

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

NATIONAL REGISTER

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 of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900-a). Type all entries.

1. Name of Property

Historic name Alden, Babcock, Calvert Apartments
Other names/site number Warner Apartments

2. Location

Street & Number 2620 13th Street, N.W. [NA] Not for Publication N/A
City, town Washington [NA] Vicinity N/A
State District of Columbia Code DC County NA Code 001 Zip Code 20009

3. Classification

Ownership of Property		Category of Property		No. Resources w/in Prop.	
				Contr.	Noncontrib.
<input checked="" type="checkbox"/>	Private	<input checked="" type="checkbox"/>	Building(s)	<u>1</u>	<u> </u> Buildings
<input type="checkbox"/>	Public-Local	<input type="checkbox"/>	District	<u> </u>	<u> </u> Sites
<input type="checkbox"/>	Public-State	<input type="checkbox"/>	Site	<u> </u>	<u> </u> Structure
<input type="checkbox"/>	Public-Federal	<input type="checkbox"/>	Structure	<u> </u>	<u> </u> Objects
		<input type="checkbox"/>	Object	<u>1</u>	<u> </u> Total

Name related multiple property listing:
N/A

Number of contributing Resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [] 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 [] meets [] does not meet the National Register criteria. [] See continuation sheet.

Carol B. Thompson 3/6/90
Signature of certifying official Date
State Historic Preservation Officer for the District of Columbia
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. [] See continuation sheet.

Signature of commenting or other official Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[] entered in the National Register. Patrick Anderson 5/25/90
() 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:) _____

Signature of the Keeper Date of
Action

6. Function or Use

Historic Functions (enter categories from instructions)
Domestic/Multiple Dwelling

Current Functions (enter categories from instructions)
Domestic/Multiple Dwelling

7. Description

Architectural Classification (enter categories from instructions)

Materials (enter categories from instructions)

Colonial Revival

foundation: Concrete

walls: Brick

roof: Slate/Slag

other: _____

Describe present and historic physical appearance.

2620 13th Street, N.W. (now known as the Warner Apartments) is a three-and-1/2-story (plus basement), brick and concrete apartment building constructed in 1904. Located along the west side of 13th Street, a major north-south corridor of Washington, D.C., the building outwardly resembles a rowhouse and, thus, contributes to a cohesive late 19th/early 20th century residential streetscape. It complements the fine turn-of-the-20th century rowhouses adjoining the apartment on the south and north, as well as along the east side of the street. The Warner Apartments is an E-shaped building with the flat spine to the street. It is approximately 100.5 feet wide by 43.0 feet deep and 41.0 feet high, with four projecting polygonal bays. The building features three separate entrances, each emulating the typical Washington rowhouse doorway. The site is raised with a recently constructed retaining wall at the front sidewalk, with only traces of landscaping. The rear yard is primarily covered with concrete.

Designed in a symmetrical composition, the emphasis is placed on the front facade of the building which features a low, buff brick base set to appear as coursed stone, a projecting cast stone watertable and a denticulated metal cornice. Faced with pressed red brick with glazed headers set in a Flemish bond, dressed with cast stone, it is presented in a Colonial Revival style. A round-arched doorway, covered by a wood porch, is located at the center of the recessed area between the bays. This entrance is emphasized by its location at the center of the facade, by the close placement of two 3-1/2 story octagonal bays, and by the use of the small porch. The original door has been removed, replaced with a glass and metal frame door. Above the door is a fanlight with simple wood tracery. This doorway provides the only rounded form in the composition. The wood porch has a pair of battered columns set at the front corners. The columns are simply presented as a variation of the Doric order. The columns support a roof with an ornate balustrade. Two secondary entrances

[x] See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E
F G

Areas of Significance (enter categories from instructions) Period of Significance Significant Dates

Architecture	c. 1903-1904	1904
	Cultural Affiliation	
	NA	
	Architect/Builder	
	Kennedy, Edgar S.	

Significant Person
Kennedy (Edgar S.) & Davis

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

2620 13th Street, N.W. was designed in 1904 by Edgar S. Kennedy for his development company, Kennedy & Davis. Built with three entrances, the building was originally addressed as 2618-2620-2622 Roanoke Street (13th Street's former name). The Kennedy & Davis Company was the original owner and builder of the project, with Kennedy supplying the architectural plans. The firm applied for D.C. Permit to Build #1112 (November 16, 1904) on November 4, 1904. The building(s) was known as the Alden, the Babcock, and the Calvert.

A major study of D.C. apartment buildings, conducted by the D.C. Preservation League and Traceries during 1985-87 (funded by the D.C. Office of Historic Preservation Survey and Planning Grant Program, the National Trust for Historic Preservation, and the National Endowment for the Arts), has gathered data on nearly 3000 apartment buildings in the nation's capital. The "D.C. Apartment Buildings Survey" encompassed the development of the building type from its introduction in the 1870s through World War II. Using this historic context as an evaluative tool, the Warner Apartments can easily be recognized for its place as an important early example illustrating the development of the apartment building in Washington, D.C.

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are also located on the facade, one to each side. Each features a pediment over the rectangular doorway and a simple rectangular transom. All entrance stoops and steps are constructed of brick.

The windows in the front facade are multi-light-over-one, double-hung, wooden sash windows. The majority of these are 9/1, with a larger, 12/1, window set near each of the two minor entrances, two small and narrow 6/1, windows set at the second and third level above the main entrance, and small, single panel multi-light windows at the attic story. Windows are placed singly, but have a distinct compositional relationship in the facade design. Most of the windows have a flat-arched, cast stone lintel, with an exaggerated keystone and end voussoirs. An ornamental fascia board serves as the lintel for the third story windows set along the flat plane of the facade. The sills are simple in design and composed of cast stone. Windows on the other elevations are all two-over-two, double-hung, wooden sash.

A denticulated metal cornice ornaments the front facade. Although it runs across the facade, it is broken by the vertical projection of the two center projecting bays, where it is set a few inches above the juncture of the east wall and the roof. The composition is completed with a false mansard roof which is covered with hexagonal slate tiles. Each of the four projecting bays has a segmented cone roof; the two middle bays have freestanding cone roofs while the two end bays have roofs that are attached to the mansard roof.

The building's true roof, which is not visible, is flat. Originally covered with slag, it has been re-covered over the years with various built-up media.

The less important rear elevations are faced with red brick in a common bond. The E-shape configuration of the building allows for many windows which are generally two-over two-light, double-hung windows with wooden sashes. On the rear wall, openings once rumored to have served as refrigeration connectors were stuccoed prior to a major renovation in 1943.

Although the earliest floor plan is not completely documented, it is known that there were originally 27 apartments, nine to a floor. The structure, built with three separate entrances, was designed to function as three independent entities. Each "building" or section had nine apartments--three to a floor. These were most likely arranged with two units in the front portion of each section, and the third unit to their rear.

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D.C. Permit to Repair #26580 (12/15/1943) documents extensive interior alteration in 1943. The 1943 permit calls for changing the location of non-load bearing partitions, constructing new masonry walls, building new interior concrete stairs in each of the three sections, new fire escapes, roof repair, structural repair, and extensive plumbing and electrical work. At that time, the number of apartments per floor was increased to 12, with each section having four units per floor. Basement units were also added. The total number of apartments was increased to 42. These alterations resulted in new arrangement of the apartment tiers set two to each side of the three sections, with a public stair hall and narrow passage at the centers. The building retains this configuration, but only 38 units are extant.

In 1987, the building was again extensively renovated in its interior for low-income housing. While the arrangement of the apartments was not altered from the 1943 plan, all interior fixtures from that date were removed and replaced by modern ones. In order to meet federal, low-income housing, and energy codes, extra insulation was added to the walls, storm windows were installed, and the building was brought up to standard on very stringent fire codes. The facade of the building remains intact to its original design with the exception of the doors which were replaced in earlier alterations. In the 1987 renovation, the building's exterior was cleaned and the windows were carefully replaced to match the originals.

On the interior, a stair provides access to the four levels of the building and the roof. The public hall provides access to the apartments, which have the same floor plan on each level; the only exception is on the first floor where the small lobby area intersects the interior space, configuring the first-floor apartments differently from those above.

The interior of the building is very simple and utilitarian. The only ornament visible in the public areas is plaster molding located in the center lobby area. This molding is set as a frame on the two side walls. The small floor area is covered with decorative tile. The steps in this lobby area, as well as in the two minor lobby rooms, are covered with white marble.

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2620 13th Street, N.W., qualified for landmark status in the District of Columbia because it meets the following Criteria as established by final rules of the D.C. Historic Preservation Review Board appearing in the D.C. Register, April 12, 1985:

Criterion a (3): It embodies the distinguishing characteristics of architectural styles, building types, types or methods of construction, landscape architecture, urban design or other architectural, aesthetic or engineering expressions significant to the appearance and development of the National Capital or the Nation; and

Criterion a (4): It has been identified as a notable work of craftsmen, artists, sculptors, architects, landscape architects, urban planners, engineers, builders or developers whose works have influenced the evolution of their fields of endeavor or the development of the National Capital or the Nation.

2620 13th Street, N.W., should be listed on the National Register of Historic Places with architecture as the area of significance because it meets the following National Register Criteria:

Criterion A: It is associated with events that have made a significant contribution to the broad patterns of history; and

Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Specifically, 2620 13th Street, N.W., is significant as an illustration of the early development of apartment buildings in the nation's capital; as the work of a master apartment builder; for its fine architecture in form and detail; and for its contribution to the contextual expression of the urban landscape.

Designed in the Colonial Revival style patterned on 18th-century American Georgian buildings, the brick and cast stone building at 2620 13th Street, N.W., is an early "apartment house" in Washington, D.C. It is among the first few hundred apartment buildings of the District. Low in scale, 2620 13th Street, N.W., was designed to resemble a series of rowhouses. The owner's decision to use a design imitating popular traditional domestic architecture

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reveals both the desire and the need for developers to make this association in order to entice middle class residents to try apartment living. That the exterior appearance make a favorable impression on the potential, and cautious, tenant was probably the most important aspect of early apartment building design, significantly more important than the actual living arrangement.

To heighten the impression of domestic respectability, the architect chose the Colonial Revival style. In Washington in 1904, the Colonial Revival was in the beginnings of its popularity. During this early phase, the style was primarily being used for fine residences. 2620 13th Street, N.W., was designed on the exterior with great care for proportions and detailing, revealing the high quality of design that is associated with its architect.

Edgar Sumter Kennedy (1861-1953) came to Washington, D.C. in 1884, and established a building business. Information regarding his architectural training has not yet been uncovered. With his brother, William Munsey Kennedy, he built thousands of single-family residences and many apartment buildings around the city, as well as in Maryland. According to his obituary (Washington Star, August 22, 1953), Edgar Kennedy was the first Washington builder to install electricity in his buildings without additionally installing a back-up service of gas-light fixtures. He was president of several different construction and development ventures over the course of his long and distinguished career.

Among the apartment buildings identified with Kennedy's name are 2210 Cathedral Avenue, N.W. (Kennedy Brothers); 2901 Connecticut Avenue, N.W. (Kennedy Brothers); 2915 Connecticut Avenue, N.W. (Kennedy Brothers Company); 1844 Columbia Road, N.W. (Kennedy Brothers, Inc.); 3220 17th Street, N.W. (Kennedy Brothers, Inc.); 2400 16th Street, N.W. (Kennedy Brothers, Inc.); 769 Quebec Place, N.W. (Kennedy Brothers, Inc.); 2301 Cathedral Avenue, N.W. (Kennedy Construction Company); 100-110 Massachusetts Avenue, N.E. (Kennedy & Davis Company); 1348 Euclid Street, N.W. (Kennedy & Davis Company); and 2122 California Street, N.W. (Kennedy & Davis Company).

Kennedy's career came to a climax in 1931 with the development of the Kennedy-Warren Apartments at 3133 Connecticut Avenue, N.W. This joint venture with well-known apartment building entrepreneur Monroe Warren, Sr. brought together two of Washington's most successful developers. Although the building was not completed before the economics of the times destroyed the two men's financial

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bases, the Kennedy-Warren has since been recognized as one of Washington, D.C.'s premier apartment buildings.

Kennedy continued to develop buildings in the Washington metropolitan area until 1950, when he retired at the age of 89. His life spanned the entire development of the apartment building in the District of Columbia. His contribution to the physical development of the city continued throughout his life, and he was responsible for some of the city's most elegant free-standing houses, rowhouses and apartment structures.

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The Historical Society of Washington, James Goode's Apartment files.

D.C. Preservation League/Tracerics. D.C. Apartment Buildings Survey, Washington, D.C. 1985-87, funded with the assistance of a matching grant-in-aid from the U.S. Department of Consumer and Regulatory Affairs, Historic Preservation Division, under provisions of the National Historic Preservation Act of 1966 and subsequent amendments. Additional funding was provided by the National Trust for Historic Preservation and the National Endowment for the Arts.

Library of Congress, Geography and Maps Division (Insurance maps).

Martin Luther King Jr., Memorial Public Library, Vertical Files.

National Archives and Records Service. D.C. Building Permits, Record Group 66, Washington, D.C.

Washington Star, August 22, 1953.

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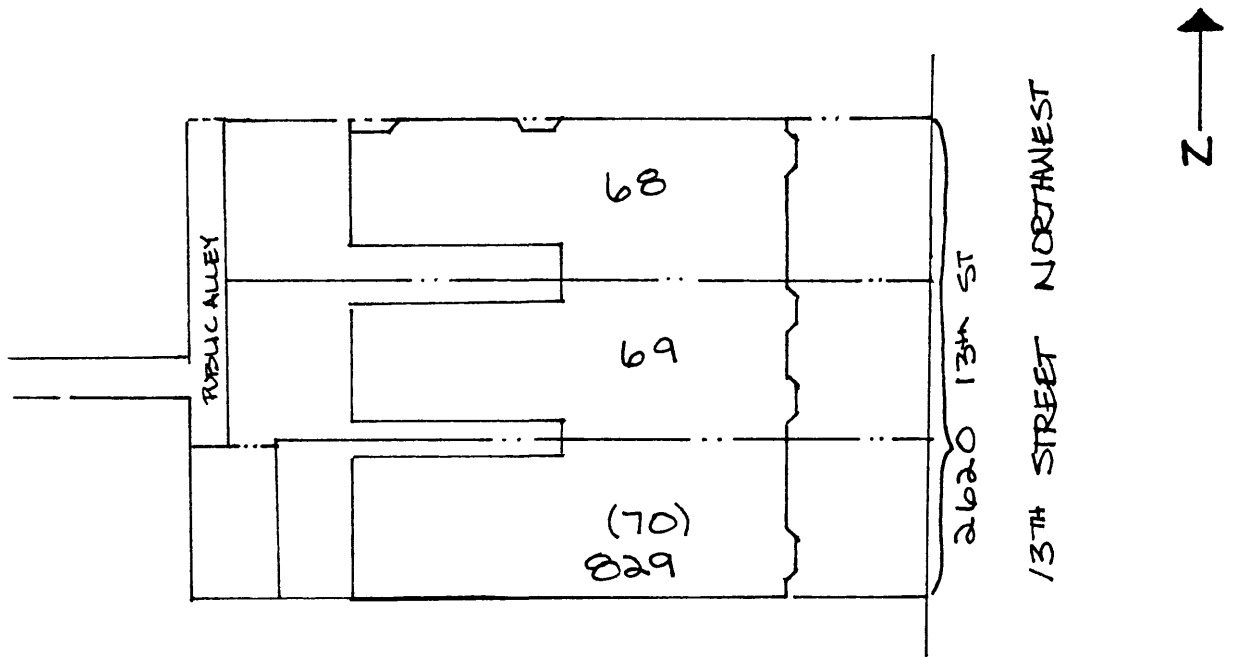
The following information is the same for all the attached photographs:

- (1) Warner Apartments (Alden, Babcock, Calvert)
 - (2) 2620 13th Street, N.W., Washington, D.C.
 - (3) Katherine Grandine, Traceries
 - (4) April 1988
 - (5) Original negatives are located at the office of Traceries, 702 H Street, N.W., Washington, D.C.
-
1. (6) View of front facade, facing southwest.
(7) NA
 2. (6) Detail of main entrance, facing west.
(7) NA
 3. (6) Detail northeast corner of front facade, facing northwest.
(7) NA

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 90000737

Date Listed: 5/25/90

Alden, Babcock, Calvert Apartments
Property Name

County

DC
State

Multiple Name

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

Patrick Andrus
for Signature of the Keeper

5/25/90
Date of Action

=====
Amended Items in Nomination:

This building is nominated under National Register Criteria A and C, yet only Architecture is selected as an Area of Significance. Glen Leiner with the DC SHPO says that Community Development is the appropriate Area of Significance for Criterion A, for the building's association with the significant pattern of the development of apartment houses in DC. Also, a name has been filled in the space for Significant Person. Since this space is only used when the property is being nominated under Criterion B, this name will not be added to the data base. The form is now officially amended to reflect these changes.

DISTRIBUTION:

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