

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 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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Maycroft, The

other names/site number _____

2. Location

street & number 1474 Columbia Road, NW not for publication

city or town Washington vicinity

state DC code _____ county _____ code _____ zip code 20009

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

Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

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:) _____

Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

Number of contributing resources previously listed in the National Register

Apartment Buildings in Washington, DC, 1880-1945

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

Domestic/Multiple dwelling

Domestic/Multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

Late 19th & early 20th century

foundation: concrete

Revivals – Classical Revival

walls: brick and limestone

roof: slag

other: _____

Narrative Description

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(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Maycroft Apartment building at 1474 Columbia Road, NW was designed by Stern and Tomlinson and constructed for owner and builder Isadore Freund in 1922. The four-story building is brick with limestone details and a U-shaped plan. Its design is relatively simple; its presence on the street derives more from its size, siting, front court, and entrance porch than its overall architectural treatment. Although most of the design details are vaguely classically inspired, the building features a prominent slightly Gothic Revival metal cornice. The footprint of this U-shaped building reflects the irregular shape of the lot created by a bend in Columbia Road, NW as it nears 15th Street, NW. As a result, the north-south wings of the building are different lengths and one part of the front façade is angled to run parallel with the street. The front door of the Maycroft is set back from the street, at the bottom of the U. The variety of window types and their rhythm add significant interest to the facades of this building, particularly within the front court. Although minor changes have occurred over the years, the Maycroft Apartments is remarkably intact to when it was completed and it retains its design integrity. It is a significant example of a purpose-built low-rise apartment building as defined by the National Register of Historic Places, Multiple Property Listing, *Apartment Buildings in Washington, DC, 1880-1945*.

Narrative Description

The four-story brick building known as the Maycroft Apartments at 1474 Columbia Road, NW, Washington, DC stands at the southeast corner of the intersection of Columbia Road, NW and 15th Street, NW. It faces north toward Columbia Road, NW and handsomely anchors its corner. The building's lot is irregular in shape, to accommodate a sharp angle in the street. Its width along Columbia Road, NW is approximately 180. Its 15th Street, NW frontage is approximately 105 feet. The east lot line is approximately 205 feet and the south lot line is approximately 150 feet. Owner and builder Isadore Freund applied for a permit to building the Maycroft on July 28, 1922. The estimated cost of construction was \$255,000. Local architectural firm Stern and Tomlinson designed the building.

The Maycroft is a red brick structure on a concrete foundation. It has a flat slag roof. The most prominent aspect of the building is the front entrance sequence, down a long walkway through the front court, to the balustraded porch, to the front door. Limestone details, including substantial beltcourses at the second and fourth floors, sills, and keystones in the jack arches at the third floor add visual interest to the building. The prominent metal cornice features slightly Gothic arches, somewhat unusual on such a restrained building. A tall parapet rises behind and above the cornice. There are single and paired full-size double-hung windows on the courtyard and Columbia Road, NW elevations and single double-hung windows, both full size and smaller, along the 15th Street, NW elevation. The small windows are also found in the courtyard elevations. The pyramidal metal panels under the paired windows on the second floor are not original (they cover deteriorated original wood panels or fill spaces where those panes are missing). The windows on the secondary elevations include all of these window types. The original windows have been replaced with vinyl double-hung six-over-one windows with the muntins between the glass. While the material and details of these windows are not particularly wonderful, their configuration is appropriate for a building of this design and date. There are two original secondary entrances on the 15th Street, NW elevation. The openings themselves and the surrounds are intact. The doors have been replaced. A new entrance in the east wing, along Columbia Road, NW, was created by lowering a window. There is a small, one-story brick garage, constructed at a later date, along the east side of the back of the building.

The Maycroft retains its essential exterior character-defining features and character. Although the wood columns and balustrade at the top of the front porch have been replaced, their appearance (if not their size and heft) is appropriate for a building of this design and date. The exterior of the building is in generally good condition. Some repointing is required, particularly in the limestone details. Some of the sills at the first floor of the back of the building, which appear to be sandstone, are in seriously deteriorated condition and need to be repaired or replaced as required.

The two-level lobby of the Maycroft is in remarkably good and original condition. The marble floor and wainscoting, plaster walls and decorative crown molding, and railing at the stairs and upper level remain intact and in need of only minor repair. The squares of molding at the upper level of the walls are probably not original. The elevator has been replaced and there are no decorative or significant features associated with the current elevator. There is a finished enclosed stair at the east end of the south wing of the building and a plain concrete stair that meets no known code at the south end of the east wing.

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The configuration of the hallways is as originally constructed. The floors are tile (small hexagonal probably-originally-white field tiles with a contrasting red line and meander pattern border). The floors are in reasonably good condition, with some expected cracks across the floors and, on the fourth floor, cracks running length-wise in several places. The high chair-rail may be original. Concrete beams cross the halls at regular intervals. The trim around the door openings is original, as is the base. Most of the doors have been replaced. There are skylights at the top floor, some with their original interior panels and some with replaced panels.

The apartments range from efficiencies to three-bedroom units. Although several tiers of units have been slightly reconfigured, most are in their original configuration. There are wood floors in most of the units. Trim and baseboards are generally original and in good condition. Some doors have been replaced and large pass-through openings have been cut in most of the kitchen walls to provide easy access to the adjoining room. The kitchens and bathrooms have been altered throughout the building and many are in poor condition. All systems are outdated and must be replaced.

The basement of the building is a maze of haphazardly-connected spaces, most unfinished. There is a large boiler room. Exposed pipes run through the hallways and individual spaces. There are no significant features in this part of the building.

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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.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1922

Significant Dates

1922

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Stern and Tomlinson

Isadore Freund

Criteria Considerations

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

Property is:

- 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.

Period of Significance (justification)

The Maycroft Apartments is significant as a building type and as the work of a significant architectural firm. That significance is represented by the building's original 1922 appearance, which remains generally intact. There have been no significant alterations and no significant events to warrant extending the period of significance.

Criteria Considerations (explanation, if necessary)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Maycroft Apartments at 1474 Columbia Road, NW meets Criterion C for listing in the National Register of Historic Places under the Multiple Property Document, *Apartments in Washington, D.C., 1880-1945* because it embodies the distinctive characteristics of its building type and it represents the work of a significant architectural firm, the partners in which were also master apartment house developers. As noted in the Multiple Property Document, a conventional low-rise apartment building may be listed in the National Register under Criterion C if it retains sufficient architectural integrity and historic characteristics to enable its identification with this property type, including the façade appearance and preferably also retaining the basic configuration of the original floor plans defining the public hallways and apartment units. The Maycroft is such a building. The Maycroft Apartments embodies the distinguishing characteristics of the conventional low-rise apartment building type that is a significant component of Washington's built environment and was significant in the city's development. The building was designed by Stern and Tomlinson. This firm, in existence between 1919 and 1926, designed sixty apartment buildings. After the dissolution of the firm both men continued to design apartment buildings and to become prominent developers specializing in apartment buildings. They are each recognized in the Apartment Building Multiple Property Document as master developers.

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

Architecture: The Maycroft Apartments at 1474 Columbia Road, NW is an intact example of a purpose-built low-rise apartment as defined in the Multiple Property Document and, as such, is a significant element in Washington's built environment. The building was designed by David Stern and Frank Tomlinson during their architectural partnership. The firm designed numerous apartment buildings and both men went on to significant success as developers of apartment buildings. Their firm and they, both individually and together, contributed significantly to the built environment and architectural heritage of the city and they both became important apartment house developers, and are recognized as such in the Multiple Property Document. The Maycroft was built in 1922 by owner Isadore Freund. Freund, whose office was at 1315 7th Street, NW when he built the Maycroft, was actively building in the 1920s. The Maycroft is his only known apartment building.

Developmental history/additional historic context information (if appropriate)

The Rise of Apartment Building Construction

Purpose built apartment buildings appeared in Washington, DC around 1880, later than in other American cities such as Boston, New York, and Chicago. The concept of more than one family living in a single building was slow to gain acceptance in conservative Washington. However, once accepted, apartment buildings developed as a significant building type in the city; they are a major aspect of Washington's architectural fabric and heritage. The range of Washington's apartment buildings, of type, style, and occupant, is broad. Multi-family buildings housed some of the city's wealthiest and most prominent citizens. They also provided homes for the middle, working, and lower classes. They ranged from large, high-style structures to simple, modest buildings with little architectural detail. They were designed in the array of styles popular from 1880 to 1945. During that period almost 4000 apartment buildings were constructed in the District of Columbia. The Multiple Property Document divides these buildings into eleven significant sub-types, including the Conventional Low-Rise Apartments. Conventional low-rise apartment buildings are defined as being built specifically to function as a multi-family residence, with at least five self-sufficient (having private kitchens and bathrooms) apartment units, having at least two and not more than four stories, and having a single main public entrance. The Multiple Property Document specifies that conventional low-rise apartment buildings do not necessarily have elevators. The Maycroft has an elevator (and was built with one), but it is in all other ways a fine example of this apartment building sub-type.

Conventional low-rise apartment buildings were the most prevalent sub-type of apartment building in the early years of the acceptance of apartment living in the city. As acceptance of their new organization of living patterns and spaces grew, so did the prevalence of the building sub-type. They housed large numbers of people in limited space, whether vacant or previously developed. Coupled with the advent of streetcar service, this building type became increasingly important. The

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building type is significant at the local level for its contributions to the city's architectural heritage and development patterns.

The earliest multi-family dwellings, or apartment buildings, were 1870s conversions of existing buildings. They were intended to provide permanent housing rather than the transient housing provided by rooming houses and hotels. Some, but not all, included private in-unit kitchens and bathrooms. These buildings were a response to the need for housing created by the population boom that hit the city during and after the Civil War. Practical necessity overcame the city's reluctance to accept multi-family housing. An early, if not the first, conversion of an existing building into an apartment building occurred in 1870, when Miss Lydia English's Georgetown Female Seminary at 1305-1315 30th Street, NW became an apartment building known as the Colonial.

It wasn't until 1880 that the first purpose-built apartment buildings began to appear in Washington. These large Victorian buildings were designed for the upper class, with large suites of rooms that seldom included a kitchen but did include full-service staffs. The first of these buildings was the Fernando Woods Flats at 1418 I Street, NW, followed shortly thereafter by the Portland at 1125-1133 Vermont Avenue, NW. This impressive building was decidedly French in inspiration. Although the apartments included kitchens, there were elaborate supplemental service facilities in the basement. Other large apartment buildings with of spaces and amenities found in luxury hotels began to appear in the 1890s. Financially and socially acceptable, these luxury buildings helped ease the way toward acceptance of apartment living by the middle, working, and lower classes. Buildings for these classes tended to be smaller than the luxury apartment buildings – generally four stories or less – and simpler. Ultimately however, living in an apartment building became as socially acceptable as living in a single-family house for all Washingtonians.

Beginning in the 1860s streetcar lines made development outside the center city and Boundary Street feasible. In May of 1862 Congress granted a charter to the Washington & Georgetown Railroad Company. By November of that year the company had a streetcar line in service along 14th Street, NW to Boundary Street. In 1864 Congress allowed this line to be extended north as far as the Washington & Georgetown Railroad Company pleased. The 14th Street line was extended to Park Road, NW in 1892. In 1895 the Washington & Georgetown Railroad Company merged with the Rock Creek Railway, which in 1892 operated a streetcar line that ran north on 18th Street, NW from U Street, NW to Calvert Street, NW. The new company was known as the Capital Traction Company, which continued operating and extending existing lines and modernizing its equipment. In 1896 the Metropolitan Railroad Company began streetcar service along Columbia Road, NW as far as Mount Pleasant Avenue. With easy access to public transportation the areas along and near these lines, including along Columbia Road, NW between 13th and 16th Streets, NW, were subdivided and developed. Rowhouses predominated but apartment buildings were built with increasing frequency after the turn of the twentieth century. The Maycroft was one of those buildings.

Once the idea of apartment living caught, on, developers and architects turned their attention to this newly-acceptable building type. Apartment buildings were built with increasing frequency in all quadrants of the city. The years between World War I and the 1928 stock market crash were boom years in Washington. The combination of the population explosion brought on primarily by the expansion of the federal government during and after World War I and the fact that residential construction all but came to a halt during the war years created a major and long-unmet demand for housing. Once construction began again after the war developers focused on providing as many new residential units as quickly as possible. More than 700 apartment buildings were built between 1919 and 1929. More apartment units were built during those years than single-family houses. Of those 700 apartment buildings approximately ten percent were designed by David Stern and Frank Tomlinson, either individually or in partnership.

Owner and Architects: Isadore Freund and Stern & Tomlinson

The Maycroft was owned and built by Isadore Freund. Most of Freund's known buildings were rowhouses built in the early 1920s. He hired some of the city's best architects to design his houses, including Hunter and Bell and Monroe Warren. His largest known building was an eleven-story office building at 1411 L Street, NW. This impressive structure was designed by B. Stanley Simmons and built in 1924. The Washington Post reported on January 28, 1928, that the building had "eight shops on the ground floor, and 200 office rooms, and has two high speed elevators." The Maycroft is Freund's only known apartment building. Interestingly, in 1921 Freund purchased a property in St. Mary's County, MD known as Maycroft. It was perhaps the inspiration for the name of 1474 Columbia Road, NW.

Freund's architects, David Stern and Frank Tomlinson, played a very significant role in both the design and development of post-World War I apartment buildings in the city. During their relatively short partnership (1919-1926) they designed sixty

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apartment buildings. After the dissolution of the firm both men continued to design apartment buildings and both went on to become prominent builders of apartment buildings. They are recognized in the MPL as master developers.

The Maycroft marks a transition in the type of apartment buildings Stern and Tomlinson were designing. In the early years of their partnership they were designing modest buildings, generally for fewer than thirty families. It was in 1922 that their buildings got larger and taller, perhaps culminating in 1925 with the eight-story Gothic Revival buildings at 1825 and 1833 New Hampshire Avenue, NW. Although the Maycroft is only four stories (five along 15th Street, NW because of the grade change), its footprint is significantly larger than earlier buildings designed by the firm and there were over sixty units in the building.

The Maycroft is an important example of a conventional low-rise apartment building, a specific apartment type identified in the MPL as contributing significantly to the development and built environment of Washington. It was designed by architects who made a significant contribution to both the development of the apartment building as a significant building type and the development of the city. Consequently, the Maycroft Apartments qualifies for listing in the NRHP under Criterion C, related to distinctive characteristics of a building type, period, or method of construction and as the work of master architects. The building retains its integrity and evaluated in the context of the Multiple Property Document, the Maycroft is an important example of a conventional low-rise apartment building by an important architectural firm.

9. Major Bibliographical References

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

District of Columbia – Application for Permit to Build - # 998, July 28, 1922

District of Columbia – Application for Permit to Build - # 6324, January 17, 1923

District of Columbia Historic Preservation Office Databases of Architects, Builders, and Historic to Build Permits – Names Between Freund, I and Freund, J.

District of Columbia Historic Preservation Office Databases of Architects, Builders, and Historic to Build Permits – Buildings by Stern & Tomlinson

District of Columbia State Historic Preservation Office – Determination of Eligibility for the Maycroft Apartments

Historic Preservation Review Board – Application for Historic Landmark or Historic District Designation, Euclid Apartments.

Maryland Historical Trust – State Historical Sites Inventory Form, SM-658 - Maycroft

“Mrs. Freund Rites Scheduled Today: Wife of Isadore Freund Dies at Summer Home in Oakley, Md.,” *The Washington Post*, July 6, 1933

National Register of Historic Places - Multiple Property Documentation Form- Apartment Buildings in Washington, D.C. 1880-1945

National Register of Historic Places - Multiple Property Documentation Form- Streetcar and Bus Resources of Washington, D.C., 1862-1962

National Register of Historic Places - Registration Form, Greater Fourteenth Street Historic District.

“New Building Purchased,” *The Washington Post*, July 19, 1925

“Vermont Building is Sold for \$700,000,” *The Washington Post*, January 20, 1928, 18

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been

Primary location of additional data:

State Historic Preservation Office

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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 # _____

Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Approximately .5 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18</u> Zone	<u>323592</u> Easting	<u>43 10637</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

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

The area of the landmark is defined by its lot (Lot 825 in Square 2669).

Boundary Justification (Explain why the boundaries were selected.)

The area of the landmark is the area historically associated with the building.

11. Form Prepared By

name/title Anne H. Adams – Architectural Historian
organization Goulston & Storrs date October 23, 2011
street & number 1999 K Street, NW Suite 500 telephone 202 721-1136
city or town Washington State DC zip code 20006
e-mail aadams@goulstonstorrs.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

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A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Maycroft Apartments

City or Vicinity: District of Columbia

County: State:

Photographer: Anne H. Adams

Date Photographed: October 2012

Description of Photograph(s) and number:

North Elevation looking south
1 of 9

North Elevation looking south
2 of 9

West Elevation looking east along Columbia Road
3 of 9

West Elevation looking east
4 of 9

South (rear) Elevation looking east
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View Looking north along east side of building
6 of 9

Interior showing lobby looking southwest
7 of 9

Interior of lobby looking southeast
8 of 9

Typical hallway, upper floor
9 of 9

Property Owner:

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

name Jubilee Housing, Inc.
street & number 1640 Columbia Road, NW telephone 202 229-1340
city or town Washington state DC zip code 20009

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.).

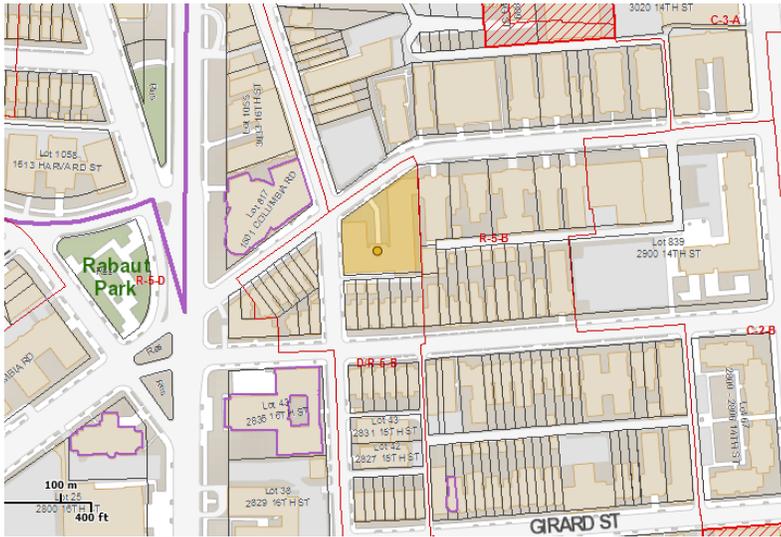
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

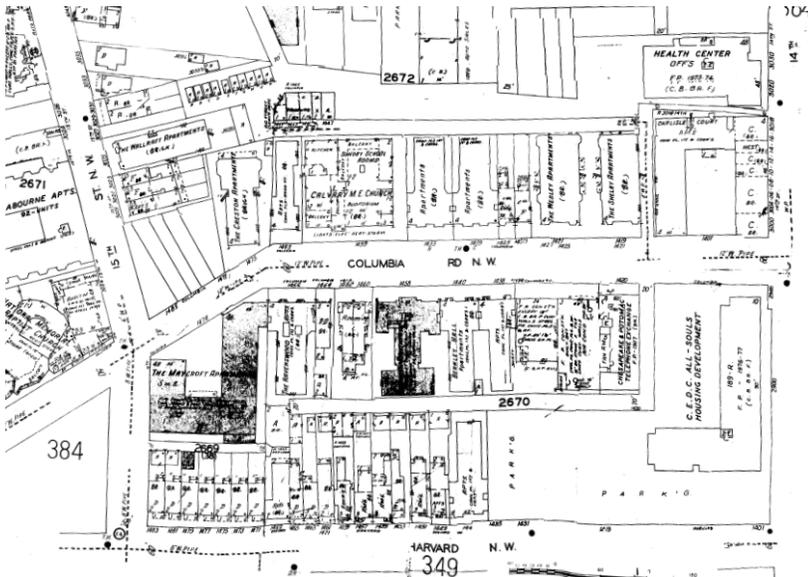
National Register of Historic Places
Continuation Sheet

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Apartment Buildings in Washington, DC, 1880-1945
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Section number MAPS Page 1



Maycroft Apartments
1474 Columbia Road, NW
Washington, D.C.
(DC PropertyQuest, D.C. Office of Planning)



Maycroft Apartments
1474 Columbia Road, NW
(Sanborn Co. Map, 1998)