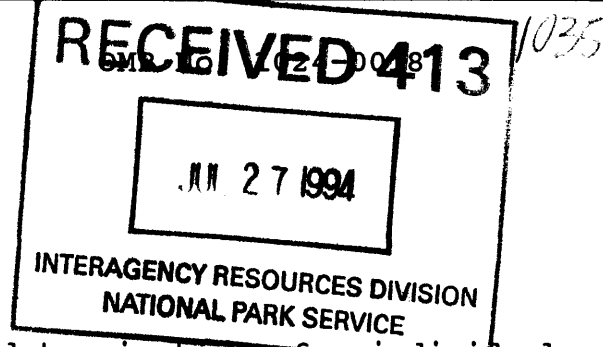


United States Department of the Interior
National Park Service

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 Luzon Apartment Building
other names/site number Westover Apartment Building

2. Location

street & number 2501 Pennsylvania Avenue, N.W. not for publication N/A
city or town Washington vicinity X
state District of Columbia code DC zip code 20037 county N/A code N/A

3. State/Federal Agency Certification

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

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

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

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

Patrick Andrews 9/7/99

Signature of Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

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

Number of contributing resources previously listed in the National Register _____

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: multiple dwelling
COMMERCE specialty store

Current Functions (Enter categories from instructions)

Cat: VACANT/NOT IN USE Sub: _____

7. Description

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN
Romanesque Revival

Materials (Enter categories from instructions)

foundation CONCRETE
roof TERRA COTTA
walls BRICK

other STRUCTURE: Iron
DECORATIVE ELEMENTS: Limestone

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

SEE CONTINUATION SHEET

8. Statement of Significance

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

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

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

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

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance 1896

Significant Dates _____

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder Nicholas T. Haller

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

10. Geographical Data

Acreeage of Property Less than one acre

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	321940	4307920	3	_____	_____
2	_____	_____	_____	4	_____	_____

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) Square 14, Lot .

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

11. Form Prepared By

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

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

Representative black and white photographs of the property.

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

Property Owner

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

name Chatham Lake Associates
street & number 9030 Red Ranch Road, Suite 200 telephone _____
city or town Columbia state MD zip code 21045

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 1

JUL 27 1994

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

Luzon Apartment Building

Name of Property

Washington, D.C.

County and State

Apartment Buildings in

Washington, D.C. 1880-1945

Name of Multiple Property Listing

The Luzon Apartment Building is a variation of the Commercial-Residential Apartment Building property type. The 1896 Luzon, located at 2501 Pennsylvania Avenue, N.W., is one of 105 purpose-built multiple-family dwellings constructed in Washington, D.C. between 1880 and 1900 of which thirteen remain. It illustrates the Romanesque Revival style. It is brick with limestone trim and has a wood and metal cornice with brackets. It has five stories and originally incorporated eight units. The ground floor has always been used for commercial or institutional purposes.

The Luzon is situated at the northwest corner of 25th Street and Pennsylvania Avenue, N.W. in Square 14 on Lot 800. The site is adjoined by a group of late-nineteenth century rowhouses and Rowhouse-Type Apartment Buildings to the north along 25th Street. On Pennsylvania Avenue, the building is adjacent to a recently razed lot which is about to be developed; it originally had two one-story buildings. To the west of the vacant lot is Mullet's Row, 2517-2521 Pennsylvania Avenue, N.W. These three Victorian rowhouses were named after their architect, Alfred B. Mullet.

The rectangular footprint of the five-story building, with its short side oriented south toward Pennsylvania Avenue, is modified by rectangular-shape projecting bays on each of its sides. The rear, or north, wall steps inward such that it becomes one bay wide at its northern most plane. The building marks the acute angle created by the intersection of Pennsylvania Avenue and 25th Street by a five-story tower which is perpendicular to the Avenue and extends 52.5 feet above the sidewalk.

The structural iron frame and concrete foundation of the building are concealed on the exterior by ocher-colored brick, which is now painted yellow. The rear, or north, elevation is comprised of common red brick, which is now painted yellow.

There are a variety of window types: rectangular-head, rectangular-head surmounted by a stone mullion and an operable transom, rectangular-head with round-arch transom, and double-hung with an round-arch upper-sash. The rectangular windows are set below proportionately high, flush, stone lintels. The round-arches are accentuated by three courses of brick rowlocks. The fenestration pattern incorporates singles, pairs, and triples. The rear elevation is differentiated from the rest of the building by its use of windows with jack-arches.

The entrance was originally located at the second-story on Pennsylvania Avenue at the present location of the pair of windows between the corner tower and west projecting bay. It was reached by stairs in a T-shape plan. The entrance is now located at ground-level on 25th Street.

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Luzon Apartment Building
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The building's embellishments are concentrated on the corner tower. Its second-story is faced entirely in stone. A central, rectangular-head window has three engaged squat columns at either side. The level is terminated by a narrow, stone stringcourse. The third- and fourth-floor are perceived as a unit. The third-story has a pair of rectangular-head windows with transoms. The fourth-story incorporates a pair of rectangular-head windows with round-arch transoms. The four windows are linked by an engaged stone column set on a pedestal. This portion of the tower is terminated by a stone stringcourse which doubles as the sill for the fifth-floor windows. These windows have rectangular-heads with transoms. They are divided by engaged columns which rise as high as the lower edge of the transom. The tower has a cornice which is different from the building's cornice, the former is comprised of closely spaced, cantilevered beams with rounded ends. Originally, the tower was surmounted by a hip-roof which extended approximately twenty feet above the cornice and was covered with Spanish tiles.

The building's principal cornice represents Haller's penchant for large brackets. A stamped metal panel, which depicts a stylized symmetrical leaf, is featured between the brackets.

The interior consisted of three- and four-room apartments, two units per floor. The Luzon did not include any of the amenities that became standard in luxury apartments; for example, a grand lobby, formal dining facility, or service operations for the tenants. However, the building originally included an electric elevator and electric lights which were atypical at the time of construction.

Major alterations and additions to the building include a 1916 installation of four new bathrooms and kitchens and a 1917 renovation which increased the number of apartments from eight to twelve. In 1928, two one-story additions were constructed, one at the front and the other at the west side of the building, and the interior stairs were rebuilt. The addition on the west side measured 31 feet by 16 feet and had a slag roof. As a result of this remodelling, the granite base identified in the 1896 building permit was removed. The original tower roof which was hipped and extended approximately twenty feet above the cornice was presumably removed at this time. The original Spanish tile roofing was also eliminated. In 1944, the storefront was remodelled to its present appearance. In 1970, the interior received a major renovation which resulted in the loss of virtually all of the original building fabric. Only a few original windows and one complete set of window trim remain. The renovation also involved changing the plans. Stair cases were added and the fourth and fifth stories were reconfigured to create duplex apartments.

Recently, a developer bought the Luzon and will renovate it when a tenant is found.

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Luzon Apartment Building
Name of Property
Washington, D.C.
County and State
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Washington, D.C. 1880-1945
Name of Multiple Property Listing

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The Luzon is one of approximately twenty apartment buildings designed by prolific Washington architect Nicholas T. Haller. The 1896 Luzon is the only extant example of Haller's nineteenth century work and is one of the few remaining illustrations of the development of the nineteenth century apartment building form from its small, rowhouse-type expression to the larger, multi-unit form intended for the middle-class. Haller was also the developer for the Luzon. He employed the well-known local builder John Nolan to construct his investment. The Luzon was named for a son of the architect/developer and renamed the Westover in 1911.

The Luzon was one of over one-hundred commercial and residential buildings designed by Nicholas T. Haller in Washington during the late-nineteenth and early-twentieth centuries. At the time of his death in 1917, Haller was recognized as a leading architect "whose work covered some of the most important buildings in Washington in the last thirty years."² He primarily designed two- and three-story rowhouse flats and dwellings. However, he also designed eighteen apartment buildings and several commercial office structures. Only two of Haller's large projects survive: the Atlas Building, 1892, a commercial building at 527 9th Street, N.W., and the Luzon.

Haller was born February 11, 1850, his place of birth is unknown. It is uncertain whether Haller received any formal education in architecture. In an era when architecture was just beginning to be established as a professional occupation, it is most likely that Haller secured his training through an apprenticeship. While many contemporary architects fought for professional standardization, the majority of the city's practitioners were untrained.³ The absence of Haller's name from the American Institute of Architect directories suggests that he may not have ascribed to the new standards being instituted for the nascent profession.

City directories indicate that Haller began practicing architecture in Washington in 1879. In the 1880s his office was located at 931 F Street, N.W. His work in the nineteenth century was characterized by a-symmetrical massing, an eclectic

¹ Traceries. Master Database.

² "Well Known Architect Is Called By Death," 11.

³ William Bushong, Judith Helm Robinson, and Julie Mueller, *A Centennial History of the Washington Chapter*, 1-3, 45.

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Luzon Apartment Building
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design vocabulary, and variegated materials typical of the Victorian aesthetic. His buildings frequently included elaborate brickwork, corbelling, gables with finials, turrets, polychromy, projecting bays, and round-arch windows.⁴ Many of his early buildings, such as the Atlas Building, the Luzon, and the apartment building at 800 18th Street, N.W., 1893 (demolished 1990), were derivations of the Romanesque Revival style and closely resemble each other in massing, brickwork, fenestration, and stylized columns. Moreover, several of his buildings can be recognized by their cornices. He had a penchant for large brackets which were disproportionately large for the building. The cornices on 1822-24 15th Street, N.W. (1910), 1223 12th Street, N.W. (1905), 1410-14 Girard Street, N.W. (1903), and the Luzon illustrate this point.

Haller's twentieth-century work assumed a more restrained quality and reflect the influence of the Classical Revival and Beaux Arts movements. These facades are symmetrical and flat and the windows generally incorporate flat arches. However, some of his twentieth-century work remained eclectic. For example, his design for an apartment building at 143 Rhode Island Avenue, N.W. had a classical facade as well as a corner tower and roof which were derivatives of Victorian architecture.

During his thirty-eight year career as an architect, Haller made significant contributions to Washington's built environment. While Haller is not representative of the city's most skilled architects, his work exemplifies much of the local architectural character and the nature of small architectural practices at the turn-of-the-century.

At the end of the nineteenth century, the players in the booming speculative real estate market were changing. Investment entrepreneurs unfamiliar with the building industry were beginning to get involved in the market and builders and architects frequently chose to compete with them by investing their own capital.⁵ Haller was the developer for several buildings he designed, including the Luzon.

In the Luzon, Haller made a speculative investment for middle-class residents in the expanding neighborhood at the western end of Pennsylvania Avenue, Foggy Bottom. The area south of the Avenue developed during the first half of the nineteenth century and was comprised of wharves and warehouses along the Potomac River and Rock Creek. Industrial development flourished there with the completion of the C & O Canal in 1850 and its connecting canal along the Potomac. Glass factories, breweries, lime kilns, and other light-manufacturing businesses relocated to the area, including the Heurich Brewery and the Washington Gas Light Company. The growing number of industries brought numerous skilled and unskilled

⁴ Tracerics. Unpublished Report on the Luzon, 5.

⁵ Melissa McLoud, "Craftsmen and Entrepreneurs," 16-18.

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National Park Service**

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laborers in need of nearby housing. Thus, several blocks of two-story rowhouses, one room wide and two rooms deep, were constructed along the streets and alleys.

The need for moderate-income housing continued throughout the end of the nineteenth century as new industries continued to arrive and existing ones expanded. Development pushed northward to the sparsely populated areas along Pennsylvania Avenue. Large tracts of land, some with single family houses such as the Rinogold estate, were subdivided to accommodate modest rowhouses for the working-class. These buildings joined several institutions constructed immediately after the Civil War such as Columbia Hospital for Women at the northeast corner of 25th and L Streets, N.W. and St. Stephen's Catholic Church at the southeast corner of the same intersection. The Luzon may have been the first apartment building constructed in the area and certainly the largest in 1896. It was particularly well-suited to the neighborhood. Located at the northwest corner of this intersection, the Luzon provided housing for several of the doctors and nurses associated with the hospital while the basement accommodated a drugstore. Several clerks and laborers from the nearby businesses and industries also rented apartments at the Luzon.

Haller properly assessed the housing needs in Foggy Bottom and constructed the Luzon to be attractive to and affordable by the middle-class. The Luzon also exemplifies the willingness of developers to introduce technological improvements for apartment buildings built for the middle-class. The Luzon received electricity only two years after the Christian Heurich Mansion and the Cairo, a luxury apartment building, were heralded for their use of the new form of energy.

Originally, the ground floor functioned as a drug store. Thereafter, it served as a grocery store, florist, and restaurant. It housed the Infant Welfare Center #2 from 1918 to 1920. The space was occupied by a liquor store from 1939 to the early 1990s.

The Luzon was a particularly good speculative investment for Haller. The permit recorded the cost of the building: \$65,000. Earlier attempts at larger, more expensive, single-family rowhouses on Pennsylvania Avenue had proved difficult to sell particularly during the years leading to the economic depression of 1893. Alfred B. Mullett, former Supervising Architect of the Treasury, had designed the three large rowhouses at 2517, 2519, and 2521 Pennsylvania Avenue in 1890-91 but was unable to sell them. Despondent over financial difficulties brought on by unrelated salary disputes and the inability to realize a profit from his speculative investment caused Mullett to commit suicide in 1891. Thereafter, his wife, Pacific Pearl, sold the remaining Mullett property in Square 14 fronting on 25th Street, including the Mullett family residence at the corner of Pennsylvania Avenue, the future site of the Luzon.

⁶ Suzanne Sherwood Unger, "Foggy Bottom," 57-59.

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Haller was affiliated with numerous masonic lodges throughout Washington, D.C. and in Frederick, Maryland. He was a member of the Dawson Lodge, F.A.A.M; the Columbia Chapter of the Royal Arch masons; the De Molay Mounted Commandery of the Knights Templar; the Albert Pike Consistory of the Ancient and Accepted Scottish Rite; Almas Temple of the Mystic Shrine; and the Lynch Lodge of Masons in Frederick, Maryland. These associations were critical to the promotion of Haller's business.

Haller's association with the Lynch Lodge of Masons and his burial in Frederick, Maryland, suggest that he may have resided in Frederick at one time; however, city directories continue to list his home at 3548 Warder Street, N.W. through the time of his death. Haller's obituary noted that he was survived by his wife, Fannie E., and two sons. His son, Frederick Luzon Haller, resided in Washington and was the namesake of the apartment building. Frederick Luzon was a draftsman and may have been associated with his father. Nicholas's other son may have been Stuart Haller, born in Frederick, Maryland in 1891; as an adult, he resided in Frederick and practiced landscape architecture.

John H. Nolan, the builder of the Luzon, was responsible for the construction of numerous structures throughout Washington. Nolan was born in 1861 to a father who worked in the construction business. Nolan's familial relationship with the building industry undoubtedly led to his employment with Robert I. Fleming, one of the city's leading builders and entrepreneurs during the last three decades of the nineteenth century.⁸ Nolan worked for Fleming during the latter's most prosperous years. He was involved in the construction, financing, management, and promotional aspects of the business.⁹ This invaluable experience allowed Nolan to open his own practice in 1892.

Nolan advertised himself as a contractor in city directories. This suggests his role as a supervisor rather than a laborer and it indicates he offered a range of services either through his own office or subcontractors. Late-nineteenth-century builders increasingly referred to themselves as contractors to suggest a broad range of services as a means to compete with speculative entrepreneurs.¹⁰ Nolan's notable building ventures include: the Bond Building, the Bancroft Hotel, the Davidson Building, and several apartment buildings. Nolan also worked with Haller on the construction of the apartment building at 800 18th Street, N.W., which may account for the similarities between it and the Luzon.

⁷ "Well Known Architect," 11.

⁸ Traceries, 5.

⁹ McLoud, 153-189.

¹⁰ McLoud, 93-94.

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Luzon Apartment Building
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"Well Known Architect Is Called by Death." *Evening Star*, September 12, 1917. p. 11.

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National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94001035 Date Listed: 9/7/94

Luzon Apartment Building DC
Property Name: County: State:

Apartment Buildings in Washington, DC, MPS
Multiple Name

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

Patrick Andrus
Signature of the Keeper

9/7/94
Date of Action

=====
Amended Items in Nomination:

As submitted, this nomination form had selected Criterion A and C and Architecture as an Area of Significance. A technical correction is made to the nomination form to add Community Planning and Development (to reflect the selected Criterion A). The SHPO concurs in this amendment.

DISTRIBUTION:

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