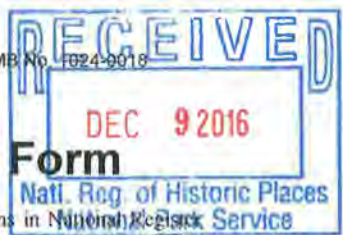


MP 559



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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name: Chilchester Arms Apartments

Other names/site number: Vizcaya Apartments

Name of related multiple property listing:
"Apartment Buildings in Washington, D.C., 1880-1945"

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

2. Location

Street & number: 1388 Tuckerman Street, N.W.

City or town: Washington State: DC County: _____

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

<p style="font-size: 1.2em; font-family: cursive;">[Signature]</p> <p>Signature of certifying official/Title: <u>DAVID MALONEY / DC SHPO</u></p> <p>State or Federal agency/bureau or Tribal Government: <u>DC HISTORIC PRESERVATION OFFICE</u></p>	<p><u>4/1/2016</u></p> <p>Date</p>
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>Signature of commenting official: _____</p>	<p>Date _____</p>
<p>Title : _____</p>	<p>State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Joe Eason H. Beall
Signature of the Keeper

10.24.17
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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling=Apartment Building

Current Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling=Apartment Building

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement/Art Moderne

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Walls: Brick

Other/Decorative Elements and Sills: Brick, Stone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The apartment building located at 1388 Tuckerman Street, NW, historically known as the Chilchester Arms, and now as the Vizcaya Apartments, opened in 1936 at the intersection of 14th and Tuckerman streets in the Brightwood neighborhood of northwest Washington, D.C. Designed by prolific Washington, D.C. architect George T. Santmyers and constructed in 1936, the building is a two-story plus basement brick structure. As defined by the Multiple Property Documentation Form, *Apartment Buildings in Washington, D.C. 1880-1945*, the apartment building is a conventional low-rise apartment building. The building features Moderne stylistic elements, such as geometric brick and stone ornamentation and Deco-inspired setbacks, which together illustrate the restrained emergence of Santmyers' architectural vocabulary away from strictly classical revival forms. The location and siting of the building also reflects the growth of transportation networks and residential construction patterns in the inter-war period, as the population of the city expanded north from central Washington, D.C.

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Narrative Description

Site

The Chilchester Arms Apartments sits at the strategic location of the southwest corner of Tuckerman and 14th Streets, northwest, fronting Tuckerman Street to the north. This location provides direct access to the north-south 14th Street transportation route. The immediate neighborhood is strictly residential. A combination of detached single family homes and multi-family apartment buildings constructed in the first half of the 20th century are located adjacent to and across from the building on all sides, including south of the alley at the rear of the property. Constructed on a flat grade, the building is set back from the sidewalks of both 14th and Tuckerman streets behind a gently low-sloping, lawn landscaped with shrubs and a few trees.

Exterior

The Chilchester Arms Apartments is a two story plus basement, brick and cinder block building covered with a flat, built-up roof behind a parapet at the east, west and north sides. The U-shaped building consists of a center section and two flanking wings, each with step-backs (setbacks) and set at ninety-degree angles. The building fronts Tuckerman Street to the north, running 100' in length by 71' deep. Its eastern wing and western wings extend southward toward the alley behind the building, widening at the rear. Constructed on a flat grade, the building is set back from the sidewalks of 14th Street and Tuckerman behind a gentle, low-sloping and landscaped lawn.

The center section of the building's primary elevation is eight bays wide with two bays demarcating the central entrance at the first story. The flanking wings project out one bay across and one bay deep. They feature a 4' setback and a 6.5' setback that meets the center section of the building. The setbacks are aligned with the east and west ends of the building. The west elevation fronts 14th Street and features two projecting bays; the northern bay is set back from the north elevation and the southern bay aligns with the south edge of the building.

At the center section of the Tuckerman Street elevation, short concrete steps lined by a thin iron handrail lead from the sidewalk to the building's main entry and classical stone door surround. The opening is flanked by Roman Doric pilasters, and a pediment with horizontal cornice and triangular gable. A single metal entry door with full glazing, a sidelight and transom has been installed and is capped by a curved canopy. The entrance is flanked at the first floor by three window openings on either side, consisting of a short single window opening, a larger tripartite window opening and third single window opening. Second floor fenestration is similar, although all single openings are the same size. The single window openings of the wings are centered on the outer setbacks.

Fenestration on the 14th Street elevation consists of five window bays. The recessed bays of the north end are single openings. The projecting bays have centered paired openings at each floor and the center portion of the elevation features two single openings flanked by tripartite openings.

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On the Tuckerman and 14th Street elevations, the exterior walls are constructed of brick laid in six-course common bond with one header course, with the exception that the sides of the wings and the bays feature brick laid in five-course common bond with one header course. In all locations, however, a stretcher is typically used in header courses where the course meets a window or door opening. A continuous stone belt course delineates the basement on the street-facing elevations.

All windows of the two primary elevations feature stone sills. Single window openings have flat soldier course lintels. The tripartite windows of the first floor feature segmental keystone arched soldier course lintels, as do the paired window openings at first floor. A continuous soldier course caps the second floor window openings and extends across the north elevation, wrapping around to and across the west elevation. Above this are two courses of stretcher bond crowned by a string course each of rowlock and common bond which together define the building's roofline. A parapet extends above this. It features repeating geometric decorative brick and stone work consisting of a diamond-shaped stone centered in rectangular or square frame of rowlock. This ornamentation is sandwiched between three courses of running bond (below) and three courses of English bond (above). The parapet is capped by a stone coping. Although the parapet and stone coping continue around the east elevation, the brick and stone ornamentation described does not.

The non-street facing elevations, including the interior-facing elevations of the four-bay east wing and five-bay west wing have simplified fenestration and ornamentation. All window openings, for instance, are flat arched with soldier course lintels and brick sills. No parapet exists at the rear elevations of the wings, and neither does a stone coping. Instead, a copper gutter and metal downspouts are featured; these elevations also have some thru-wall vents above the second floor.

Interior

The single main entrance at the north elevation provides access into the building's short foyer, which is demarcated at the south by a larger hexagonal arched opening. This widens to the building's lobby. Rectangular in plan, the lobby's south side features four white marble steps centered beneath another hexagonal arched opening. This opening is flanked by two smaller hexagonal arched openings. The steps lead up to the first floor's east-west corridor; they are delineated by a thin metal railing as are the smaller arched openings. Marble wainscoting is featured along the perimeter of the lobby as is a taupe marble base and chair rail. Heavy crown molding delineates the lobby and foyer ceilings. The lobby's multi-colored tile flooring is a modern replacement.

The building has two floors and a basement, each featuring an east-west corridor and accessible only by stair. Residential units are located on either side of the corridors, with a stairwell near each of the east and west ends. The concrete stairs have wood treads, risers, balusters and handrails with newels. The first and second floor corridor ceilings are barrel vaulted; that of the second floor retains crown molding. Corridor walls are painted cinder block; ceilings are also

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painted. Flooring in both upper floor corridors is replacement vinyl flooring however, historic baseboard remains. Unit entries feature what appear to be their historic paneled wood doors and wood trim surround, as well as louvered wood doors. Utility or other storage closets in corridors, as well as stairwell doors are also paneled wood doors and appear to be historic.

According to the D.C. Permit to Building application, the construction of the 16-family unit building was estimated to be \$42,000. Today, the Chilchester Arms building, newly named the Vizcaya, contains 17 leasable one or two-bedroom units. All units are equipped with a bathroom, kitchen and living space. The plaster walls and ceilings within units are painted. Historic hardwood flooring remains in living spaces, as does wood baseboard. Interior window trim and sills are of wood and appear to be historic; wood paneled doors are also featured in most cases. Some dining areas retain chair rails (painted). Unit baths feature tile flooring and wainscoting, although tile flooring has been replaced on an as-needed basis. Kitchens have received linoleum or vinyl tile flooring and have a combination of historic and replacement cabinetry. Kitchen appliances and bathroom vanities have been updated over time.

Alterations / Integrity

Other than the replacement of windows and entry door, there have been no major alterations and no additions on the exterior. Interior alterations are largely at the cosmetic level. The entry vestibule has received replacement flooring, as have the first and second floor corridors. In units, select finishes (namely, flooring) or furnishings (e.g. cabinetry, appliances, vanities, toilets) of kitchens and baths have been updated over time on an as-needed basis. However, the interior layout appears to remain original the building, with the unit count changing only from 16 to 17 units.

The Chilchester Arms Apartments retains sufficient integrity of materials, design, workmanship, setting, feeling, location, and association to communicate its significance within the context of the Conventional Low-Rise Apartment buildings and of apartment building architecture in Washington, D.C. The largely intact exteriors and interiors of the apartment building indicate few alterations over the years. Character-defining features at both exterior and interior continue to reflect stylistic evidence of Santmyers' transition from classical revival to Moderne architecture. These features include the Doric-style pilasters and geometric brick and stone ornamentation in conjunction with the Deco-influenced setbacks. Inside, the barrel vaulted ceilings of the corridors are reminiscent of classical revival style, whereas the Moderne proclivity for hexagonal arches seen in the entry foyer and the lobby are a geometric feature that is carried throughout the building. In units, such arches delineate openings between living spaces and hallways, for instance. The location of the property retains its significant association with 14th Street and its transportation corridors, as well as with the commercial corridor of Georgia Avenue and the surrounding Brightwood neighborhood.

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8. Statement of Significance

Applicable National Register Criteria

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

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Criterion A – Community Planning and Development

Criterion C – Architecture

Period of Significance

1936

Significant Dates

1936 (construction)

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

George T. Santmyers, Architect

Modern Construction Company (Owner and Builder)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Chilchester Arms Apartment building at 1388 Tuckerman Street, NW is locally significant under Criterion A in the area of Community Planning and Development for its association with the inter-War development of apartment buildings outside of the original city limits, and in particular in the Brightwood neighborhood. The building's location along the bustling corridor of 14th Street is representative of the efficient housing solutions sought for a rapidly expanding population. Between World Wars I and II, the federal government's expansion brought many employees to the area. Without adequate numbers of single-family houses, architects (George Santmyers among the most prolific) sought to construct apartment buildings as suitable alternatives, effectively re-shaping the once rural landscape of Washington, D.C. north of Florida Avenue. Apartment buildings were initially associated with overcrowded tenements and considered unnecessary in Washington due to the large amount of undeveloped land available for detached houses.¹ Primarily out of necessity, however, apartment buildings were soon accepted as comfortable solutions for middle-income individuals and families. The apartment building at 1388 Tuckerman Street, historically known as the Chilchester Arms and now known as the Vizcaya Apartments, was built to house sixteen families. The modest size of the building, with its spacious layout of units and location adjacent to major transportation networks made this apartment building an attractive and convenient alternative to single-family housing.

The Chilchester Arms Apartments is also locally significant under Criterion C in the area of Architecture within the context of apartment buildings designed by architect George T. Santmyers, and is specifically representative of Santmyers' transition from classical revival architecture to buildings constructed with the form and scale characteristic of the Moderne movement.

Santmyers' career lasted for more than forty years, until his death in 1960 and during which he completed over 400 apartment buildings in the city. In the 1930s through 1950s, Santmyers had a great number of commissions and used each to develop a distinct body of work showcasing new materials and stylistic elements used in Moderne architecture. The Chilchester Arms is representative of an important transformation both in the career of Santmyers and in the development patterns of the city. The building illustrates Santmyers' emerging use of Deco-inspired setbacks and low-relief geometric ornamentation, in an evolution away from wholly revival architecture.

¹ *Apartment Buildings in Washington, D.C. 1880-1945*, National Register Nomination, 1994, section E, pp. 6-7.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Chilchester Arms Apartments is classified as a Conventional Low-Rise Apartment Building subtype as defined by the Multiple Property Documentation Form, *Apartment buildings in Washington D.C. 1880-1945*, and meets several criteria specifically developed to evaluate apartment buildings pursuant to the D.C. Apartment Building Survey and adopted by the Historic Preservation Review Board in December 1989. These criteria correspond to National Register Criterion A (Association with events that have made a significant contribution to the broad patterns of our history) and include:

- A-3: Buildings that are part of clusters, corridors, or districts that illustrate the patterns of development of the city.
- A-4: Buildings that reflect economic forces, both external and internal, that altered the development of the city.

The Chilchester Arms meets Criterion A-3 as a representative example of the interwar development of low-rise apartment buildings following developments of increased transportation networks along 14th Street and Georgia Avenue.² Both streetcar lines and automobiles used 14th Street and Georgia Avenue as two of the primary modes for traveling north and south, to and from downtown Washington, D.C. The extension of streetcar lines north from Park Road up 14th Street encouraged associated residential development farther from downtown. The construction of the Chilchester Arms at 14th and Tuckerman streets and without dedicated garages, demonstrates that most residences likely commuted to work by streetcar or bus, relying heavily on this nexus of several transportation routes.

The Chilchester Arms also meets Criteria A-4 as a representative example of a building that reflects the unprecedented growth of multi-family units in northwest Washington, D.C. Between 1935 through 1941, of the \$102 million expended for residential housing, sixty percent went toward apartment buildings.³ The buildings were constructed in response to the influx of federal workers moving to Washington to service the New Deal government. However, salaries for federal workers did not keep pace with the cost for single-family housing, which in Brightwood was approximately \$6,750 - \$8,250 for a semidetached house.⁴ Comparatively, rent in the Chilchester Arms ranged from \$50.00 to \$75.00, and included a refrigerator, and utilities. This was on the average-to-lower-end of the rental spectrum for apartments. (For example, the Gilliot Courts building, located at 16th and Sheridan Streets, rented in the more expensive range of \$52.50 to \$87.50.⁵) Additionally, the need for housing was made more acute as apartment

² *Fort View Apartments National Register Nomination*, 2009, section 8, p. 5.

³ *Apartment Buildings in Washington, D.C. 1880-1945*, section e, p. 55.

⁴ "Thriving Brightwood Section Can Recall Rich Historical Past," *The Evening Star*, 4 September 1950.

⁵ "Classified Ad 2 - No Title," *The Washington Post*, 19 June 1939; "Chilchester Arms," *The Washington Star*, 8 October 1936; "Classified Ad-No Title" *The Washington Star*, 8 May 1937.

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buildings downtown were converted to offices, pushing residential needs north, necessitating the dramatic increase of cheaper and more concentrated housing.

Prior to the early 20th century, the Brightwood region was largely rural farmland and served as grounds for summer cottages and entertainment on the outskirts of downtown Washington, D.C. Fourteenth Street developed as an off-shoot of the toll road established on 7th Street (now Georgia Avenue) in 1818, and the surrounding area was gradually made more accessible by streetcar lines carrying residents along 14th Street and Georgia Avenue out of the city to racetracks and pleasure grounds north of downtown. Although initially void of much development along the road, the area received more infrastructure with the development of Fort Stevens during the Civil War. The end of the war brought a transition to a more populated area with the development of single-family houses, prompting the establishment of new city services such as electric streetcars. The 1893 Highway Act further changed the shape of a burgeoning urban enclave by re-drawing the grid pattern of the streets, transitioning a still somewhat rural region into a fully suburban community.⁶ The Chilchester Arms Apartments, constructed 1936, is representative of the type of apartment building development that evolved along transportation corridors, as the population grew, creating housing for workers in a location convenient to commercial amenities and providing a brief commute to and from downtown D. C. jobs.

The Chilchester Arms is also eligible under National Register Criterion C:

- C-5: Buildings that reflect changes in aesthetic philosophies.
- C-6: Buildings that illustrate expressions of architectural styles, rare, notable, or influential to the aesthetic development of the apartment building or architecture in general.
- C-7: Buildings that are the work of skilled architects, landscape architects, urban planners, engineer, buildings, or developers.

The Chilchester Arms meets Criteria C-5 and C-6 as it reflects the evolution of architectural styles used in Washington, D.C. and by George T. Santmyers in the interwar period. Santmyers is considered among the most prolific architect in the history of Washington, D.C., designing over 400 buildings, including banks, public garages, private residences and apartment buildings, during a career spanning forty years. Santmyers worked in a variety of styles, including small-scale Colonial Revival apartment buildings featuring symmetry and order in form. His work through the 1930s through 1950s came to fully explore the forms of Moderne and Art Deco architecture.⁷ Santmyers gradually incorporated elements of Art Deco and Moderne into his commissions, while continuing to utilize more traditional forms and materials in his buildings. This transitional period in Santmyers career was also reflected in the evolution of architectural styles across the District of Columbia. at large. The Chilchester Arms Apartments represents this evolution of architecture through its use of orderly fenestration and a traditional brick façade,

⁶ Katherine Grandine, *Brightwood: From Tollgate to Suburb*, ed. Kathryn Schneider Smith (Baltimore: The Johns Hopkins University Press, 2010), 132.

⁷ *Apartment Buildings in Washington, D.C. 1880-1945 National Register Nomination*, section E, p. 33.

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while also mixing in setbacks and simple, abstract stone ornamentation. Santmyers' later commissions included more modern materials and asymmetrical forms. For the period, Chilchester Arms Apartments exemplifies Santmyers experiment with Art Deco and modern aesthetic elements integral to the overall evolution of apartment building architecture in Washington, D.C.

The Chilchester Arms meets Criterion C-7 as a representative example of an important period in the career of architect George T. Santmyers and his use of Art Deco and Moderne elements in his buildings that overall maintained classical forms and materials. The Chilchester Arms, built in 1936, exemplifies this transition in Santmyers's career and in the evolution of architecture in the city from a classical to a more Moderne aesthetic.⁸

The Chilchester Arms is representative of the Conventional Low-Rise Apartment Building subtype, as defined by the Multiple Property Documentation Form, *Apartment buildings in Washington D.C. 1880-1945*, as it meets the following criteria:

- Is a purpose-built apartment building;
- Contains at least five self-sufficient units;
- Is at least two stories high and no more than four;
- Does not contain an elevator;
- Retains sufficient architectural integrity and historic characteristics to enable identification with the subtype, including façade appearance;
- Was constructed primarily between 1880 and 1945;
- Is located within the District of Columbia.

The Conventional Low-Rise Apartment Building subtype “holds the principal role as the basic and most prevalent example of the building type that defines the apartment building in its seminal period in the District of Columbia.”⁹ The Chilchester Arms exemplifies the prevalence of the apartment building that followed and encouraged the population growth along 14th Street north.

The Chilchester Arms also represents the partnership enjoyed between architect George Santmyers and builder, Modern Construction Company. Together, they constructed approximately 14 buildings in the Brightwood neighborhood from 1935-1937. The Chilchester Arms was the first of six apartment buildings Santmyers and Modern Construction Company built on 14th Street between Tuckerman Street and Somerset Place. All six of these conventional, low-rise apartments were conveniently located on and near major transit hubs, facilitating an easy streetcar commute downtown. Santmyers and Modern Construction Company also worked together on eight two-story, single family dwellings just south on Rittenhouse Street, NW, as the Brightwood neighborhood became increasingly developed and residential in the 1930s.¹⁰

⁸ *Fort View Apartments National Register Nomination*, section 8, p. 7.

⁹ *Apartment Buildings in Washington, D.C. 1880-1945*, National Register Nomination, section F, p. 6.

¹⁰ “D.C. Building Permits Database,” search term ‘Modern Const. Co.’

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The Neighborhood

The Chilchester Arms is located on the south side of Tuckerman Street and the east side of 14th Street, in the Brightwood neighborhood of northwest Washington, D.C. Long a nexus of various transportation routes, both military and civilian, the lots in this once rural landscape were gradually defined by more specific neighborhoods with distinct identities and names as commercial and residential patterns were established along transportation routes north to the border with Maryland.

Established primarily between 1810 and 1940 in response to infrastructure developments and population growth in the capital city, the Brightwood area encompassed a large, rural area north of downtown Washington, populated by farmers and livestock. The area became more clearly defined and developed after Congress funded a project to construct three turnpikes extending from Washington City to the northern border with Maryland. The 7th Street Turnpike (presently Georgia Avenue, NW) opened in 1822 and remained a dirt road until a toll was established for travelers of the turnpike to fund the paving of the road with wooden planks. The road connected the Potomac River to Rockville, Maryland, allowing for people to travel north from the city to enjoy nature and recreation and for produce to travel south to markets in more populous communities.¹¹

The construction of additional roads allowed for the further development of the Brightwood neighborhood in a still rather rural area. In the 1860s, several roads were constructed with the primary purpose of connecting northern fortifications, notably Fort Stevens, in order to better protect Washington, D.C. during the Civil War. Military Road was completed in 1862 with the intention of protecting the city from the north, becoming the third road to transverse the Brightwood neighborhood.¹² At this same time, the area received the name “Brightwood,” for the nearest post office, located on Milkhouse Ford Road and the 7th Street Turnpike. The construction of a post office illustrates the infrastructure needed to service a growing area. The completion of Piney Branch Road in 1871, a result of clever citizens attempting to circumvent the 7th Street Turnpike toll, and the electrification of streetcars in 1893, sealed the fate of Brightwood as an accessible, yet removed, residential suburb of downtown Washington, D.C.¹³

Despite the relatively small population residing north of Florida Avenue and before the Maryland state line, an elaborate network of additional transportation lines were established over the next thirty years at the behest of a relatively vocal minority. The construction of an electrified streetcar to Brightwood was the result of lobbying done by the Brightwood Citizens Association. Established two years earlier in 1891, Brightwood Citizens Association’s founding members had the primary goal of securing more reliable transportation to people living “far out in the country” who were otherwise dependent on unreliable and often exhausted horses to travel

¹¹ Cultural Tourism D.C., *Battleground Community: Brightwood Heritage Trail*, (Washington, D.C.: Cultural Tourism D.C., 2008), 17.

¹² Grandine, 128.

¹³ Cultural Tourism D.C., 21.

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uphill to the remote Brightwood region.¹⁴ The establishment of an electric streetcar to Brightwood and the 1893 Highway Act both had profound impacts on the rapid development of Brightwood's infrastructure. The Highway Act required that the L'Enfant Plan of grid streets with radial avenues be applied to all neighborhoods across D.C. Rather than a tangle of roads built on an as-needed basis, the Highway Act made the growing Brightwood neighborhood an attractive place with orderly streets, sidewalks, and accessible modes of transportation.¹⁵ Over the next twenty years, the Citizens Association, led by Louis Shoemaker, also secured funding for the "widening, grading, macadamizing, and finally asphaltting" of Georgia Avenue, 14th Street and 16th Street, the establishment of a sewer, and the expansion of the Brightwood Elementary School. The Citizens Association essentially reconfigured the previously rural landscape of Brightwood and established the foundation and associated infrastructure for a great deal of residential development.

Brightwood Development and the Chilchester Arms Apartments

With increased accessibility and modern urban amenities, Brightwood attracted rapid residential construction, as former farmlands were shuttered and lots were sold for development. By 1910, the area had three times as many houses as it had thirty years earlier. Builder and developer Harry Wardman was very influential in Brightwood, building prolifically in the area after World War I. Wardman responded to Herbert Hoover's request to provide adequate, single-family housing to middle-class military families by building 700 brick semidetached row houses.¹⁶

Other developers, including Modern Construction Company, for example, viewed Brightwood as a solution for the housing shortage due to the area's attractive amenities, such as proximity to Georgia Avenue, 14th Street, and 16th Street stores, shops, and bus and streetcar lines, well into the 1940s.¹⁷ Although Modern Construction Company did not build as extensively in Brightwood as Wardman, its' work in the neighborhood helped to further establish Brightwood as a desirable location. As the population of Washington grew, it became clear that the need for denser housing simply necessitated the construction of more apartment buildings (such as the Chilchester Arms) in lieu of row, semi-detached, or single family houses. Other apartment buildings erected included the Concord Gardens Apartments, at 5906 13th Street, NW constructed in 1936 by George Santmyers (extant); the Townley Park Apartments at 5912 14th Street, NW constructed in 1940 (extant); and the Rolling Terrace Apartments at 1360 Peabody Street, NW, constructed in 1940 by George Santmyers (extant).¹⁸ As a result, moderately sized apartment buildings were added to the Brightwood landscape between 1935 and 1945 and were typically located adjacent to the major thoroughfares of 14th Street and Georgia Avenue (the

¹⁴ "Brightwood Proud of Thirty-Year Fight for Civic Improvement," *The Washington Herald*, 1 January 1922, 4.

¹⁵ Grandine, 132.

¹⁶ Grandine, 135.

¹⁷ "8 New Homes Nearly Ready in Brightwood," *Washington Post*, 3 November 1935, R1.

¹⁸ D.C. Building Permit #188019, 1 February 1936; D.C. Building Permit #234578, 15 July 1940; D.C. Building Permit # 236532, 13 September 1940.

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commercial center for stores, gas stations and garages). The third major thoroughfare of 16th Street remained a corridor primarily for high-style, single-family dwellings.

Central to the appeal of apartment complexes such as Chilchester Arms in Brightwood was the accessibility to transportation lines, particularly bus routes and streetcar lines, and the siting of the apartments adjacent to Rock Creek Park. Residents of Chilchester Arms, in addition to several other surrounding apartment buildings, lacked dedicated building garages and were thus less likely to own a car and more likely to be users of public transportation. The rapid increase of Brightwood's population, however, strained the transportation infrastructure, causing overcrowded and unsanitary transportation lines, according to one newspaper article, perhaps contributed to by frequent school-age riders. The Brightwood Citizens Association addressed these points on behalf of residents by encouraging express bus routes along 13th Street for commuters explicitly traveling downtown.¹⁹

The ideal residents of the Chilchester were young professional commuters or couples starting their first home. A wedding announcement establishes the type of young, educated, professional commuters the developers were trying to attract. Robert Lee Haydon and Harriet Elaine O'Flaherty were married in 1940 and took residency at 1388 Tuckerman. The couple was well educated, as both had college degrees –Mrs. Haydon had attended Wilson Teachers College and Mr. Haydon had studied at the University of Maryland. It is likely that one or both worked in downtown Washington, D.C., and wanted a modern, convenient starter home or apartment.²⁰ When the Chilchester Arms opened, it advertised as a “new apartment building of the better kind...featuring Elextrolux gas refrigeration, modern gas ranges, and custom-built kitchen cabinets” that was “excellently located.”²¹ The amenities found mirrored well the growing residential needs and patterns developing in the stretch of Brightwood between 16th Street and Georgia Avenue between 1910 and 1945, servicing young professionals, newlyweds, and others in a rapidly developing tract of the city.

¹⁹ “Brightwood Citizens Urge Express Bus,” *Washington Post*, 12 April 1941, 15.

²⁰ “Miss Harriet Elaine O'Flaherty Becomes Bride of Robert Lee Haydon, Jr. at Wallace Presbyterian Church” *Washington Post*, 22 December 1940.

²¹ “Chilchester Arms” classified ad, *The Washington Star*, 8 October 1936; “Desirable 1-Bedroom Apts.” classified ad, *The Washington Evening Star*, 15 January 1941.

Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

“8 New Homes Nearly Ready in Brightwood.” *The Washington Post*. 3 November 1935, R1.

Battleground Community: Brightwood Heritage Trail. Washington D.C.: Cultural Tourism D.C. 2008.

“Brightwood Citizens Urge Express Bus.” *The Washington Post*, 12 April 1941, 15.

“Brightwood Proud of Thirty-Year Fight for Civic Improvement,” *The Washington Herald*, 1 January 1922, 4.

“Chilchester Arms,” *The Washington Star*, 8 October 1936.

“Classified Ad-No Title” *The Washington Star*, 8 May 1937.

“Classified Ad 2 – No Title.” *The Washington Post*. 19 June 1939.

“D.C. Building Permits Database,” search term ‘Modern Const. Co.’

“Desirable 1-Bedroom Apts.” classified ad, *The Washington Evening Star*, 15 January 1941.

District of Columbia Building Permit #188019. 1 February 1936.

District of Columbia Building Permit #193547. 6 July 1936.

District of Columbia Building Permit #234578. 15 July 1940.

District of Columbia Building Permit #236532. 13 September 1940.

Grandine, Katherine. *Brightwood: From Tollgate to Suburb*. In Kathryn Schneider Smith, ed. *Washington at Home: An Illustrated History of Neighborhoods in the Nation’s Capital*, Second Edition. Baltimore: The Johns Hopkins University Press, 2010.

Historic Preservation Review Board. *The Fort View Apartments Designation, Historic Landmark Designation Case No. 09-09*.

“Miss Harriet Elaine O’Flaherty Becomes Bride of Robert Lee Haydon, Jr. at Wallace Presbyterian Church” *Washington Post*, 22 December 1940.

Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

National Register of Historic Places Multiple Property Documentation Form – Apartment Buildings in Washington, D.C. 1880-1945. Prepared by EHT Tracerics, listed 1994.

National Register of Historic Places Nomination Form - Fort View Apartments. Prepared by EHT Tracerics, listed 2009.

“Thriving Brightwood Section Can Recall Rich Historical Past.” *The Evening Star*. 4 September 1950.

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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Chilchester Arms Apartments
Name of Property

District of Columbia
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10. Geographical Data

Acreage of Property 0.2 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 38.967361 | Longitude: -77.033020 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The Chilchester Arms Apartments are located at 1388 Tuckerman Street, N.W., Washington, D.C. in Square 2787 Lot 0027. The building is bounded by 14th Street, N.W. to the west, Tuckerman Street, N.W to the north, an alley to the south and an unrelated single-family residence property to the east.

Chilchester Arms Apartments
Name of Property

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Boundary Justification (Explain why the boundaries were selected.)

The selected boundaries encompass the entire parcel of Square 2787 Lot 0027, the legal parcel in which Chilchester Arms is located.

11. Form Prepared By

name/title: Rachel Firgens with Jennifer Hembree and Annie Dobberteen
organization: MacRostie Historic Advisors, LLC
street & number: 1400 16th St., N.W. Suite 420
city or town: Washington state: DC zip code: 20036
e-mail jhembree@mac-ha.com
telephone: (202) 483-2020 x7011
date: June 16, 2016

Additional Documentation

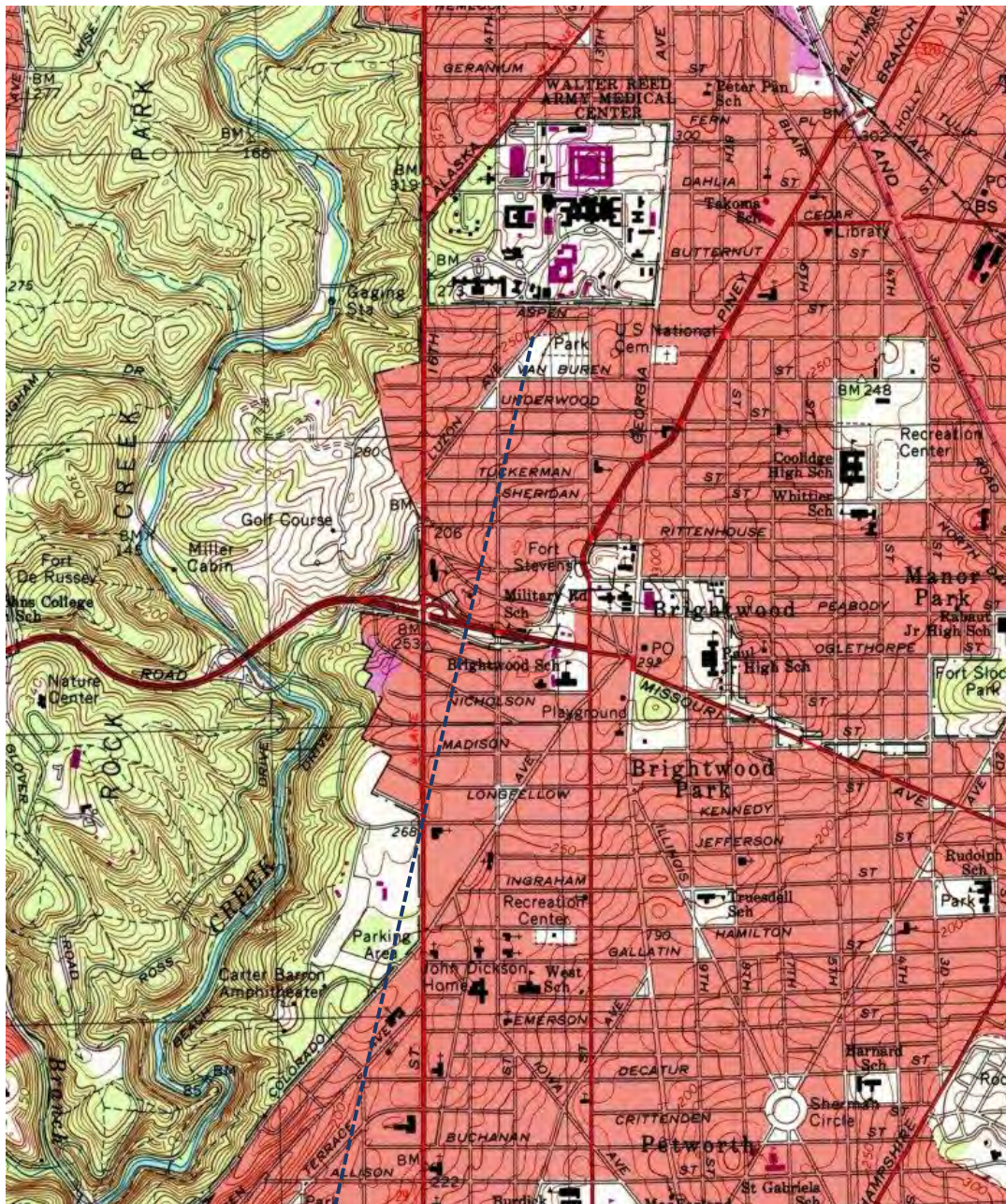
Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

Maps: USGS Map or equivalent (7.5 or 15 minute series), indicating the property's location

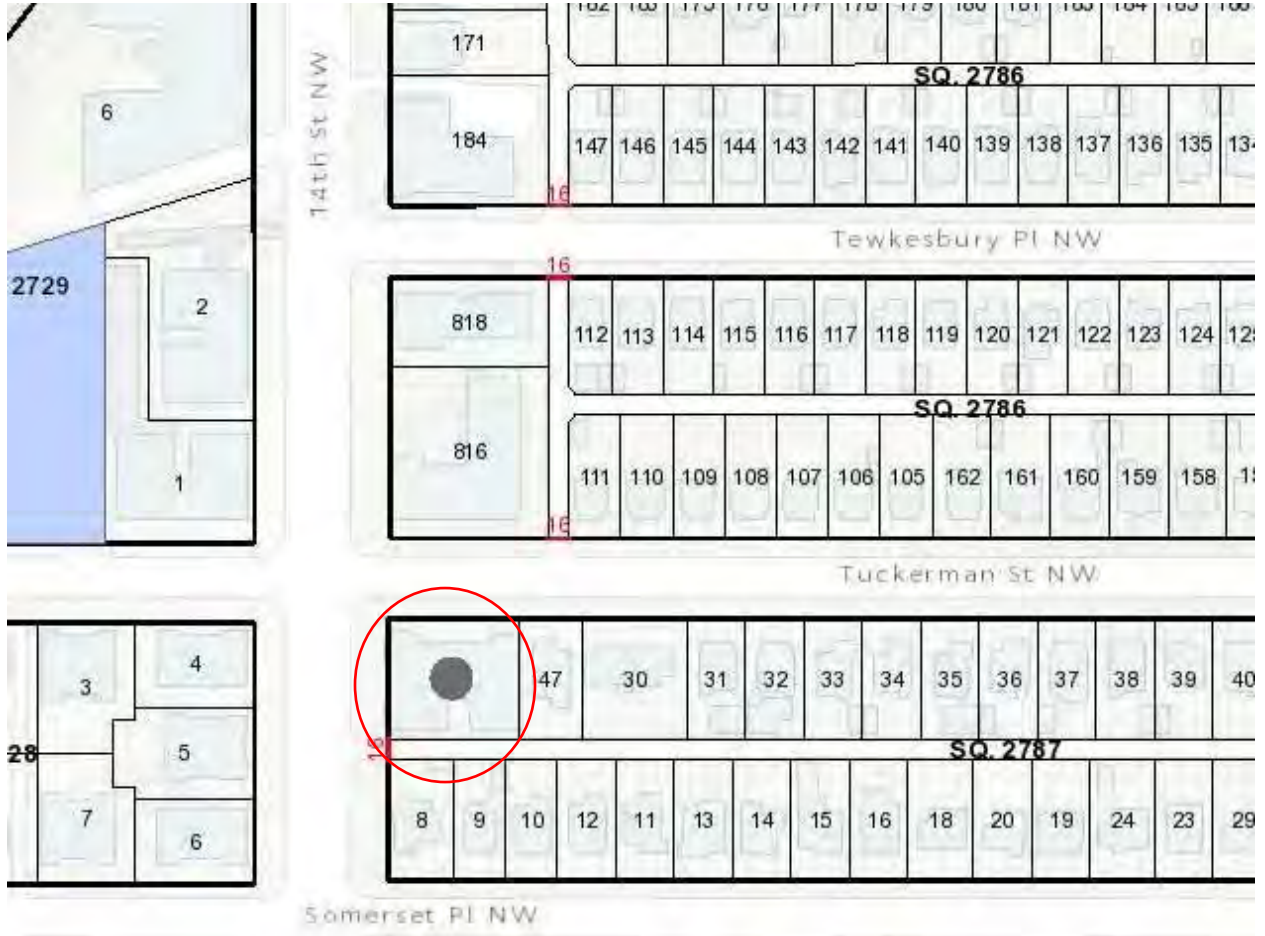


**USGS Quad Map
(Washington West, 1983)
Chilchester Arms Apartments
1388 Tuckerman St., NW**

Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

Maps: Boundary Map of Square 2787, Lot 0027, circled in red.



Chilchester Arms Apartments
Name of Property

District of Columbia
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Maps: Baist Plat Map showing location via red arrow, 1945. This map mislabels the building's historic name as 'Chichester Arms.' The correct historic name is "Chilchester Arms."
(Credit: Library of Congress)

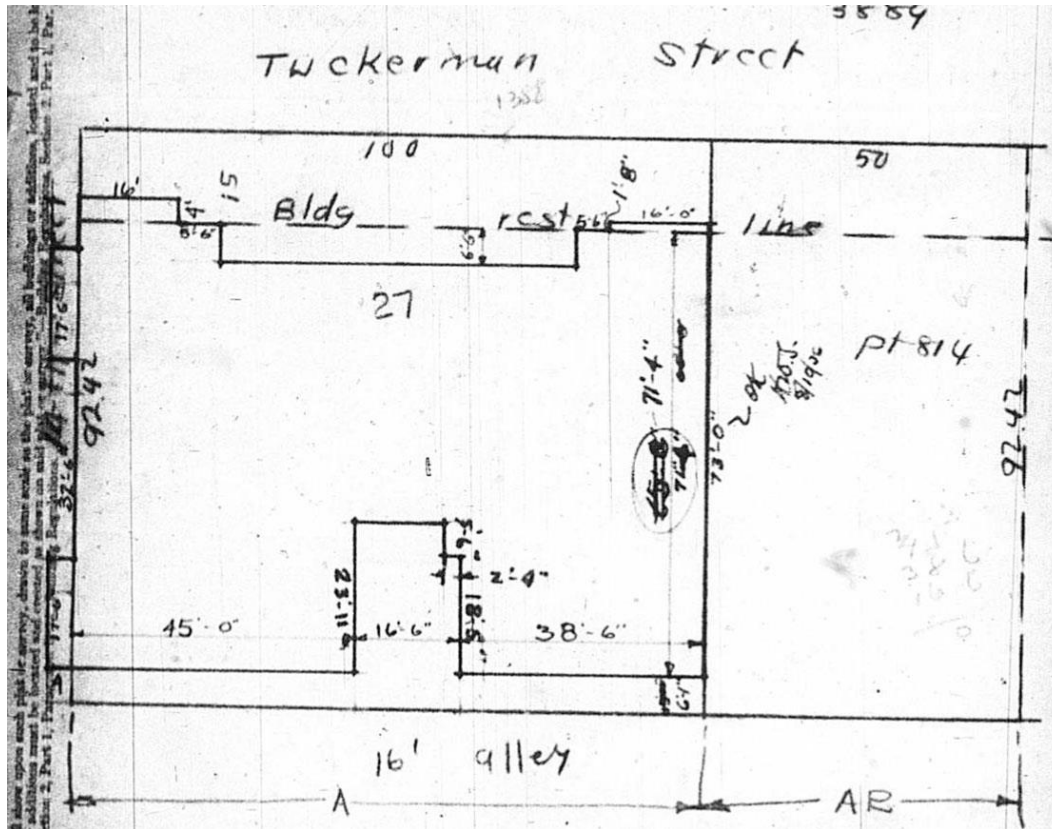


North arrow

Chilchester Arms Apartments
Name of Property

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Additional Items: Original Permit to Build, 1936, indicating building footprint and dimensions.
(Credit: D.C. Archives)

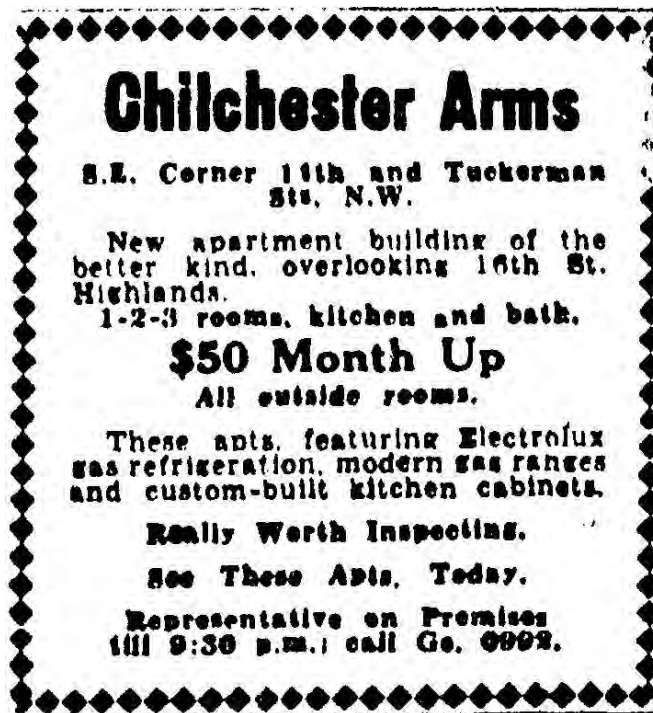


↑
North arrow

Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

Additional Items: Newspaper Advertisement, "New apartment building of the better kind." *The Washington Star*, 8 October 1936.




Chilchester Arms
S.E. Corner 14th and Tuckerman
Sts. N.W.
New apartment building of the
better kind, overlooking 16th St.
Highlands.
1-2-3 rooms, kitchen and bath.
\$50 Month Up
All outside rooms.
These apts. featuring Electroflux
gas refrigeration, modern gas ranges
and custom-built kitchen cabinets.
Really Worth Inspecting.
See These Apts. Today.
Representative on Premises
till 9:30 p.m.; call Co. 0902.

Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

Additional Items: Newspaper Advertisement, "Excellently Located" *The Washington Star*, 15 January 1941.

<h1>DESIRABLE 1-BEDROOM APTS.</h1> <p><i>Excellently Located</i></p>	
<p>5924 9th St. N.W.</p> <p>"Harold Gardens"</p> <p>Bedroom, Living Room, Dinette, Kitchen, Bath</p> <p>\$57.50 - \$59.50</p> <p>All Utilities Included.</p> <p>Resident Manager, RA. 0303</p>	 <p>1388 Tuckerman St. N.W.</p> <p>"The Chilchester"</p> <p>Bedroom, Living Room, Dinette, Kitchen, Bath</p> <p>\$55.00</p> <p>Gas Included.</p> <p>Resident Manager, TA. 1430</p>

Chilchester Arms Apartments
Name of Property

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Chilchester Arms Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January 2014

Façade (north) elevation, view southeast from north side of Tuckerman Street, N.W.

1 of 15.



Name of Property: Chilchester Arms Apartments

Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January 2014

North elevation, detail of central main entry, classical revival style pilasters and pediment.
2 of 15.



Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

Name of Property: Chilchester Arms Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January 2014

Detail of geometric brick and stone ornamentation typical of the north and west elevations at the parapet.

3 of 15.



Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

Name of Property: Chilchester Arms Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January 2014

Façade and west elevations of building, view southeast from northwest corner of Tuckerman and 14th Streets, N.W.

4 of 15.



Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

Name of Property: Chilchester Arms Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January 2014

West elevation, view east from west side of 14th Street, N.W.

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Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

Name of Property: Chilchester Arms Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January 2014

West (left) and south (right) elevations, view northeast from west side of 14th Street, N.W.
showing setting

6 of 15.



Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

Name of Property: Chilchester Arms Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January 2014

South elevation, view northeast from southwest corner of building, including view eastward at rear alley that is behind the building.

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Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

Name of Property: Chilchester Arms Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January 2014

East elevation, view southwest from northeast corner of property. The unrelated adjacent single-family residence property is at left.

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Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

Name of Property: Chilchester Arms Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January 2014

Interior, First floor, main lobby, view to marble steps and hexagonal arched openings.

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Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

Name of Property: Chilchester Arms Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January 2014

Interior, First floor, view in main lobby towards entry door showing lobby's marble wainscoting.

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Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

Name of Property: Chilchester Arms Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January 2014

Interior, typical corridor, featuring historic doors.

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Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

Name of Property: Chilchester Arms Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January 2014

Interior, First floor, historic stair (typical of both).

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Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

Name of Property: Chilchester Arms Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January 2014

Interior, unit featuring hexagonal arched opening, window trim and baseboard (typical).
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Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

Name of Property: Chilchester Arms Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January 2014

Interior, unit featuring hexagonal arched openings (typical).

14 of 15.



Chilchester Arms Apartments
Name of Property

District of Columbia
County and State

Name of Property: Chilchester Arms Apartments

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: Jennifer Hembree, MacRostie Historic Advisors, LLC

Date Photographed: January 2014

Interior, unit kitchen featuring some retained historic cabinetry (evident in a limited number of units).

15 of 15.



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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





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1388



























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/9/2016 Date of Pending List: 1/11/2017 Date of 16th Day: 1/26/2017 Date of 45th Day: 1/24/2017 Date of Weekly List: 2/1/2017

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 1/24/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall Discipline Historian

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

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

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



MEMO

DATE: November 11, 2016

TO: Patrick Andrus

FROM: Kim Williams 

RE: Transmittal Letter for the Chilchester Arms National Register Nomination

Please find enclosed two disks for the Chilchester Arms National Register nomination. The enclosed disk, Disk 1 (of 2) contains the true and correct copy of the nomination for the Chilchester Arms and the enclosed Disk 2 (of 2) contains photographs as per the NR photo requirements.