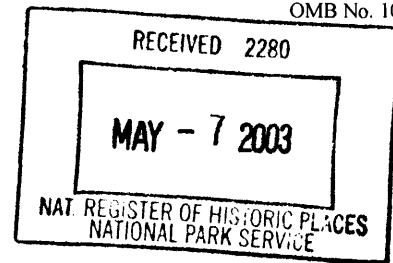


United States Department of the Interior  
National Park Service



## NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Olympia Flats

other names Olympia Apartments (Preferred)

### 2. Location

street & number 1368 Euclid Street, NW not for publication N/A  
city or town Washington vicinity \_\_\_\_\_  
state DC county \_\_\_\_\_ code 001  
zip code 20141

### 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 X locally.  
(     See continuation sheet for additional comments.)

Asia M. Buchanan 5/5/03  
Signature of certifying official Date  
DC State Historic Preservation Office  
State or Federal agency and bureau

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

Asia M. Buchanan 5/5/03  
Signature of commenting or other official Date  
DC SHPO  
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*  
Signature of Keeper

*6/9/2003*  
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>	<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 N/A

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

Apartment Buildings in Washington, DC 1880-1945, National Register of Historic Places Multiple Property Nomination Form (July 1993).

---

## 6. Function or Use

---

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC  
COMMERCE/TRADE  
\_\_\_\_\_

Sub: Multiple dwelling: Apartment Building  
Specialty Store(s)  
\_\_\_\_\_

Current Functions (Enter categories from instructions)

Cat: DOMESTIC  
COMMERCE/TRADE  
\_\_\_\_\_

Sub: Multiple dwelling: Apartment Building  
Specialty Store(s)  
\_\_\_\_\_

---

## 7. Description

---

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN  
LATE 19<sup>th</sup> and 20<sup>th</sup> CENTURY REVIVALS: Beaux Arts  
\_\_\_\_\_

Materials (Enter categories from instructions)

Foundation	<u>Solid Masonry: Brick and Poured Concrete</u>
Roof	<u>Flat: Built-up asphalt</u>
Walls	<u>Solid Masonry: Buff Brick</u>
other	<u>Window sills &amp; lintels: Limestone</u>

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

[See Continuation Sheets, Section 7]

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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)

- X   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.
- X   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 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  
Community Planning & Development

Period of Significance 1898

Significant Dates 1898

Significant Person (Complete if Criterion B is marked above)  
N/A

Cultural Affiliation N/A

Architect/Builder Albert B. Morgan, Architect  
Peter Fersinger, Builder

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)  
[See continuation sheets, Section 8]

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## 9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)  
[See continuation sheets, Section 9]

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

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Acreage of Property: 0.4 acres

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

Zone	Easting	Northing
18	323834	4310035
<input type="checkbox"/> See continuation sheet.		

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

[See continuation sheets, Section 10]

---

## 11. Form Prepared By

---

name/title History Matters

organization History Matters date March 25, 2002

street & number 2605a P Street, NW telephone 202-333-8593

city or town Washington state DC zip code 20007-3063

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## Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets [Sections 7, 8, 9, 10, Photo List)

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 Timothy Chapman, Authorized Agent for United Housing LLC

street & number 1553 East Main Street telephone 703-212-0845

city or town Richmond state VA zip code 23219

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 7

**Olympia Apartments  
1368 Euclid Street, NW  
Washington, DC**

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**SUMMARY DESCRIPTION**

The Olympia Apartments building is located at 1368 Euclid Street, NW, at the corner of 14<sup>th</sup> Street, NW in square 2866 (old square 30), lot 810 (old lots 34-35) in Washington, DC. Constructed in 1898, the Olympia dates from a transitional period (1897-1905) in the city's apartment design history when architects often combined the Victorian and Beaux-Arts styles. Architect Albert B. Morgan designed the structure that stands six stories tall, above a raised basement. It displays a rectangular plan with three large light wells in the center. Using the "Property Sub-Types" delineation developed in the 1993 *Apartment Buildings in Washington, D.C. 1880-1945*, National Register of Historic Places Multiple Property Nomination Form, the Olympia qualifies as a "Conventional Mid-Rise Apartment Building."<sup>3</sup> Constructed on a brick and concrete foundation, the brick and stone building is set back from the street on both the Euclid and 14<sup>th</sup> street sides. A one-story retail addition, built in 1946 on the 14<sup>th</sup> Street elevation, extends to the sidewalk. The space in front of the building's north side is divided into a concrete portion on the east that is used for resident parking. On the west, a landscaped terrace flanks the main entry stairs and extends toward 14<sup>th</sup> Street. Most of the building's original, exterior features remain intact.

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**Olympia Apartments  
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**DETAILED DESCRIPTION**

**Principal Elevations (North and West)**

The two main elevations of the Olympia are oriented to the north, facing Euclid Street, and to the west, facing 14<sup>th</sup> Street. The primary facades are constructed of buff-colored brick and Indiana limestone. The limestone is used only to define the water table above the basement and as windowsills, while the majority of the building is composed of brick. The buff-colored brick was chosen to closely resemble the appearance of a light-colored stone.<sup>4</sup> The basement level and first and second floors of the north and west facades are rusticated.

The primary elevations are defined vertically by strong projecting octagonal bays. The north elevation consists of five projections: four bay windows and one oriel window in the center above the portico. The corner bays and the oriel rise the full height of the building, while the two oriel-flanking bays end at the fifth floor. Since the bay at the northwest corner of the building is shared by both elevations, the 14<sup>th</sup> Street elevation has three, projecting, octagonal bay windows, with the central bay stopping at the fifth floor and the corner bays continuing to the sixth floor. In total, there are six bay windows and one oriel window. The northwest corner bay projects from each elevation in such a way that it forms a right angle with the facade, and then projects octagonal to traverse the corner.

The primary elevations are also divided horizontally by stringcourses and a heavy projecting cornice. The stringcourses are located above the second, fifth and sixth floors, and their projecting profiles contrast with the flush lintels and sills, which enclose the windows. The stringcourses are formed by projecting, brick courses. The stringcourse above the fifth floor is unique. There, a brick course encircles the building, except at the crown of the five-story, octagonal bays where the cornice is more prominent and made of metal. A projecting metal cornice with heavy, decorative modillions crowns the building.

In contrast with the Victorian octagonal bays, the Olympia also displays Neoclassical features. The entrance in the center bay of the north elevation, for example, is framed by a large portico. Paired columns of the Composite order support the portico. In turn, the portico supports the five-story, octagonal oriel. The entablature holds a wooden sign with painted script that reads: "Olympia." At the rear of the portico, paired pilasters flank the main door. The door is a replacement of the original wood door. The near symmetry of the two principal facades, also Beaux Arts in influence, is implied rather than actual, due to small differences in the two facades. One of the western recessed sections on the northern facade is slightly wider than the others. On the west elevation, the northernmost recessed section contains one large window and two narrow windows on floors three through six, as opposed to the other floors and its opposite section that contains two large windows.

The windows also show signs of Neoclassicism. The majority on the two principal facades are rectangular, except for the paired arched openings on the third and fourth stories of the recessed sections. The basement windows are half rectangles. They are capped with brick variations of the flat arch, some with very prominent brick keystones. A single flat arch lintel, with a keystone projecting from it, tops the basement, first, fourth, fifth, and sixth stories' rectangular windows. A more decorative version of a flat arch topped by a wide keystone and then an additional keystone forming a tri-level lintel, tops the second- and third-story windows. Above the windows in the upper stories of the octagonal bays and the oriel, an additional keystone was added to the flat arch, to form a unique shape. However, on the sixth floor, the windows are separated from the stringcourse by a simple flat arch.



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**Olympia Apartments  
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Both the rectangular and arched windows contain double-hung, one-over-one, wood sash which appear to be original to the building. Some windows have been replaced with metal frames; they are located in small numbers on each story. All of the first-story windows on the west elevation are boarded. The original windows on the first story consist of transom lights over double-hung, one-over-one, sashes.

The most notable alteration to the Olympia is on the 14<sup>th</sup> Street elevation, where the basement door and windows have been obstructed by a one-story retail addition that was built in 1946.<sup>5</sup> This rectangular projection extends from the building to the sidewalk, and continues the line of the northern edge of the corner bay. The corner of the addition is cut away to emulate the shape of the original building. The addition is four bays wide.

**Secondary Elevations (South and East)**

The secondary elevations (south and east) of the Olympia are utilitarian in their design. The brick on the secondary facades is red rather than the buff-colored, face brick used on the primary elevations. The secondary elevations are free of decoration. Both rear facades are pierced with double-hung, one-over-one, wood sash, and crowned with segmental arches. The basement windows on the east elevation have been boarded and the southernmost basement window has been infilled with concrete masonry units. In addition, there is a metal door accessed by brick stairs with slate treads on the basement level of the east façade. The elevations do not have projecting bays, but there are piers randomly placed on the facades. There is a metal fire escape on the east elevation.

**Interior Description**

As is typical of most late 19th-century apartment buildings, the Olympia was designed with special amenities for its residents. The building included: a billiard room, a barber shop, storerooms, laundry and bicycle rooms in the basement, a coat room, a large public parlor, reading rooms, and a cafe on the first floor.<sup>6</sup> When it opened, the Olympia had 36 apartments units that ranged in size from three to seven rooms. Today, there are 54 units. The exterior of the building is substantially intact. However, extensive remodeling has taken place in the building's interior.

Only a portion of the original lobby, once finished in mosaic, marble, and hard wood, remains. Remnants of the original plaster crown molding and wood baseboards are visible in the lobby. In addition, several, decorated archways remain in the public hallways. The most notable historic interior features are the two, decorated, cast-iron staircases set at the rear of the building. The stairs feature cast-iron, newel posts and slate stair treads.

*The preceding text was adapted from Robinson & Associates, Inc., "D.C. Historic Preservation Review Board Application for Historic Landmark Designation for the Olympia Apartments, 1368 Euclid Street, NW," December 13, 2001.*

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**Olympia Apartments  
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**STATEMENT OF SIGNIFICANCE**

The 1993 National Register of Historic Places Multiple Property Documentation Form (MPDF), *Apartment Buildings in Washington, D.C., 1880-1945* established a historic context within which all Washington, D.C. apartment buildings can be placed.<sup>1</sup> The Olympia Apartments at 1368 Euclid Street, NW, reflects the MPDF's historic sub-themes of "Popularization of the Apartment Building" and "Transformation of the Luxury Apartment House," and is an excellent example of the "Conventional Mid-Rise Apartment Building" property type. A building characterized by this sub-type has "at least 15 self-sufficient (with private kitchen and bath facilities) apartment (dwelling) units, is at least five and no more than eight stories high, and has a single main public entrance."<sup>2</sup>

The Olympia also meets several other of the required criteria identified in the *Apartment Buildings'* MPDF including:

- A-2 Buildings that illustrate the initial development of the apartment movement as it relates to the need for housing, including the introduction of the building type and the specific forms seen in this early period throughout the city.
- A-3 Buildings that are part of clusters, corridors, or districts that illustrate the patterns of development of the city.
- C-6 Buildings that illustrate expressions of architectural styles, either rare, notable or influential to the aesthetic development of the apartment building or architecture in general.

The Olympia meets Criterion A-2 because it represents the transition from luxury apartment buildings, such as the Cairo (1894, 1615 Que Street, NW), middle-class apartment buildings, where each unit incorporated its own kitchen facilities. When the Olympia was completed, the apartment building was just coming into its own as a distinct and carefully planned building type that housed both upper- and middle-class Washingtonians. The Olympia marked a new trend in apartment design – a trend that reflected the growth in popularity of the apartment as a viable living arrangement for the middle class.

The building meets Criterion A-3 because it is the oldest surviving apartment building in the city's earliest apartment building corridor, reflecting the development patterns of the city and the development initiatives made possible by the introduction of an electric streetcar line along 14<sup>th</sup> Street in 1892. The apartment buildings along upper 14<sup>th</sup> Street, NW were constructed in response to the expansion of the transportation line, and, in turn, spurred further development that created the first apartment building corridor in Washington, D.C.

The Olympia meets Criterion C-6 because it is an early example of the Beaux Arts apartment building. The earliest transitional attempts at the grand Neoclassical style incorporate familiar Victorian features, such as the Olympia's projecting, octagonal bay windows. The building is a rare surviving example of a transitional apartment style that combined the Victorian Eclectic and the Beaux Arts styles. The Olympia exhibits a high level of workmanship and a high quality of materials in its details and construction.

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**Olympia Apartments  
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**HISTORICAL BACKGROUND**

**14th Street Apartment Corridor Context**

Fourteenth Street, NW has long been one of the major routes in and out of Washington, DC. At the turn of the 20<sup>th</sup> century, in response to the opening of the 1892 electric streetcar line that made the location particularly convenient, a large number of apartment buildings were constructed on 14th Street and its intersecting side streets. The resulting development contributed to the formation of the city's first apartment building corridor. This development of apartment buildings (they eventually numbered well over 100 on 14<sup>th</sup> Street alone) offers a prime example of the correlation between streetcar construction and the growth of apartment buildings. This rapid growth showed that urban residents wanted to live near convenient transportation and that local developers believed that they could profit by constructing housing close to the new streetcar routes.<sup>9</sup>

*Subdivision of Columbia Heights*

In the 18<sup>th</sup> century, the future site of the Columbia Heights neighborhood was part of an estate that stretched from Georgetown to 7<sup>th</sup> Street, NW and that was owned by Robert Peter. The Peter farmhouse sat near the site of the Olympia Apartments, in a square bounded by 13<sup>th</sup> and 14<sup>th</sup> Streets, W Street, and Boundary Road. In 1791, after the creation of Pierre L 'Enfant's *Plan for the Federal City*, the Peter estate (part of Washington County, Maryland since it was not within the official boundaries of the city) was acquired by Anthony Holmead. Holmead heirs started selling portions of the then, rural estate in the 19<sup>th</sup> century. Their first major sale of land took place in 1822 when they deeded 47 acres to a group of college trustees who formed the Columbia College (precursor to George Washington University) campus. At some point, that area was acquired by William J. Stone - the earliest map of Washington to show Stone's ownership is the 1861 *Boschke* Map. The Olympia stands on what was the western edge of Stone's property.

After the American Civil War ended in 1865, the city of Washington started to expand north to match its growing population. In 1878, this growth was facilitated by the passage of the Organic Act that expanded the federal city to incorporate parts of Washington County, Maryland, the area north of Boundary Road (now Florida Avenue, NW). Created in the 1880s when a 121-acre area bounded by Boundary and Park roads and 11<sup>th</sup> and 14<sup>th</sup> streets was sold for development, Columbia Heights took its name from Columbia College, a prominent institution within its boundaries. The Olympia sits prominently on the top of a hill on 14<sup>th</sup> Street, NW in Columbia Heights, one of city's new northern neighborhoods.

By 1882, Stone sold his land to Senator John Sherman of Ohio, a senior member of the Republican Party who was a former Secretary of the Treasury (1877-1881) and a future Secretary of State (1897-1898). However, on the 1887 *Hopkin's* Map of Washington, the subdivided streets of Columbia Heights, starting on the east side of 14<sup>th</sup> Street, were still referred to collectively as the *Stone Estate Subdivision*. Sherman's development of the former Stone estate was a venture that hoped to take advantage of a growing city. However, by 1885, only 25 houses were erected in Sherman's subdivision.<sup>11</sup> The rate of development would accelerate after Washington's electric streetcar lines opened in the 1890s.

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**Olympia Apartments  
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*14<sup>th</sup> Street Apartment Corridor*

In 1892, the 14<sup>th</sup> Street electric streetcar line was extended to a total distance of three miles from downtown to Park Road, NW. In response, development pressed farther north. The opening of the new line served as the impetus for apartment house development along upper 14<sup>th</sup> Street<sup>16</sup> and the neighborhood of Columbia Heights suddenly became a convenient suburban residential community. Built in 1897, the first apartment buildings erected on upper 14<sup>th</sup> Street were three classically inspired, luxury apartment buildings. They consisted of the Columbia Flats (1401-05 Girard Street), designed by Clement A. Didden, Jr., the Victoria (2526 14<sup>th</sup> Street), designed by Nicholas T. Hailer, and the New Savoy (2804 14<sup>th</sup> Street), designed by A. B. Morgan. All three were six stories high with 35 or 36 units, and they all incorporated Romanesque and Neoclassical features. In 1898, A. B. Morgan designed and built the Olympia, the sole surviving example of this cluster. Together these four apartments initiated the 14<sup>th</sup> Street apartment corridor.<sup>18</sup> As a contemporary newspaper article "Flocking to Live in Flats," emphasized:

The apartment houses that are rapidly approaching completion on Columbia Heights will doubtless have a full complement of tenants before even the final touches are put to them. Over half of the apartments in the Victoria flats, at the corner of 14th and Welling [now Clifton] streets, have been taken, and several of the tenants have already moved in. Very animated inquiry is reported from those who desire to make their prospective residences in the Albert Carey [renamed the Columbia before it opened] flats at the corner of 14<sup>th</sup> and Binney [now Girard] streets, and the Savoy flats which are approaching completion immediately north of the latter.<sup>20</sup>

Except for the Olympia, all of these buildings have been demolished.<sup>22</sup>

**Construction of the Olympia**

Little is known about Albert B. Morgan, the Olympia's architect. The Savoy and the Olympia are the only two known apartment buildings that he designed in Washington, D.C. Oscar W. White owned both buildings. White hired local builder Peter Fersinger to construct the Olympia Flats. White named the building after the U.S.S. Olympia; the flagship commanded by Captain Charles V. Gridley, in the Battle of Manila Bay, the American naval battle that took place on April 30, 1898 that led to the United States' victory in the Spanish-American War.

Many aspects of the Olympia's design reveal that Morgan, Fersinger, and White paid particular attention to the health and safety of the future residents. The building was set back from the south end of the lot. The 14<sup>th</sup> and Roanoke street elevations were set back 30 feet from the street to provide a terrace, and the east elevation bordered an alley. This meant that all four elevations were exposed to light and air.<sup>37</sup> Three light wells provided additional light and ventilation – delivering on White's promise in a 1898 *Evening Star* article that "every room will have outside windows."<sup>38</sup> The use of projecting bay and oriel windows also ensured additional light to each unit that fronted on Roanoke or 14<sup>th</sup> streets. In addition, the Olympia was fireproof. This important attribute was accomplished through the use of the Roebling system, a fireproof construction method in which the steel skeleton of the building's frame was reinforced with concrete.

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**Olympia Apartments  
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*The Olympia as an Important Transitional "Type"*

Various eclectic Victorian styles, that combined dark brick or stone and turret-like features, dominated the facades of District residences throughout the 1880s and 1890s. Civic architecture also followed Victorian ideals during this time period as is evident in the many Washington buildings that were constructed in the Richardsonian Romanesque and Gothic Revival styles. However, after the Chicago Columbian Exposition of 1893, a new style was introduced to the nation *en masse*. This Neoclassical style was labeled the Beaux Arts, so named after the Ecole des Beaux Arts in Paris where many of the early American proponents of the style had studied. The highly ornate classical features of the style, including arches, columns, pilasters and porticos, became influential after the 1893 Exposition, but would not be widely used in Washington, D.C., until the early 20th century. Thus, in the late 1890s, Beaux Arts elements were combined with the Victorian features with which middle class tenants were familiar. Developers attempted to combine the tradition of the Victorian with the need to be up-to-date and modern by using the newest style, in this case, the Beaux Arts.

Washington historian James Goode has noted that 14th Street and Florida Avenue were the early testing grounds for this interesting stylistic combination since it was a fashionable, new residential area.<sup>40</sup> All of the Olympia's transitional contemporaries have been demolished, including the Savoy Flats, the Victoria Flats, and the Portner Flats. Paired with the Olympia, these four early apartment buildings were designed with grand classical features yet combined with the familiar Victorian. Local architects were not yet familiar with the Beaux Arts and instead turned to the familiar features of the Victorian row house, such as recessed and projecting bays, turrets, oriels, dormers and applied ornamentation. Albert B. Morgan, in his designs for the Savoy and then the Olympia superimposed projecting octagonal bay and oriel windows over a classical design.

This practice was common for the first years of the Beaux Arts in Washington as a familiar holdover from the Victorian era, yet the continued use of projecting bays also had more practical origins due to the fact that they provided builders and architects with a way to add more space to the floor plan and provide more light within each unit.

Projections have long been controlled by the District of Columbia's building regulations. In addition to regulating the height and depth of the projections, 19<sup>th</sup>-century regulations also encouraged their use and resulted in the variation of Victorian Eclecticism that has been noted as "characteristic of Washington buildings."<sup>41</sup> In 1887, oriel windows, window projections that start above the first floor, were acknowledged and permitted in the District. The use of bay and oriel windows was seen as desirable and valuable well into the 1890s; not surprisingly they were incorporated into the early adaptations of the Beaux Arts in Washington, D.C.

A Beaux Arts facade typically follows a tripartite division, consisting of a base, shaft, and capital. This composition results in the balance and symmetry advocated by the classical order. The Olympia consists of a rusticated base that rises to the second floor, a shaft topped with a prominent stringcourse, and a crown consisting of the sixth floor and a projecting cornice. The projecting portico that marks the entrance in the center of the Euclid Street facade is also a notable Neoclassical feature. Brick was used for the facade since it was less expensive than stone, and a buff color was chosen specifically so that the material would resemble stone.<sup>44</sup> The Olympia's attempt at symmetry is genuinely Neoclassical, yet in some instances extra windows were squeezed in and bay widths were tweaked in order to make the shell and floor plan match.

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**Olympia Apartments  
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Washington, DC**

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**The Olympia After Construction**

The Olympia was well regarded at the time of its opening and an analysis of city directories over several decades shows few vacancies. The tenants were comprised of middle-class and upper-middle-class residents, many of whom commuted on the 14th Street streetcar line to jobs in downtown Washington.

The address of the Olympia was originally 1356 Roanoke Street, but, between 1905 and 1910, when the District renamed its streets, the address changed to 1368 Euclid Street, NW. The next major change occurred in 1921 when owners Charles J. Bell and George W. Brown sold the building for \$200,000 to William Trover.<sup>45</sup> The building housed 34 units at this time, so some interior reconfigurations had occurred by 1921.

When the Olympia first opened there was a cafe located somewhere on the first floor, however, the first specific reference to a café with an Olympia address did not appear in city directories until after 1940, when an establishment named the Rose Glow Cafe was listed there. In 1946, a retail addition was constructed on the 14<sup>th</sup> Street side. This one-story addition has been greatly altered and is currently in a deteriorated state.

In the 1970s, the Olympia was adapted into a boarding house and church, when its owner, the Reverend James Mayfield, brought the Mansion of Love and King Solomon's Temple of Truth to the building. The name of the church was based on the belief that people of all races should "live together in love."<sup>46</sup> There were 54 apartments in the building at this time, including six three-bedroom units and 48 one-bedroom units.

The building's ownership has changed several times since its days as the Mansion of Love. However, today, it still serves as an apartment building with 54 apartment units.

*The preceding text was adapted from Robinson & Associates, Inc., "D.C. Historic Preservation Review Board Application for Historic Landmark Designation for the Olympia Apartments, 1368 Euclid Street, NW," December 13, 2001.*

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**ENDNOTES**

1. "Apartment Buildings in Washington, D.C. 1880-1945," National Register of Historic Places Multiple Property Nomination Form (July 1994), Section F, 9.
2. Ibid.
3. Ibid, Section F, 9.
4. James Goode, *Best Addresses; A Century of Washington's Distinguished Apartment Houses* (Washington, D.C. & London: Smithsonian Institution Press, 1988), 26. James Goode describes the practice of utilizing a buff- colored brick to imitate limestone as a common feature of the transitional period from Victorian to Beaux Arts. It should be noted, however, that brick of this color was used quite extensively in Washington, D.C. during this time period.
5. The retail addition has obstructed all of the basement level of the 14th Street elevation except for the southernmost window, which has been filled in with concrete masonry units.
6. " A New Apartment House," *Evening Star* (11 June, 1898), 13.
7. James Goode, author of *Best Addresses*, visited the Olympia in the 1981 as part of his apartment research, he found that the building contained a church on the east end of the first floor, which may have originally been the large public parlor.
8. "Apartment Buildings in Washington, D.C. 1880-1945," Section E, 40.
9. LeRoy O. King, Jr., *100 Years of Capital Traction: The Story of Streetcars in the Nations Capital* (Dallas Taylor Publishing Company, 1972), 1.
10. Paul K. Williams, *Columbia Heights.Neighborhood: A Short History*, [innercity.org/columbiaheights/readers/kelsey.html](http://innercity.org/columbiaheights/readers/kelsey.html).
11. Ibid.
12. Ibid.
13. Ibid.
14. King, 19.
15. Ibid, 24.
16. Goode, 27.

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17. Ibid.
18. Ibid, 28.
19. "The Olympia Flats," *Evening Star* (15 October, 1898), 13.
20. "Flocking to Live in Flats," *Evening Star* (September 1897), quoted in Goode, 28.
21. Goode, 28.
22. The next oldest apartment buildings still standing from the 14th Street corridor are the Gladstone and Hawarden, constructed in 1900 and 1901 respectively. Designed by George Cooper and located at 1419-23 R Street, N. W., the apartments were listed as D.C. Historic Landmarks in 1990 and on the National Register of Historic Places in 1994.
23. The city's height restrictions were created partially as a result of the 12-story Cairo that reached a height of 160 feet. The 1894 height limitation regulations were set at 90 feet or seven stories for residential structures and 110 feet for commercial buildings.
24. "Apartment Buildings in Washington, D.C. 1880-1945," Section E, 21.
25. Originally Babbitt was a co-owner of the Olympia with White, but for some reason his name was removed from the permit on June 11, 1968.
26. "Apartment Buildings in Washington, D.C. 1880-1945," Traceries Master Database, 1993 ("Frequency Count from Survey Database by Owner," 20).
27. "The Olympia Flats," 13.
28. "Apartment Buildings in Washington, D.C. 1880-1945," Traceries Master Database, 1993 ("Frequency Count from Survey Database by Builder," 5).
29. "A New Apartment House," 13.
30. "Two New Apartment Houses," *Evening Star*, (no date), no page.
31. "A New Apartment House," 13.
32. "Two New Apartment Houses." no page.
33. "Apartment Buildings in Washington, D.C. 1880-1945," Section E, 22.



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34. "A New Apartment House," 13.

35. Ibid.

36. Allison K. Hoagland, "Nineteenth-Century Building Regulations in Washington, D.C.," *Washington Historical Society* 52 (1989), 64.

37. "A New Apartment House," 13.

38. Ibid.

39. Notes on the Olympia Apartments, James Goode files, HSW.

40. Goode. 26.

41. Hoagland, 69.

42. Ibid, 72.

43. Ibid, 73.

44. Goode. 26.

45. "Olympia Apartment House Sale Is Made," *Evening Star* (11 June 1921), 3.

46. Notes from a 1981 Site Visit to the Olympia, James Goode files, HSW.

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Geographical Data

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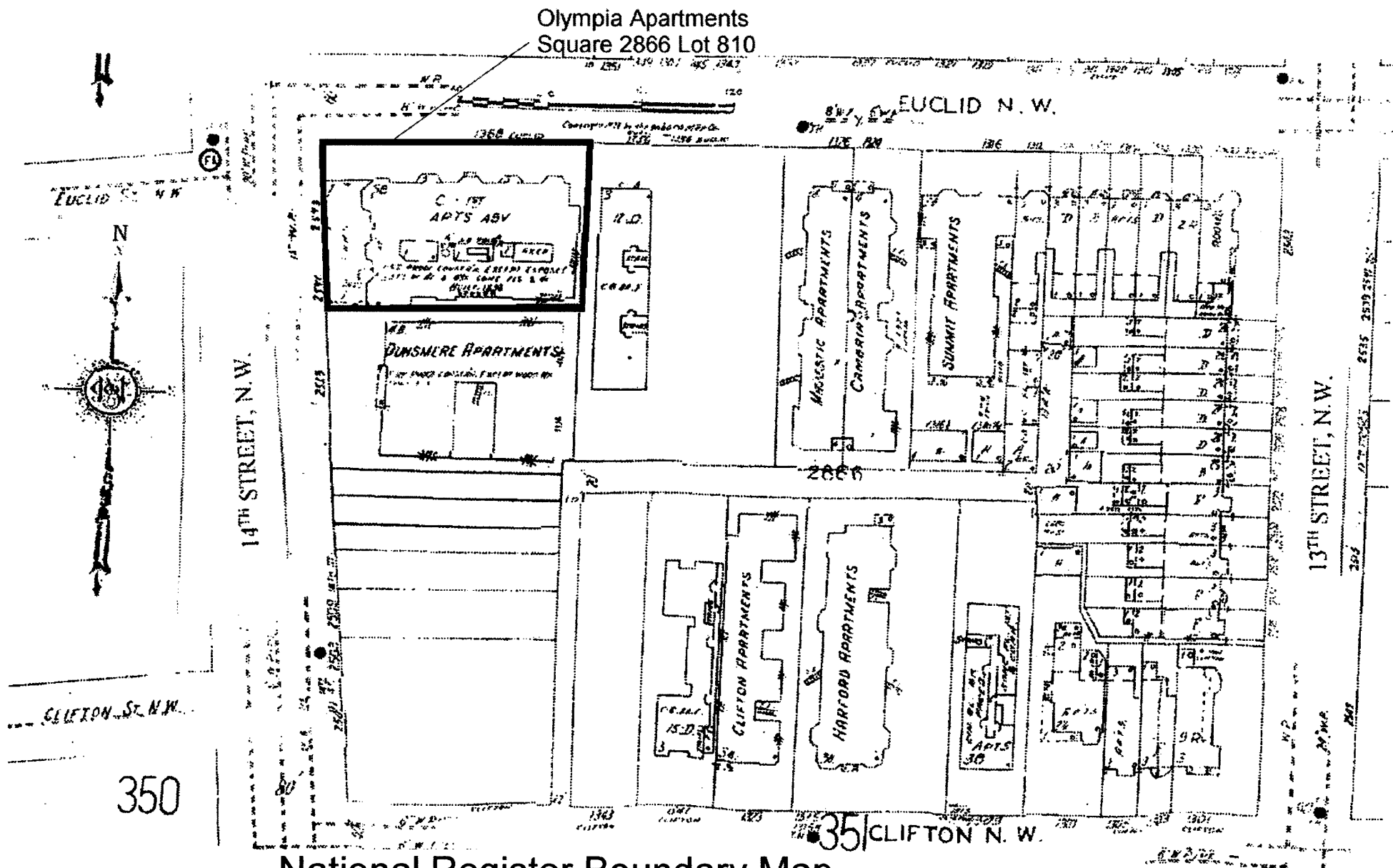
**GEOGRAPHICAL DATA**

**Verbal Boundary Description**

The designated property incorporates the 0.4 of an acre encompassed by Square 2866, Lot 836 as designated on the property map of Washington, District of Columbia.

**Boundary Justification**

The boundary includes the historic extent of the city lot upon which the Olympia Flats apartment building was erected in 1898.



National Register Boundary Map

Olympia Apartments

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Washington, DC

1997 Sanborn Map