

**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 Euclid Apartments

other names _____

2. Location

street & number 1740 Euclid Street, NW not for publication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 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments).

Signature of certifying official/Title 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 certifying official/Title 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): _____

Signature of the Keeper

Date of Action

Name of Property

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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
		Total

Name of related multiple property listing

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

Multiple Property Listing for Apartment Buildings in Washington, DC 1880-1945

number of contributing resources previously listed in the National Register

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)

Late 19th & 20th Century

Revivals – Classical Revival

Materials

(Enter categories from instructions)

foundation concrete

walls brick

roof

other galvanized metal

Narrative Description

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

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Description Summary:

The Euclid Apartments at 1740 Euclid Street, NW, was designed by Claughton West for builder Howard Etchison. This 1919 brick building is six-stories tall and is capped by a prominent overhanging cornice. It dominates the intersection of Euclid Street, NW and Ontario Road, NW, and is visually prominent in this area of rowhouses and often smaller apartment building. It is a significant example of a purpose-built mid-rise apartment building as defined by the Multiple Property Listing for Apartment Buildings in Washington, DC 1880-1945.

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General Description:

The six-story masonry apartment building known as the Euclid, at 1740 Euclid Street, NW, Washington, DC, stands, facing north, on the southwest corner of the intersection of Euclid Street, NW and Ontario Road, NW. Almost eighty feet across its façade and one hundred fifteen feet in depth, the Euclid impressively anchors its corner in a predominantly rowhouse neighborhood. Howard M. Etchison filed for the permit to build the Euclid in July, 1919. Local architect Claughton West designed the 60-unit building.

The Euclid is a brick structure standing on a concrete foundation. It is generally c-shaped, with a courtyard at its southwest corner. The two street elevations are faced with tan-to-brown brick and are fully designed. The south, west, and courtyard elevations are faced with common red brick. The building relies more on its size, full-height bays, and impressive denticulated cornice than on fine design details for its presence on the street. The two most prominent features of the building are the full-height square bays that project at the west side of the front façade, at the street corner, and at the south end of the east side of the building and the impressive overhanging cornice, which boldly caps the building.

The Euclid is divided horizontally by a limestone water table at the first floor, as well as string courses above the second and fifth floors. The punched single windows have shallow arched brick lintels and limestone sills on the street

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elevations and they are regularly space across the facades. The windows in the red brick elevations have brick sills and some are paired or ganged in three. There is no cornice on those elevations. There is a fire escape in the courtyard.

The Euclid retains all of its significant exterior character-defining features and is in generally good condition, with the exception of the cornice, which is in very poor condition. All the windows have been replaced, as have been the front doors.

The front entrance, also topped by a shallow arched brick lintel, leads to a large, two-level lobby. The herringbone red terra cotta tile floor is the most prominent feature of the lobby. The lobby has plaster walls, which are in very poor condition, and its two levels are separated by several stairs with iron railings. The upper level of the lobby has been closed off from the first floor hallways, likely to comply with fire code requirements. The utilitarian elevator is located at this level of the lobby, as is the door to the service stairs.

The configuration of the Euclid's hallways appears intact, and the hallways floors are in generally good condition. The plaster walls have been patched and repaired in many locations. The entry doors into the apartments have been replaced, with the exception of one lone door. The condition of the walls, ceilings, and floors of the apartments varies throughout the building, from acceptable to poor. Kitchens and bathrooms are antiquated, altered, and generally not original. Some original window trim, baseboard, wood floors, and interior apartment doors remain. The condition of these features also varies, from good to very poor. The mechanical systems are outdated and must be replaced.

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

Criteria Considerations

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

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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

Area of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1919-1920

Significant Dates

1919

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Claughton West/Howard Etchison

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 files (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:

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Summary Statement of Significance: Within the context of the Multiple Property Listing for Apartment Buildings in Washington, DC, 1880-1945, the Euclid Apartments at 1740 Euclid Street, NW meets District of Columbia Criteria for Designation in the DC Inventory 201.1(d) and 201.1(f). The Euclid embodies the distinguishing characteristics of a building type (mid-rise apartment building) significant to the appearance and development of the District of Columbia. The Euclid is also the work of an architect, Claughton West, and a developer, Howard Etchison, who designed and built numerous apartment buildings in the city and whose work was significant to the development of the city’s built environment. The Euclid also meets Criterion C – it embodies the distinctive characteristics of a building type and it represents the work of a master architect and developer – for listing in the National Register of Historic Places.

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Resource History and Historic Context:

The substantial apartment building at 1740 Euclid Street, NW, known as the Euclid, is an intact example of a purpose-built mid-rise apartment building as defined by the Multiple Property Listing for Apartment Buildings in Washington, DC 1880-1945. Constructed in 1919 for the estimated cost of \$165,000, the Euclid was owned and built by Howard Montgomery Etchison. Etchison is identified in that Multiple Property Listing as among “the most prominent” of Washington’s early-twentieth century owner/developers. It was designed by prolific Washington Claughton West, who designed over 600 houses and 40 apartment buildings in his long career. The Euclid is eligible for listing in the National Register of Historic Places under Criterion C; it embodies the distinctive characteristics of a building type and it represents the work of a master developer and architect.

Purpose built apartment buildings appeared in Washington, DC around 1880, later than in other American cities, such as Boston, New York, and Chicago. The idea of multiple families living under a single roof was slow to gain acceptance here. However, once accepted, apartment buildings developed as a significant building

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type and an important aspect of the city’s architectural fabric and heritage. Apartment buildings housed the city’s wealthiest residents, as well as middle and working class families. Some were simple, modest buildings. Others were luxurious, with all the amenities and services imaginable. They ranged in size from small to very large and their exteriors were designed in all the architectural styles popular during from 1880 to 1945. During that period almost 4000 purpose-built apartment buildings were constructed in the District of Columbia. The Multiple Property Listing divides these buildings into eleven significant sub-types: conventional low-rise; conventional mid-rise; conventional high-rise; rowhouse-type; mansion-type; garden; grand garden; house-type; commercial-residential; stacked flats; and luxury. The Euclid is a conventional mid-rise apartment building, which is defined as a purpose-built apartment building that: contains at least fifteen self-sufficient (with private kitchens and bathrooms) units; is at least five and not more than eight stories tall; has a single main public entrance; may have an elevator. The Euclid is a six-story building with sixty apartment units. It has a single front entrance and an elevator. It retains its architectural integrity and historic characteristics sufficient to enable its identification as a conventional mid-rise apartment. Additionally, the interior configuration of the public spaces remains intact.

The earliest multi-family dwellings, or apartment buildings, were 1870s conversions of large buildings, sometimes institutional, and single-family houses. These reconfigured buildings were intended to be permanent housing, unlike boarding houses and hotels. Some included kitchens and bathrooms within their units, some did not. These buildings were a response to the need to house the city’s exploding population, which boomed during the Civil War and years thereafter. Practical necessity overcame the city’s prejudice against the idea of permanent multi-family residences. An early, if not the first of these conversions occurred in 1870, with the transformation of Miss Lydia English’s Georgetown Female Seminary at 1305-15 30th Street, NW, into an apartment building, now known as the Colonial.

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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 suites of rooms that seldom included a kitchen, and complete with full-services staffs. The first of these buildings was the Fernando Woods Flats at 1418 I Street, NW. Following shortly thereafter was the Portland, at 1125-33 Vermont Avenue, NW. This large and grand building was decidedly French in flavor. There the apartments included kitchens, which were supplemented by elaborate service facilities in the basement. Other large luxury apartment buildings, which included amenities and spaces similar to those found in fancy hotels, began to appear in the 1890s. They proved to be financially and socially successful and helped Washington's middle and working classes accept apartment living as an acceptable alternative to a single-family house.

Although the early large apartment buildings were reserved for the wealthy, smaller apartment building, occupied by the middle and working classes, began to appear. These buildings tended to be four stories or less, and have a fairly small number of units. Among these buildings was the Frederick (1888) at 816 K Street, NW. Sometimes these early buildings even looked like rowhouses. The Roosevelt (1898) at 1116-18 F Street, NE looks like a pair of typical 1880s three-story Washington rowhouses, complete with two entry doors. Only a plaque bearing its name identifies it as an apartment building.

Beginning in the 1860s streetcar lines made development outside the center city and Boundary Street feasible. In 1892 the Rock Creek Railroad operated a streetcar line that ran north along 18th Street, NW from U Street, NW, to Calvert Street, NW. In 1896 the Metropolitan Railroad Company initiated service along Columbia Road, NW, north to Mount Pleasant. Development, both residential and commercial, occurred along and between these streetcar lines. Rowhouses predominated but apartment buildings sprang up with increasing frequency. The Euclid, built by Howard Montgomery Etchison, is one of those apartment buildings; it is located in a predominantly rowhouse neighborhood close to both the 18th Street, NW and Columbia Road, NW streetcar lines.

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Developer Harry Wardman had more to do with the development of the apartment house in Washington than any other individual. Wardman’s earliest apartment buildings were the Hawarden and Gladstone (1900) at 1419 and 1423 R Street, NW, respectively. During his career he built more than 100 apartment buildings, of all types. As apartment buildings became more popular, developers and architects both began to turn their attention to this building type. Apartment buildings were constructed throughout the city with increasing frequency. Once the apartment building boom began, it continued until World War I, when shortages of building materials began to impact all construction in the city. Even though the federal work force tripled between 1916 and 1919, limited residential construction caused a severe housing shortage. After the war, pent up demand for housing spurred a remarkable decade of residential construction, including 741 apartment buildings constructed between 1919 and 1929. By 1930 an estimated fifty percent of Washington’s population lived in apartment buildings. As living in multi-family buildings became more socially acceptable, even if necessitated by housing shortages and economic circumstances, the apartment building became an increasingly important Washington building type. It was during these early decades of the twentieth century that the apartment building types identified in the Multiple Property Listing Apartment Buildings in Washington, DC 1880-1945 became discernable.

Among these types was the conventional mid-rise apartment building, which played a significant role in the development of the apartment building in the city. Taller than the conventional low-rise apartment building, it was made possible in part by the development of the passenger elevator. Conventional mid-rise apartment buildings were able to house large numbers of people. They allowed for more efficient use of land in areas of the city that were already developed and served by public transportation and utilities, therefore affecting patterns of population growth. The significance of this apartment type is primarily local, for its contribution to the city’s architectural heritage and development patterns. To be eligible for listing in the National Register of Historic Places under the Multiple

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Property Listing Apartment Buildings in Washington, DC 1880-1945, a conventional mid-rise apartment building must retain integrity sufficient such that the building remains illustrious of the apartment type.

The Euclid was a middle-class apartment building owned and built by Howard Montgomery Etchison. Etchison was born in Washington in 1884 and graduated from Georgetown University in 1904. He built his first building, a four-story apartment building at 1822 Vernon Street, NW, in 1909, and built his last buildings, houses on Ellicott and 7th Streets, NW in 1936, the year he died. One of his honorary pall bearers was architect George Ray. Etchison owned and built dozens of apartment buildings, as well as many individually-designed single-family houses and rowhouses, stores, a hotel, and an office building. Although these buildings were primarily located in the northwest quadrant of the city, Etchison also owned buildings in the other three quadrants of the city. Among Etchison’s apartment buildings were eleven conventional mid-rise apartment buildings, including The Euclid, which was his third of that apartment building type. Nearby apartment buildings include: 1882 and 1884 Columbia Road, NW; 1820 Mintwood Place, NW; and 1830 and 1911 R Street, NW. Many of his buildings are contributing buildings in National Register-listed historic districts. The Multiple Property Listing Apartment Buildings in Washington, DC 1880-1945 identifies Etchison as a significant early-twentieth century owner/developer, a “master” developer in the league of Edgar Kennedy, the Warren brothers, Harry Bralove, Morris Cafritz, David Stern, and Baer and Scholz. These men made enormous contributions to the built environment and architectural character of early-twentieth century Washington.

Etchison hired locally-significant architects to design most of his buildings, among them the firm of Stern and Tomlinson and Robert O. Scholz. Nine of Etchison’s apartment buildings, as well as a number of his houses, were designed by prolific Washington architect Claughton West. West was born in the city and, starting in 1908, had a career that lasted over fifty years. He designed over 600 houses, apartment buildings, stores, a warehouse, a rug dying establishment, a gas station,

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a post office, a chapel for the Italian Baptist Church, and a shed for an aeroplane. In addition to Etchison, West designed buildings for prominent owner/developers such as Middaugh and Shannon, David Baer, and Waggaman and Brawner. Buildings of his design were located in all parts of the city. By their sheer number, West's residential buildings helped define the character of residential Washington in the first half of the twentieth century. Many of his buildings are contributing buildings in National Register-listing historic districts.

West's design for the Euclid was simple and straight-forward, as was often the case with middle-class apartment buildings. Through massing, fenestration, and limited design details, he created a strong building with a solid presence at the intersection of Euclid Street, NW and Ontario Road, NW. The building originally had ten apartments on each floor, reached by elevator and stairs. Its Euclid Street, NW entrance led to a two-level lobby with an exceptional herringbone terra cotta floor. The building rises several floors above its rowhouse neighbors but because of the scale of its parts it does not overwhelm them. The Euclid retains all aspects of its integrity and remains an important example of a conventional mid-rise apartment. In addition to embodying the distinctive characteristics of a conventional mid-rise apartment building in Washington, it is also the work of master builder/developer Howard M. Etchison, whose work significantly contributed to Washington's built environment. Consequently, the Euclid qualifies for listing in the National Register of Historic Places under Criterion C.

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Major Bibliographical References:

Multiple Property Listing for Apartment Buildings in Washington, DC 1880-1945
District of Columbia Historic Preservation Office Databases of Architects,
Builders, and Historic to Build Permits
Historic Preservation Certification Application Part I – Evaluation of Significance
for the Euclid Apartments

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Name of Property _____

County and State _____

10. Geographical Data

Acreage of Property Approximately .20 acres

UTM References

(Place additional UTM references on a continuation sheet)

1	<input type="text"/>	<input type="text"/>	<input type="text"/>	3	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<input type="text"/>	<input type="text"/>	<input type="text"/>	4	<input type="text"/>	<input type="text"/>	<input type="text"/>

See continuation sheet

Verbal Boundary Description The area of the historic landmark is defined by its lot, which is Lot 873 in Square 2563.

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification The area of the historic landmark is the area historically associated with the building.

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

11. Form Prepared By

name/title Anne H. Adams, Architectural Historian

Organization Pillsbury Winthrop Shaw Pittman date August 2009

street & number 2300 LN Street, NW telephone 202-663-8884

city or town Washington state DC zip code _____

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 SHPO or FPO)

name Jubilee Housing, Inc.

street & number 1640 Columbia Road, NW telephone 202-299-1240

city or town Washington state DC zip code 20009

Paperwork Reduction 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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Verbal Boundary Description:

See above.

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Boundary Justification:

See above.

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