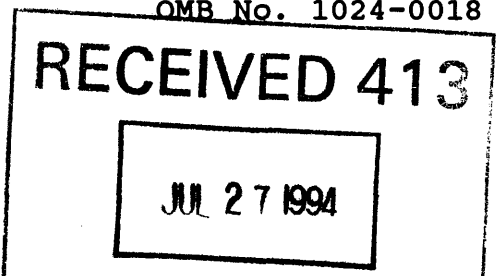


United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting ~~determination~~ <sup>INTERAGENCY RESOURCES DIVISION</sup> individual properties and districts. See instructions in How to Use 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 Kennedy-Warren Apartment Building

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

2. Location

street & number 3133 Connecticut Avenue, N.W. not for publication N/A  
city or town Washington vicinity X  
state District of Columbia code DC zip code 20008 county N/A code N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets     does not meet the National Register Criteria. I recommend that this property be considered significant     nationally X statewide     locally.

(     See continuation sheet for additional comments.)

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

State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property     meets     does not meet the National Register criteria. (     See continuation sheet for additional comments.)

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register (See continuation sheet). determined eligible for the National Register (See continuation sheet).
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

Patricia Andrews      9/7/94

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Keeper      Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

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

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

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>multiple dwelling</u>
<u>COMMERCE</u>	<u>specialty store</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>multiple dwelling</u>
<u>COMMERCE</u>	<u>specialty store</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

MODERN MOVEMENT  
Art Deco  
\_\_\_\_\_

Materials (Enter categories from instructions)

foundation CONCRETE  
roof COPPER  
walls BRICK  
  
other \_\_\_\_\_  
\_\_\_\_\_

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

SEE CONTINUATION SHEET

**8. Statement of Significance**

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

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

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

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

Period of Significance 1931  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1935  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)

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

Architect/Builder Joseph Younger  
A. H. Sonneman

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 2.63 acres

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	321800	4311000	3	_____	_____
2	_____	_____	_____	4	_____	_____

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) Square 2214, Lot 801.

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

**11. Form Prepared By**

name/title Eve Lydia Barsoum / Architectural Historian  
organization D.C. Historic Preservation Division date June 30, 1994  
street & number 614 H Street, N.W. telephone (202) 727-7360  
city or town Washington state D.C. zip code 20001

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.  
A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items** (Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name Klinge Corporation  
street & number 8401 Connecticut Avenue, N.W. telephone \_\_\_\_\_  
city or town Chevy Chase state MD zip code 20815

**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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HISTORIC PLACES  
**RECEIVED 413**

Section 7

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III 27 1994

INTERAGENCY RESOURCES DIVISION  
NATIONAL PARK SERVICE

Kennedy-Warren Apartment Building  
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The Kennedy-Warren Apartment Building at 3133 Connecticut Avenue, N.W. is one of the most significant examples of the Luxury Apartment House type in Washington, D.C. In February 1931, D.C. Permit to Build #140167 was issued to Kennedy-Warren, Inc. to erect an eight-story, brick and concrete with limestone trim apartment hotel at an estimated cost of \$3,200,000. It has an irregular footprint and illustrates the Art Deco style. The Kennedy-Warren was originally designed to have 441 apartments with a total of 2,029 rooms. The Depression and the developers' subsequent financial difficulties caused only half of the original design to be built. A pre-construction *Washington Star* article noted an "ultra-modern innovation" in the design; a circulation system which would pull cool air from the adjoining parkland and pump it into the building during hot summer months. When the Kennedy-Warren was completed, it was considered the largest and most architecturally significant apartment building in the city. This was achieved by adapting airplane engines. In 1935, the Kennedy-Warren received a rear left wing addition. The supervising architect for the addition, A.H. Sonnemann, followed Joseph Younger's original design and constructed a portion of the uncompleted half. The addition concluded the large-scale apartment building construction hiatus; this type of work ended soon after the original section of the Kennedy-Warren was completed. The addition had 107 units, bringing the total to 317 of the originally planned 441 units. The Kennedy-Warren is the grand finale of pre-World War II development in the Connecticut Avenue apartment building corridor, and presently stands in excellent condition.

The Kennedy-Warren Apartment Building, located at 3133 Connecticut Avenue, N.W. is situated just north of the entrance to the National Zoo and abuts Rock Creek Park, and thus is surrounded on three sides by government-owned parkland. The adjacent sites and the Kennedy-Warren's substantial front set back<sup>3</sup> enhance the

<sup>1</sup> The exact date of the permit is illegible. Moreover, the permit indicates that an eight-story building would be built, although fourteen stories were actually erected. The size of the proposed building was 160,130 square feet.

<sup>2</sup> According to information found during the D.C. Apartment Building Survey, many building permits were issued for apartment buildings between 1931 and 1935. However, they were generally for much smaller buildings. Undoubtedly, this was a result of the Depression. Only the Longfellow, 5521 Colorado Avenue, N.W., with 202 units was comparable in size to the Kennedy-Warren.

<sup>3</sup> Only one other apartment building along Connecticut Avenue, The Broadmoor, has an equivalent set back.

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building's presence within the distinctive apartment building corridor which runs along Connecticut Avenue. The massive brick building, erected on a lot which drops precipitously towards Rock Creek Park, rises majestically above the street. The irregular topography generated a complex building footprint that is not apparent from Connecticut Avenue.

The building is approached by a circular drive. The drive is articulated at the street by a pylon bearing the name of the building and a stone wall (between the entrance and exit drives) topped by stylized stone eagles at either end. The grounds in front of the building are simple but elegant. The cyprus tree, set in a raised, octagonal planting bed, at the center of the circle was part of the original landscape plan. Flower beds and shrubs line the walks and the circular drive. The driveway at the southern end of the building leads to the three-story, below-grade parking garage. From the avenue, one can only see nine of the fourteen stories and recognize a L-shape building as opposed to the actual irregular form.

The principal facade is parallel to the avenue. The massive, buff brick facade rests on a concrete foundation and is articulated by decorative brickwork, bas-reliefs, and decorative aluminum spandrels which collectively enhance this distinctive apartment building. Elegant and soaring in appearance, the building is comprised of several wings and is built on axis with Connecticut Avenue. A massive wing projects at the north end of this facade and extends southwest to the Connecticut Avenue property line and thus creates the L-shape form. The 1935 addition extended toward Rock Creek Park. The wing was built with large projecting bays. Despite the rambling nature of the plan, the elevations incorporate a strong sense of verticality. This is achieved through the fenestration patterns and decoration, including multi-story pilasters.

As the building was designed in 1931 it employed the Art Deco style. This style became popular in the mid-1920s for commercial buildings. Early Art Deco buildings were buff colored and featured ornament with floral and fauna motifs; the Barclay-Vesey Building in New York City illustrates these characteristics. Later Art Deco buildings employed cool grey colors and had streamlined details, this phase is quintessentially represented by the Chrysler (1928-29) and Empire State (1929-31) Buildings in New York City. Joseph Younger's choice of the Art Deco style for the towering Kennedy-Warren was in keeping with the progressive architecture of the age. Younger's use of buff brick suggests that he may not have been aware of the finer aspects of the evolving style. Some of the Kennedy-Warren ornament derived from Aztec designs, a common source of inspiration.

The entrance to the building is in the wing parallel to Connecticut Avenue and at the base of its central tower. The decorative program is concentrated on the tower, its projection and ornament make it the focal point of the facade. The entrance is articulated by an ashlar limestone veneer which extends to the third



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floor window sills. An aluminum marquee with a cornice comprised of sections of semi-circular motifs divided by vertical elements with stepped tops; the forms suggest motion typical of late-Art Deco imagery. Above the marquee is a polygonal bay with decorative aluminum mullions and stained glass set in geometric patterns. Above the bay are four windows divided by narrow, brick pilasters which support stylized limestone arches. The arches frame sunburst medallions and are below a band of stylized elephants. The next seven stories repeat the set of four windows (without arches) and are separated by limestone spandrels and full-height limestone pilasters which incorporate stylized fountains, a popular Art Deco motif, as capitals. At either side of the entrance is a window set between fluted, limestone pilasters and surmounted by a pair of Aztec-inspired eagles and a large medallion. Above these details are balconettes (for the third floor windows) which suggest a base for the six-story fluted pilasters comprised of angled bricks. The pilasters frame windows separated by aluminum spandrels which feature an octagonal medallions surrounded by multi-groove, semi-circular forms which suggest motion. The capitals for these pilasters are round medallions. The nine-story, central tower is surmounted by a large penthouse. Its walls feature a pair of bas-relief griffins which frame a square medallion. The penthouse has a tall, hipped, copper roof, and is crowned by a finial.

The rest of the Connecticut Avenue facade incorporates a limited amount of ornament. The elevations are punctuated recessed windows which are set in singles, pairs, and triples. The majority of windows are six-over-six. The windows in groups of three follow an a:b:a pattern and are separated by six-story, narrow pilasters which have small ziggurats as capitals and bases which are upside-down ziggurats. The spandrels incorporate bricks in a herringbone or basket weave pattern.

Although the interior public spaces have received minor alterations most of them retain their original ambience, with the major exception being the dining room. The building originally included such amenities as a gymnasium, barber shop, beauty salon, small grocery store, secretarial station, manager's office, large lounges, two-story lobby, billiard room, dining room, ballroom, valet service, and an underground garage. The interior public spaces were well-planned and many are still intact, although most of their decorative schemes have been replaced. One renovation removed the wood-grained, panelling in the lobby. Its original ornately painted ceiling was painted over. The original decorative program incorporated Aztec-inspired ornament. The halls have been repainted and recarpeted. Some hall doors are decorated with inlaid wood in Art Deco designs. The elevator doors retain their original decoration. The most recent public space alterations include the removal of banks and telephone booths to create a small administrative office, and the installation of mailboxes in the wall directly across from the secretarial station; heretofore, pigeonholes located behind the secretarial desk were used.

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The apartments vary in size from one room and bath with a separate dining room and kitchen to five rooms with three baths, a kitchen, and fireplace. Apartments were constructed with built-in cabinets in the kitchen and dressing rooms. Most of the units retain their original kitchen and bathroom fixtures, as well as the hardware on the doors. Residences are located on two of the floors below street-level. These apartments have exposures to the park along their north and east walls.

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At the time of construction, the Kennedy-Warren was erected in the quickly developing apartment corridor along Connecticut Avenue. In the ten years before it was built, fifty apartment buildings were erected along the avenue, representing 58% of the apartment buildings constructed before 1945. As a result of the Depression and World War II only ten apartment buildings were constructed along the avenue between 1930 and 1945; the Kennedy-Warren is the largest pre-1945 building. The building was designed by local architect Joseph Younger and developed by Edgar S. Kennedy and Monroe Warren, Sr.

On September 13, 1931, a fourteen-page supplement to the Sunday *Washington Post* heralded the October 1 opening of the Kennedy-Warren Apartment Building. There were dozens of articles which discussed the contractors and suppliers as well as all aspects of the building's construction, decoration, services, and management. In this respect, the Kennedy-Warren is one of the best documented apartment buildings in the city. The promotional literature advertised it as "ultra-modern" and the "finest completely air cooled apartment" in the city. The literature touted reasonable rental rates, a variety of apartment sizes, electricity, refrigerators, gas, and services such as doormen, telephone operators, and nightly garbage pick-up from each unit. The management provided maid service and maid quarters could be rented by those residents who wanted additional private help. A ballroom, dining room, and lounges were provided for entertainment needs.

Located in one of Washington's most prestigious residential neighborhoods, the Kennedy-Warren was known for many years as a luxury apartment building. With its extensive views of Rock Creek Park and the city, the Kennedy-Warren attracted many noted local and national figures. Among its residents were Harry Hopkins, President Franklin D. Roosevelt's personal advisor, and Lyndon Baynes Johnson who lived there when he served in Congress.

Edgar S. Kennedy and Monroe Warren, Sr. were established Washington apartment building developers when they collaborated on the Kennedy-Warren, their only known joint venture. Edgar Sumter Kennedy (1861-1953) came to Washington, D.C. in 1884 to start a construction business. Along with his brother, William Munsey Kennedy, Edgar built thousands of single-family residences and many apartment buildings. Edgar was the president of Kennedy Bros. Co. and Kennedy-Chamberling Development Co. His projects included 2400 16th Street, N.W., 3220 17th Street, N.W., and a group of four apartment buildings on the northeast corner of Cathedral and Connecticut Avenues, N.W. He was responsible for the development of Kenwood, Maryland and the lining of its streets with hundreds of dogwood and cherry trees.

Monroe Warren, Sr. was Kennedy's partner in the development of the Kennedy-Warren. According to D.C. building permits, Monroe Warren generally worked in partnership

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with his brother, R. Bates Warren, developing small apartment building complexes. An *Evening Star* article from August 1930 called them one of the "leading operators in the co-operative apartment field." Most of their projects were developed in the 1920s in northwest Washington, especially in the Cleveland Park and Woodley Park neighborhoods. Shortly before construction began on the Kennedy-Warren, the Warren brothers completed Tilden Gardens at 3900-3930 Connecticut Avenue, N.W., Cleveland Park Gardens in the 3000 block of Porter Street, N.W., and the Army and Navy Apartments at 2540 Massachusetts Avenue, N.W. (now Rock Creek Apartments).

Many Washington developers encountered financial difficulties with the onset of the Depression. Edgar S. Kennedy and Monroe Warren, Sr. experienced such problems soon after construction began on the Kennedy-Warren. Consequently, they only constructed and fully furnished half of the building; a large H-shape section proposed for the southern end of the building was not constructed. The financing for the completion of the building collapsed, and following a series of unfortunate incidents Kennedy and Warren lost their ownership interests in the building and their brokers, the B.F. Saul Company, assumed ownership. The B.F. Saul Company has remained the Kennedy-Warren's owner and manager to this day. Despite the fact that only half of the original plan was completed and that the original owners/builders/namesakes filed bankruptcy as a result of the Depression, the Kennedy-Warren became a financial success.

The Kennedy-Warren was an immediate architectural success. It was designed by local architect Joseph Younger. Before he began his own practice in 1922, Younger worked for a number of Washington architects. He also worked with several Washington developers. Younger's designs includes: Wardman Park Saddle Club in Rock Creek Park, Blackstone Hotel, Rizik's on P Street, and the Sixth Presbyterian Church at 16th and Kennedy Streets, N.W., for which he won a Washington Board of Trade award. Examples of Younger's apartment buildings are: 1372 Randolph Street, N.W., 1924, Max Levitan--owner and builder; 3701 Massachusetts Avenue, N.W., 1925, Baer and Scholz--owners and builders, and; 1661 Crescent Place, N.W., 1925, Monroe and R. Bates Warren--owners and builders. Younger's 1931 design for the Kennedy-Warren is more elaborate and complex than his early projects. Unfortunately, the building became the culmination in his career as financial difficulties caused Younger to commit suicide in his Tilden Gardens apartment in May 1932, a few months after the Kennedy-Warren was completed.

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**National Register of Historic Places  
Continuation Sheet**

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**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 94001039 Date Listed: 9/7/94

Kennedy-Warren Apartment Building DC  
Property Name: County: State:

Apartment Buildings in Washington, DC, MPS  
Multiple Name

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

Patrick Andrews  
Signature of the Keeper

9/7/94  
Date of Action

=====  
**Amended Items in Nomination:**

As submitted, this nomination form had selected Criterion A and C and Architecture as an Area of Significance. A technical correction is made to the nomination form to add Community Planning and Development (to reflect the selected Criterion A). Also, the Period of Significance (which ends in 1931) is extended to 1935 to include the Significant Date marked on the form. The SHPO concurs in these amendments.

**DISTRIBUTION:**  
National Register property file