west wall. The ceiling is coved and there is a hanging bronze lantern. The stairwell was originally open, but has been enclosed to house an air conditioning unit.

The boardroom extends along the rear of the building. It has three large windows along the north wall and a fireplace in a shallow alcove on the west wall, opposite the entrance. The floor is oak parquet with inlaid mahogany bands around the perimeter. The walls have a marble base, mahogany wainscoting, and plaster walls with low-relief panels. The window trim and mantel are mahogany.

A one-story brick and glazed-tile garage, dating from 1919, occupies the rear of the lot, approximately 10 feet behind the rear wall of the building. Its alley facade has a stone coping with three globe finials.



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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 1

Equitable Co-operative Building  
Association  
Name of Property  
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STATEMENT OF SIGNIFICANCE

The Equitable Cooperative Building Association, founded in 1879, is one of the oldest and most distinguished "thrift" institutions in the Washington area. It built its second headquarters at 915 F Street, NW. The building is significant as a symbol of the economic role that financial institutions played in the growth and development of the city, particularly in financing housing for thousands of residents. (Criterion A.)

The Equitable building is closely associated with the career of Washington financier John Joy Edson (1846-1935), whose devotion to many progressive causes improved the quality of life in the nation's capital at a time of rapid expansion and when it was assuming its mature form. The cofounder and longtime president of Equitable, Edson was a driving force behind many of the civic betterment programs of his day, including poverty relief, sanitary improvements, health care, prison reform, and civil service reform. Edson made Equitable a pioneering thrift institution, because he was convinced that contributing to the ranks of home ownership would give stability to the city by improving its housing stock and increasing the financial security of the average wage earner. The Equitable building is significant as a reminder of Edson's career and the embodiment of his progressive values. (Criterion B.)

The Equitable building is one of the city's most architecturally distinguished savings-and-loan buildings. It uses classical elements to convey an image of financial solidity. It is significant as a collaborative work of two prominent Washington architects, Frederic B. Pyle (1867-1934) and Arthur B. Heaton (1875-1951), recognized masters of their craft who greatly enhanced the character of the Washington cityscape. (Criterion C.)

EQUITABLE COOPERATIVE BUILDING ASSOCIATION

The Equitable Cooperative Building Association was formed in 1879 with the objective of promoting home ownership by expanding the reward for personal thrift. It quickly established itself as the largest institution of this type in the city, and is currently the second oldest building association in the metropolitan area.

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<sup>1</sup>The Oriental Building Association, now known as OBA Federal Savings and Loan, is the oldest, dating to 1867. However, it did not have its own place of business until 1895, when it first appears in city directories. Its headquarters building at 600 F Street, NW, dates from 1909.

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In the late 19th century, conventional banks were primarily concerned with funding corporations and mortgage loans were generally unavailable. Building associations were founded to bring the benefits of sound banking practice to the average citizen.

While there were other building associations in Washington, Equitable Co-operative championed the concept of making loans to member-shareholders at reasonable rates. Equitable founder John Joy Edson explained the distinction:

It seemed to be the purpose... of the old associations to secure as high a rate of interest from the borrowers and to pay as large profits to the investors, as possible. This effectually prevented the very purpose for which the associations were organized... the cooperative, mutual principle... had not been, but could be carried out... for the equal benefit of both the saving and borrowing classes.<sup>2</sup>

By 1882, Equitable was the largest association in the country based on these "cooperative" principles and it could boast, as late as 1912, that it had never lost a dollar on loans.

In 1886, the association purchased a four-story building at 1003 F Street, NW. The main floor was used by Equitable and the upper floors were rented for professional offices. Equitable held no other real estate of its own, devoting the rest of its assets to home loans made to its wage-earning shareholders.

The original Equitable building was adjacent to Woodward & Lothrop's department store, which occupied the Carlyle Building at the corner of 11th and F Streets in 1887. Woodward & Lothrop gradually expanded into almost all of the buildings in the block, including the basement of Equitable. In 1910, the department store negotiated the purchase of the Equitable building from the association in return for providing a suitable new location for the association's offices. Subsequently, the department store bought a double lot at 915 F Street from Dr. E.M. Gallaudet, the first president of Gallaudet College, for \$115,000. In 1911, construction commenced on the new Equitable headquarters, for an estimated cost of \$70,000. Equitable celebrated its open house on January 22, 1912.

*The Evening Star* reported that the new building evoked much critical admiration, pronounced it "an ornament for F Street" and described the design in detail:

The front is built in classic style, with four Ionic columns forming a loggia, and a curtain wall of rough cream gray brick. The whole of the outer wall, including the columns and the trimmings of the curtain wall, is of South Dover white marble...This will turn a soft cream color in a short time, will tone in with the color of the brick and

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<sup>2</sup>Equitable Savings and Loan Association, Inc., "1979 Annual Statement." Wheaton, MD: Equitable, 1979.

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Equitable Co-operative Building  
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thus make a harmonious whole. The purpose of using the brick in conjunction with the marble was for its color and also to give it life and avoid the cold, staid appearance of a temple of ancient times... The whole of the new structure is to be devoted solely to the business of the building association. The main portion of the first floor is practically one large office or banking room, with the private offices of President Edson, Secretary Reeside and other offices ranged along one side, while the clerical force occupies all of the opposite side with windows set at intervals for the accommodation of shareholders... All of the interior fittings, including the partitions and desks, are of mahogany and glass, while all visible metal work is of bronze. In the rear of the main floor are committee rooms and the vault in which current records are stored, while in the basement are two great vaults in which are stored all of the records of the association... The rear of the building is divided into two stories, and the only room on the<sup>3</sup> second floor is a properly fitted meeting place for the directors.

Equitable continued to grow steadily and on its 50th anniversary (1929) it reported it had financed the building of enough homes to fill a 200 square-block area of Washington. After World War II, with buildable land scarce in the District of Columbia, the Veterans Administration loans created a booming housing market in the suburbs. In 1953, Equitable established its first branch office in Wheaton, Maryland. In 1955, the company changed its name to the Equitable Savings and Loan Association. By 1970, deposits at the Wheaton branch office had surpassed those at the downtown headquarters. In 1972, Equitable received a Maryland state charter and made the Wheaton office its headquarters. In 1985, it closed its second headquarters, bringing more than a century of operation in Washington to a close.

JOHN JOY EDSON

John Joy Edson, one of Washington's leading financiers, was instrumental in founding the Washington Loan & Trust Company and the Columbia National Bank, as well as the Equitable Building Association. Edson made Equitable a pioneering thrift institution, out of his conviction that contributing to the ranks of home ownership would give stability to the city by improving its housing stock, and increasing the financial security of the average wage earner. He also used his prominence to further many of the progressive reforms and charities that helped the city to mature during the first decades of the twentieth century.

Edson was born in 1846 in Jefferson, Ohio. He attended public schools and at the age of 14, he enlisted in the 61st New York Volunteers. He served in battles in the Virginia and Maryland campaigns of the Civil War. In 1863, he became a clerk in the office of the Comptroller of the Currency, where he remained until 1875. He received a law degree from Columbian Law School (now George Washington

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<sup>3</sup>"In Handsome Home." Evening Star, Jan. 23, 1912, p. 9.

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University) in 1868. From 1875 to 1881, he practiced patent law in Washington with his brother.

During the 1870s, Edson served as secretary to several building associations which issued a limited number of shares and disbanded after all of the shares had matured and were redeemed. In 1879, he was instrumental in organizing the Equitable Cooperative Building Association, which was chartered to issue new series of stock on a regular basis. He served as Equitable's secretary for nineteen years. In 1898, he became the president, a position he held until his death in 1935.

Edson also became vice president of the Washington Loan & Trust Company when it was organized in 1889 as the city's first trust company (headquartered across the street from the Equitable at 9th and F Streets). He served as its president for twenty-three years (1894-1917) and later as chairman of the board (1917-35). He also served on the boards of Columbia National Bank (headquartered at 911 F Street--adjacent to the Equitable), National Metropolitan Bank, and Potomac Fire Insurance Company. He was president of the Board of Trade (1901-02) and Washington Bankers Association and treasurer of the U.S. Chamber of Commerce (1912-35).

Despite these extensive business responsibilities, Edson was a tireless civic activist, championing many charities and reform movements. As Constance McLaughlin Green has noted:

Among the leaders in this movement a half-dozen stand out as men of exceptional vision and tireless vigor. John Joy Edson is the best single example. His kindly, undistinguished face, partially hidden by untrimmed mustachios, showed little of the extraordinary force of his personality; he looked more like a small-town businessman than the powerful big city banker and the deeply religious, selfless social reformer that he was... "When you wanted to get something constructive done in Washington," a contemporary later said, "you went to John Joy Edson..."<sup>4</sup>

In 1892, Edson chaired the Citizens' Executive Committee to receive and entertain the Grand Army of the Republic at its first reunion in Washington since the end of the Civil War. The event brought several hundred thousand participants to the city. Edson was president of the Civil Service Reform Association from 1895-1907, and pushed successfully for the removal of many government positions from the political spoils system. He served as treasurer of the Associated Charities for thirty-one years (1903-34) and was president of the District government's Board of Charities. On two occasions, Edson declined appointment as District

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<sup>4</sup>Constance McLaughlin Green, Washington: Capital City, 1879-1950, pp. 150, 152. Princeton, NJ: Princeton University Press, 1963.

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Equitable Co-operative Building  
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Commissioner--by President Harrison in 1892 and President McKinley in 1901--citing the press of the other obligations he had assumed. Edson was widely recognized as one of the city's most valuable citizens. On his 75th Birthday, Edson was honored by a dinner at the Willard Hotel which was attended by four hundred of the city's most prominent residents.

In 1928, Edson was struck by a car as he was crossing F Street between his two financial institutions, the Equitable and the Washington Loan & Trust. It is a measure of his importance that Washington's leading newspaper of the period, *The Evening Star*, provided updates almost daily on his condition until he was released from the hospital. He slowly recovered and resumed a full work schedule, which he maintained until a few weeks before his death at age 89 in 1935.

THE ARCHITECTS

The building permit for the Equitable Cooperative Building Association lists both Frederic B. Pyle and Arthur B. Heaton as architects. Both men had well-established practices, and had already achieved prominence in the local architectural community. They probably knew each other well, since they belonged to some of the same organizations and were neighbors. (They lived in Cleveland Park. Heaton resided at 3320 Highland Place from 1907 to 1928 and Pyle resided at 3319 Newark Street from 1906 to 1918--almost directly behind Heaton.) Equitable is the only known collaboration between the two architects.

Aside from reputation, both architects had personal or business associations which probably helped secure the Equitable commission. Frederic Pyle had maintained his architectural office in the old Equitable building at 1003 F Street since establishing his independent practice in 1891. In 1901-2, he designed a number of rowhouses for low-income families for the Washington Sanitary Improvement Company, headed by John Joy Edson. Moreover, by 1904, Pyle was serving on Equitable's board of directors. Thus, it was logical for Pyle to be consulted about the design of the new building. There may have been additional impetus for his selection since he was also the architect of the Woodward & Lothrop wing which was to replace the original Equitable building.

Arthur Heaton had different advantages as a prospective architect for the new Equitable building. Unlike Pyle, Heaton had previously designed a highly successful small bank, the International Banking Corporation branch office at 1124 Connecticut Avenue (1907, demolished), which was featured in *American Architect* in 1911. Moreover, Heaton had designed the renovation of John Joy Edson's residence and several outbuildings at his country house. The architect and banker were also related by marriage: Arthur Heaton's mother, Mabel Berthrong, was the sister of Elizabeth Berthrong, who married Edson in 1869. The family connection was undoubtedly helpful in Heaton's career, as many of the organizations of which Edson was involved hired Heaton to design buildings, including the Washington Loan & Trust Company, John Dickson Home, National Geographic Society, and George Washington University.

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Although Pyle's name is listed first on the building permit, Heaton was probably the principal designer. This conclusion is supported by the fact that the Library of Congress holds six architectural drawings of the building, including a preliminary site plan and details of the facade and boardroom, that were prepared by Heaton's office and were included among his professional papers.<sup>5</sup>

Arthur B. Heaton

Arthur Berthrong Heaton was among the most prolific and versatile architects in Washington during the first half of the twentieth century. He was born in Washington in 1875 and went to Central High School. He apprenticed with Paul Pelz, the architect of several noted local buildings, including the Library of Congress (1888-92).

By 1900, Heaton had established his practice and began to design houses in Cleveland Park and elsewhere. His first large commissions were for Beaux-Arts apartment houses--the Marlborough at 919 18th Street, NW, 1901, and the Highlands at 1915 Connecticut Avenue, 1902, for *The Washington Post* publisher Stilson Hutchins. From 1903 to 1904, Heaton went abroad to study at the Sorbonne and tour the great cathedrals of England, France, and Italy. Heaton designed eight apartment houses between 1900 and 1906, followed by the Mediterranean Revival Altamont Apartments at 1901 Wyoming Avenue in 1915.

Throughout his career, Heaton held American colonial architecture in high regard. After World War I, he began to concentrate on the Colonial Revival style for residential architecture; he made frequent trips to Williamsburg for inspiration. Between 1917 and 1932, Heaton worked extensively for the real estate development firm of Shannon & Luchs, designing more than 500 rowhouses in Burleith, as well as an innovative cul-de-sac of small Colonial Revival houses known as Wrenwood, just off Rittenhouse Street, NW, in 1928.

Heaton also adapted the Colonial Revival style for larger buildings such as the John Dickson Home at 14th and Gallatin Streets (1911), the YWCA at 17th and K Streets (1924, demolished), and the Methodist Home for the Aged at Connecticut Avenue and Elicott Street (1924). Other projects included the National Geographic Society's office building on 16th Street (1915) and the master plan for George Washington University's quadrangle, including Corcoran and Stockton Halls (1924).

A lifelong motoring enthusiast, Heaton designed several buildings that reflected the growing impact of the automobile on architecture, including the multi-story Capital Garage at 1320 New York Avenue, NW (1926, demolished) and the innovative Park-and-Shop shopping center at 3507 Connecticut Avenue, NW (1930), both of which became prototypes for many later examples.

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<sup>5</sup>Project 1107, Arthur B. Heaton Collection, Prints and Photographs Division, Library of Congress.

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Equitable Co-operative Building  
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In the 1930s, Heaton organized a campaign to "Renovise Washington" and subsequently chaired the Washington Building Congress, which united the design and construction trades in efforts for civic improvement during the Depression. Accordingly, he was interested in slum clearance which led him to plan the Ellen Wilson Houses for the Alley Dwelling Authority in 1940.

In 1935, he became chairman of the Washington chapter of the American Institute of Architects; in 1941, he was elected a Fellow of the A.I.A. He died in 1951.

Heaton's Banks

Between 1907 and 1930, Arthur Heaton designed six banks and remodeled several others. As with his voluminous residential work, he brought a stylistic inventiveness to his banks. These buildings tended to have several traits in common. They were commodious but human in scale with a straightforward plan. The interior was dominated by a large, natural-lit banking room with service counters arrayed in a U-shape configuration around the entrance and with a vault centered on the back wall, on axis with the front entrance. While accommodating these programmatic requirements, Heaton individualized his buildings by using a range of classically-inspired styles.

Heaton's first bank building, the International Banking Corporation branch on Connecticut Avenue (1907, demolished), designed in the Italian Renaissance Revival style, demonstrated Heaton's ability to give strength and a distinctive character to a small bank building on a midblock site.

In 1912, Heaton redesigned the banking room of the Richardsonian Romanesque Washington Loan & Trust Building at 900 F Street (1890) in the more fashionable classical mode; in 1926, he extended the original F Street facade by replicating an additional four bays, doubling it in size. This respectfulness was typical of Heaton's traditionalist approach to design.

Heaton's design for the West End Branch of Washington Loan & Trust at 17th and G Streets, NW (1923, demolished), another small bank building in the Renaissance Revival style, won a design award from the Washington Board of Trade. He designed a similar building of Blue Hill Sandstone for the Chevy Chase National Bank at 5524 Connecticut Avenue (1924, subsequently expanded). Also in classical revival style was the Southwest Branch of the McLachlen Banking Corporation at 306-12 14th Street, S.W. (1929, demolished).

Heaton's alterations to existing banks included the Washington & Southern Bank (1914), McLachlen Bank (1923), Perpetual Building Association (1932) and Morris Plan Bank (1940).

His last major bank commission was the National Bank of Fairfax in 1930. Although the internal organization of the Fairfax bank is very similar to his earlier designs, this time Heaton employed a Colonial Revival facade to harmonize with the historic Fairfax Courthouse (1800), on the hill directly across Main Street.

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Frederic B. Pyle

Frederic Bennett Pyle was a Washington architect in the early-twentieth century who produced some of the city's most engaging residential and commercial architecture largely without formal academic training.

Pyle was born in 1867 at London Grove, Pennsylvania. He received a B.S. degree in 1889 from Swarthmore College, where he pursued a liberal arts education which included engineering and drafting classes. After graduation, he apprenticed with a Philadelphia architect named Chandler.<sup>6</sup> In 1890, he apprenticed with a Washington architect named Hickman. By 1891, he had established his own office.

Pyle's work is predominantly residential, particularly in the early years of his practice, and includes some of the most distinguished residential work in Cleveland Park, Kalorama, and Mount Pleasant. He became a prolific designer of rowhouses in the decades before World War I. Some of these were elaborately detailed, such as the rhythmic rows of houses with bay windows at 1820-26 Calvert Street (1903) and 1745-61 Park Road (1904), and an especially picturesque group of scroll-gabled Flemish Revival rowhouses at 1440-44 Clifton Street (1907, demolished).

Pyle designed comfortably in a wide range of traditional residential styles. While living in Cleveland Park, he designed a number of rambling suburban houses in the neighborhood, including clapboard houses with Adamesque detailing and wrap-around porches, as well as houses in the Shingle style with gambrel roofs. One of his best early houses is a grand Georgian Revival frame house with a projecting Ionic portico at 1801 Park Road, NW (1903). The same year, he produced a bow-fronted Georgian Revival rowhouse for Samuel Walter Woodward (of Woodward & Lothrop) at 2137 Bancroft Place, NW. In the following decade, Pyle designed two of his largest houses: the Federal Revival Hollerith House at 1617 29th Street (1915), which blends unobtrusively into the fabric of Georgetown, and the more assertive Spanish Renaissance Revival Dunigan House at 2319 Wyoming Avenue in Kalorama (1916). Pyle designed eight Washington apartment buildings, including the Parkwood (1908) at 1746 K Street, NW, designed for S.W. Woodward and his investment partner, E.S. Parker.

Pyle's commercial work is also varied in design. In the expansion of Woodward & Lothrop's F Street store (1912), the subdued plainer facades foreshadow the "stripped classicism" that characterized his work in the 1920s. In contrast, the terra cotta facade for the King's Palace department store at 810-18 Seventh Street, NW (1914) and the Philipsborn & Company building at 606-12 Eleventh Street (1919) are characterized by heavily ornamented commercial classicism. His later

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<sup>6</sup>This may have been Theophilus P. Chandler, who designed the imposing neoclassical Leiter House on Dupont Circle (1891; demolished).



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work, like the two-story neoclassical building for Avignon Freres at 1777 Columbia Road (1928) and a row of one-story "stripped-classical" storefronts at 1815-31 Columbia Road is typically more restrained. Pyle died in 1934.

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