

Resub.

United States Department of the Interior
National Park Service



1194

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 Hamilton Hotel

other names/site number Hamilton House, Manger-Hamilton Hotel, Hamilton Crowne Plaza-Washington DC Hotel

2. Location

street & number 1001 14th Street NW not for publication

city or town Washington vicinity

state District of Columbia code DC county DC code 001 zip code 20005

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

national statewide local

David Maloney
Signature of certifying official

5 DEC 2012
Date

DC STATE HISTORIC PRESERVATION OFFICER
Title

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:)

John Edson H. Beall
Signature of the Keeper

4.17.13
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
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/Hotel

Current Functions
(Enter categories from instructions)

DOMESTIC/Hotel

7. Description

Architectural Classification
(Enter categories from instructions)

EARLY 20TH CENTURY REVIVALS/Beaux Arts

Materials
(Enter categories from instructions)

foundation: Concrete with limestone cladding
Concrete and steel frame with limestone
walls: cladding and terra cotta ornamentation

roof: Slag
other: _____

Narrative Description

(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 Hamilton Hotel is a large, eleven-story Beaux Arts-style hotel building located at the northeast corner of 14th and K Streets across from Franklin Square in downtown Washington, D.C. The current building was erected on the site of the original Hamilton Hotel—an 1851 brick building constructed as a private school, but used as a hotel beginning in the 1860s. Designed by noted local architect Jules Henri de Sibour and opened in 1922 with 300 guest rooms, the building is a concrete and steel frame structure, clad in Indiana limestone and featuring Classically inspired *bas relief* ornamentation of stone and terra cotta. It has a U-shaped footprint over a square-in-plan first story, providing natural light in all of the hotel rooms. The building features a distinctive triumphal arch entry pavilion between the two principal wings of the building announcing the entrance to the hotel.

The H-shaped footprint consists of two tall wings to either side of an open courtyard, filled in at the base of the building by a central vaulted entry with a grand first floor entrance and lobby. In 1996, the hotel was fully renovated, and a two-story addition was built atop the building increasing its overall height. This addition is set back from the well-articulated roofline, and therefore does not detract from the historic character of the original building. The building retains its integrity of location, setting, design, materials, workmanship, association and feeling. The building's exterior retains all of its original materials, save for its original windows, and decorative detailing. The interior has been renovated to accommodate new interior spaces, but the lobby area has been accurately restored.

Narrative Description

Exterior

The Hamilton Hotel is a concrete and steel frame structure, clad with Indiana limestone and decorated with carved stone and terra cotta detailing. As designed and constructed, the Hamilton Hotel follows a tri-partite division of space with a base, shaft and top. The principal façade of the building faces west to front on 14th Street and consists of the end walls of the two projecting wings and the character-defining, first floor entry pavilion.

The triumphal arch and vaulted entrance, located on this 14th Street façade, is reached from the sidewalk by two low stone steps and a landing. The triumphal arch is divided into three bays, with the principal entry sheltered by a distinctive iron and glass marquee that is still visible above a contemporary canopy, located on-center. To either side of the entry with its central revolving door and pairs of doors to either side are Corinthian Order fluted pilasters creating the two side bays of the triumphal arch. Within these side bays are window displays, surmounted by ornately carved, round-arched blind arches. The carvings consist of low-relief, Adamesque-style ornamentation with Pegasus sitting at the center of the springline and an urn acting as the central keystone on the extrados of the arch.

Above the entrance doors and marquee rises a large, rounded arch with a tracery fanlight made of limestone and leaded cut glass. The cut glass springs from a carved limestone springline and reaches out to the intrados of a wider arch surround of limestone. This surround has roundels at the corners and partial reeding in the frieze. The arch is capped by a projecting cornice that extends down and across the two end bays of the triumphal arch form. Urns at either end culminate this cornice line. Behind the entrance arch on the interior, a vaulted area extends from the entrance into the hotel lobby area.

The end wings of the hotel are three bays wide and project to either side of the central entry and its triumphal arch, coming flush with it at the base-level of the building. A deep courtyard beyond the lobby of the hotel, however, clearly separates the wings that give the building its U-shaped plan. The base level of these wings features rusticated limestone with window openings in each of the three bays. Those on the first floor are larger, while those on the second floor are smaller and capped by a projecting beltcourse with roundels and fluting in the frieze.

The floors above the base forming the building's "shaft" are similarly divided into three bays, with a projecting bay on-center and quoining at the building's edges. The projecting bays are articulated with paired windows, as opposed to the single windows of the window bays to either side. The windows in the first floor-level of the shaft (3rd floor of the building) are the most articulated, with bold, limestone architrave surrounds with carved cornices probably of terra cotta above and

balustrades below. The remaining windows lack surrounds, but feature rounded sills and a central keystone. Carved limestone spandrel panels separate each floor of the shaft giving some relief to the tall building wings. The top of the shaft is separated from the building's cap, by a carved terra cotta beltcourse and narrow projecting cornice.

The two-story cap of the building essentially mimics that of the shaft with quoining at the building edges and three bays of symmetrical windows on both floors. The wall of this two-story top, does not have a central projecting bay, but does have paired windows set within a double-height surround. The single windows on the outer bays are also surrounded by a stone frame. The building culminates at the top by a broad cornice with a finely carved frieze of fluting and rosettes and a bed molding with dentils. Large modillions support the projecting cornice with its cyma reversa molding.

The two-story contemporary addition rises above and is set back from this distinctive cornice.

The south elevation of the building faces McPherson Square and is divided into eight bays with projecting oriel window bays at the third and sixth bays, running from the base of the building to the cap. The projecting bays feature paired 1/1 windows, while the other bays all have single, 1/1 windows. A contemporary entrance for the hotel restaurant is located at the west end of the south elevation. The cornice of this south elevation, is, like the west elevation, finely detailed with carved frieze and bold projecting cornice. The south side elevation abuts the Almas Temple, a Moorish-inspired polychromatic terra cotta building listed in the D.C. Inventory and the National Register of Historic Places.

The secondary north and east elevations are clad with porcelain colored tapestry bricks and are not architecturally articulated beyond the turn at the corner. The north wall has equally spaced windows on all of the floors and modest secondary entrances located towards the front of the building, under a single-story shed roof.

All of the windows throughout the building feature 1/1 double-hung replacement sash, soon to be replaced with more appropriate wood, or wood-clad 1/1 windows.

Interior

The interior of the Hamilton Hotel historically consisted of a lobby area flanked by a dining room and assembly rooms on the ground floor, and smaller dining and meeting rooms on the second floor, along with some guest rooms. The majority of the 301 private guest rooms with private baths were located in the floors above. The interior has been altered over the years, but the lobby remains intact, with its coffered and vaulted entrance area leading to the bank of elevators at the rear of the lobby space. The building's structural columns are exposed in the lobby between the vaulted entranceway and the elevators, but are ornately designed as clustered columns capped by acanthus leaf capitals. The coffered vault is painted in vibrant colors with blue and gold predominating; it is not known if these colors were based on historic research, or not. The capitals and ceiling panels are similarly painted gold. The floors are polished marble.

Integrity

The hotel underwent several major renovations during the 1930s, 1940s, and 1950s associated with the changing requirements of a modern hotel. Later renovations converted the Hamilton to use as an apartment building, and an office building with ground floor retail. The building was restored to use as a hotel in 1996, at which time, two additional floors were added to the roof to accommodate meeting rooms and a restaurant. Despite these changes, the building retains integrity of location, design, setting, materials, workmanship, and association. Much if not all of the exterior details remain intact and the return of the building to use as a hotel in 1996 provides a clear sense of association between the existing building and its rich history as a hotel.

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

1921-1922

Significant Dates

1922

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

de Sibour, Jules Henri (architect)

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 period of significant begins in 1921 with the start of construction and ends with the completion of the Hamilton Hotel in 1922.

Criteria Considerations (explanation, if necessary)

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

Constructed in 1922, the Hamilton Hotel is a notable building in downtown Washington, D.C., at the corner of 14th and K Streets, NW on the north side of Franklin Square. The current building was constructed on the site of the original Hamilton Hotel—an 1851 brick building originally constructed as a private school and used as a hotel beginning in the early 1860s. Designed by Beaux Arts architect, Jules Henri de Sibour the new Hamilton Hotel opened in 1922 with 300 rooms and generous public spaces that became significant meeting rooms and social gathering spaces for a large community of union labor leaders. Purchased by the Manger Hotel Corporation in 1950 and renamed the Manger-Hamilton, the property continued to operate as hotel through 1972 when the Salvation Army purchased the building for use as an apartment building for single women. The property sold again in 1979 and the building was converted to offices. In 1996, the building was restored and returned to use as a hotel as it remains to the present.

The Hamilton Hotel meets Criterion C of the National Register of Historic Places at the local level of significance as a notable example of its building type, and as the work of noted master architect, Jules Henri de Sibour. The Beaux Arts-style hotel with its extensive meeting spaces and guest rooms with private bathrooms exemplifies the broader trends of hotel design and development nationwide during the hotel building boom of the 1920s. In addition, the extensive Beaux Arts ornamentation reflects the elegant design sensibility of Jules Henri de Sibour, offering a luxurious experience at a “popularly-priced” hotel.

The period of significance for the Hamilton Hotel is 1921-1922, the beginning and end dates of construction of the Hamilton Hotel.

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

The Hamilton Hotel is significant in the Area of Architecture as an excellent example of a Beaux Arts hotel building executed in a Classical Revival style. The Hamilton Hotel follows the then-common hotel building form with a U-shaped plan and a tri-partite division of space. The U-shaped plan, centered around a central court, allowed for natural air and light to penetrate all of the private guest rooms, while the tri-partite division of space clearly reflected the interior use of the building. In particular, the base of the building corresponded on the interior with the grand and ceremonial lobby area where guests and visitors could easily circulate and gather, while the building’s shaft composed of symmetrically arranged windows corresponded with the private guest rooms of the hotel. The cap, often corresponding with upper floor ballrooms in more luxurious hotels, was in the case of the reasonably priced Hamilton, strictly a continuation of guest rooms that defined the lower floors of the building.

The Hamilton is also significant in the Area of Architecture as the work of Beaux Arts-trained architect Jules Henri de Sibour. Jules Henri de Sibour (1872-1938) is recognized as one of Washington's most distinguished architects. A master of the Beaux Arts, de Sibour enjoyed a prominent career spanning thirty years in both New York and Washington, D.C. and his distinguished buildings grace the prominent residential sections of the Nation's Capital as well as the busy commercial thoroughfares. Although de Sibour's work runs the gamut from residential to commercial to governmental, the Hamilton Hotel is the only surviving hotel building designed by him.ⁱ

Developmental history/additional historic context information (if appropriate)

Rugby Academy to Hamilton House

The original Hamilton Hotel was constructed in 1851 as a private school and served as a landmark at the corner of 14th Street and K Street for more than 70 years. Educator G.F. Morrison and a group of Episcopal ministers built the modest brick structure for the Rugby Academy, a new private school, in what was then described as “a retired and quiet part of the city.”ⁱⁱ Morrison served as principal and wealthy students who attended school at Rugby Academy continued on to colleges

ⁱ The D.C. Permits to Build Database at the D.C. Historic Preservation Office indicates that de Sibour designed two other hotels, neither of which still stands.

ⁱⁱ Wilhelmus Bogart Bryan, *A History of the National Capital from Its Foundation Through the Period of the Adoption of the Organic Act* (The Macmillan company, 1916), 378.; Although a 1906 Washington Times article attributes management of the school to Zalmon Richards and his brother, A.C. Richards, it is unclear whether the account describes management following the initial construction or whether it is confused with Columbia College, a

such as Georgetown College and the Naval Academy in Annapolis. During the mid 19th-century, the Rugby Academy shared its block with a number of two- and three-story attached dwellings. The All Souls' Church, founded in 1821 by John Quincy Adams, John C. Calhoun, and Charles Bullfinch, stood adjacent to the Hamilton at the southeast corner of 14th and L Streets. Several other private schools were located in the surrounding blocks. In 1869, the city built its flagship Franklin School building at the prestigious site as a model for the city's public school system.

By 1862, Rugby Academy had become Rugby House, a small hotel that opened on the eve of the Civil War as the population of Washington, D.C. ballooned. The city's rapid growth encouraged the development of new hotels since, "for the first time in the history of the city the hotels were crowded when congress was not in session, and also for the first time the business became highly profitable."ⁱⁱⁱ Hotels offered housing for both transient visitors and long-term residents and distinguished themselves from the ubiquitous boarding houses by virtue of role as public social spaces. Indeed, hotels became "centers where gatherings of all sorts were held as well as social affairs on a larger scale than possible in the space of the usual residence."^{iv}

Rugby House attracted a number of Congressmen and government employees as residents, including Admiral Horatio Bridge and his wife, Mrs. Charlotte Bridge, who later purchased the building. A 1911 recollection from Marian Campbell Gouverneur explained the decision by the Bridge couple to live at the Rugby House and eventually purchase the building:

"Mr. Bridge, while on the active list, had been stationed for a time in Washington and, finding the life congenial and attractive returned here after his retirement and with his wife made his home at the Rugby House. While there the hotel was offered for sale and was bought by Mr. Bridge, who enlarged it and changed its name to The Hamilton, in compliment to Mrs. Hamilton Holly, an intimate friend of Mrs. Bridge and the daughter of Alexander Hamilton."^v

In 1872, Mrs. M.J. Colley secured a lease to the property and continued to operate the business as a "fashionable boarding house."^{vi} The fashionable character is evoked by a February 1878 account of "the first hop of the season" held at the Hamilton House where, "The dancing hall was beautifully decorated with the flags of the different countries, the American, English, French and Russian forming centre pieces on each of the four sides of the room. The floral decorations were elaborate, filling the air with rich perfume, while the three large chandeliers were beautifully festooned with smilax."^{vii} Other events at the Hamilton House included "amateur theatricals" and choral performances.^{viii}

In October 1882, William M. Gibson, the steward of the Ebbitt House whose past experience included the "charge of several Northern hotels," secured a ten-year lease and began a "thorough repair, including repainting and repapering." Gibson announced plans to completely refurnish the property as a "strictly first-class family hotel."^{ix} Hamilton House was one of few residential buildings at the time—along with the Metropolitan Hotel, National Hotel, "The Portland" Apartment House, and Willard's Hotel—to have an elevator.^x The hotel remained prominent through the 1880s, reflected by Gibson's participation, along with the proprietors of Willard's Hotel and the Ebbitt House, organizing a fundraising committee for the 1887 meeting of the Hotel Men's Mutual Benefit Union in Washington, DC.^{xi}

In 1893, the Hamilton had a reputation as "an old-time house where many Congressmen reside" and was listed in Rand, McNally & Co.'s *Handy Guide to Washington and the District of Columbia* at \$2.50 per night.^{xii} The property expanded in 1895, when Mrs. Charlotte Bridge purchased the property immediately adjacent to the hotel on K Street for \$19,500 or \$5

preparatory school built in 1848 by Zalmon Richards at 14th Street and N Street, or a school at 14th Street and New York Avenue that Richards opened in 1851. Other accounts refer to Nourse Academy at the same location, likely confusing the Rugby School with Rittenhouse Academy where Joseph Everett Nourse served as principal 1840-49.

ⁱⁱⁱ Wilhelmus Bogart Bryan, *A History of the National Capital from Its Foundation Through the Period of the Adoption of the Organic Act* (The Macmillan company, 1916), 490.

^{iv} Bryan, *A History of the National Capital from Its Foundation Through the Period of the Adoption of the Organic Act*, 62.

^v Marian Campbell Gouverneur, *As I remember* (D. Appleton and company, 1911), 274.

^{vi} "Famous Hamilton Hotel Sold at Public Auction for the Sum of \$106,000," *The Washington times. (Washington [D.C.] 1902-1939*, June 16, 1907, sec. Sports - Real Estate.

^{vii} "Hop at the Hamilton House," *The Washington Post*, February 20, 1878. Smilax is a slender vine (*Asparagus asparagoides*) with glossy foliage and was historically popular as a floral decoration.

^{viii} "City News in Brief," *The Washington Post (1877-1954)*, March 18, 1878.

^{ix} "The Hamilton House in New Hands," *The Washington Post (1877-1954)*, October 21, 1881.

^x "Front Page 1 -- No Title," *The Washington Post (1877-1954)*, May 31, 1882.

^{xi} "The Hotel Men's Gathering," *The Washington Post*, April 7, 1887.

^{xii} Ernest Ingersoll, *Rand, McNally & co.'s handy guide to Washington and the District of Columbia* (Rand, McNally & company, 1893).

per square foot. The property, owned by Thomas H. Gaither and sold under a trustee's sale by William E. Edmonston, had been "vacant for some time" and had been used the previous winter as an annex to the hotel.^{xiii} The 1888 Sanborn map indicates a four-story building on the property, while the 1903 Sanborn map indicates a five-story building thereby suggesting that additional construction occurred between 1888 and 1903. By 1906, as illustrated by a photograph of the first Hamilton Hotel that appeared in the *Washington Times*, the structure stood as an enlarged five-story building with extensive ornamentation and a mansard roof.

Opening the Old Hamilton Hotel

The Hamilton Hotel changed management in September 1902 with the new manager Irving O. Ball offering "modern appointments" and "good table" at "very reasonable rates for transient and permanent guests."^{xiv} Born in Rhode Island on January 28, 1865, Ball moved to Washington, D.C. for a position as clerk for the Pension Office in 1890. For the first five years of his management at the Hamilton Hotel, Ball leased the property from Charlotte Bridge.^{xv} The building expanded again in 1903 with the construction of a three-story annex and addition.

The ownership of the property transferred in June 1907, following the death of Charlotte Bridge, when Thomas Dowling working on behalf of Charles S. Maurice, a trustee under the will of Charlotte Bridge, sold the property at auction for \$106,000 to William Little from Towanda, Pennsylvania. Little purchased the hotel as an investment and, at the time of the sale, the rental value of the property was an estimated \$7,500 per year.^{xvi} The property sold again on August 1, 1907 from the T.A. Harding Company, a real estate brokerage firm, to Irving O. Ball for \$125,000. Following the sale, Ball announced his intention to continue with the only minor changes to the hotel.^{xvii} In 1911, Ball formed the Hamilton Hotel Company with a plan to replace the existing structure with a new \$400,000, eight-story hotel designed by Washington architect, Appleton P. Clark.^{xviii} The planned construction did not proceed, however, as the only documented construction from 1911 to 1921 is a \$200 repair in July 1912.^{xix}

The movement of the local financial and business district—north from its center at the Treasury Building and west from the historic downtown at 9th Street, F Street, and G Street—to McPherson Square in the early 20th-century brought significant changes to the area around the Hamilton Hotel. Hotels dominated the neighborhood in 1903 when the Hamilton Hotel shared a square with the new Dewey Hotel, the Donald Hotel in a building composed of three attached rowhouses, and the Cochran Hotel on the west side of 14th Street. The Portland Hotel at the corner of Vermont Avenue and 14th Street NW, small apartments, attached rowhouses, and a few remaining detached dwellings reflected the predominantly residential character of the area. Over the next two decades, however, many of these properties would be displaced or demolished for increasingly large commercial buildings. Indicative of this change was the 1920 demolition of the 1821 All Souls' Church in order to build a 180-car garage.

Hotel development in the 1920s

From the 1870s through the 1900s, new hotels in Washington were small in scale—averaging less than five stories. These hotels, including resort, transient, and residential hotels, were widely variable in the guests they served and facilities they provided from modest to luxurious. Both nationally and locally, hotels began to substantially increase in size during the late 19th and early 20th centuries with the development of large steel frame structures, first used in the development of commercial office buildings or skyscrapers. The first large steel frame hotel in Washington, DC was the new Willard Hotel designed by architect, H. J. Hardenbergh and built by the George A. Fuller Company in 1900. Henry Janeway Hardenbergh's design for the new Willard Hotel, as well as the Waldorf-Astoria in New York City, helped to build his reputation as one of the foremost hotel architects in the country. In 1905, Hardenbergh constructed the Raleigh Hotel, a near twin of the Willard Hotel at 12th Street and Pennsylvania Avenue later demolished in 1965.

^{xiii} "Hamilton House Annex Sold," *The Washington Post* (1877-1954), October 2, 1895.

^{xiv} "Front Page 8 -- No Title," *The Washington Post*, September 14, 1902.

^{xv} "Rites Monday For I.O. Ball, D.C. Hotelman," *The Washington Post*, February 1, 1941.

^{xvi} "Hamilton Hotel Sold: Towanda, Pa., Purchaser Pays \$106,000 for the Property," *Evening Star*, June 13, 1907.

^{xvii} "Hamilton Hotel Sold to Irving O. Ball," *Evening Star*, August 1, 1907; "Hamilton Hotel Sold," *The Washington Post*, August 2, 1907.

^{xviii} "New Hotel for City," *The Washington Post*, April 13, 1911.

^{xix} "Building Now Active," *The Washington Post*, July 14, 1912.

As hotels grew to an unprecedented scale and complexity, scholar Lisa Davidson observed that during the early 20th century, "the most innovative new hotels" were "popularly-priced,' first-class commercial hotels combining the amenities of a luxury hotel with services for the growing middle class of white-collar workers and tourists."^{xx} The models for this novel approach came from hotels such as the Buffalo Statler in 1908 and the Chicago Hotel LaSalle in 1909. Designed by Holabird and Roche for J.W. Stevens and his son E.J. Stevens, the Hotel LaSalle was, at twenty-two stories tall, the tallest hotel in the world and the largest commercial hotel built in a single campaign at the time of its construction. E.M. Statler established his famous hotel chain in 1908 with the Buffalo Statler which set new standards for design and service following an ideal of scientific management popularized by Frederick Winslow Taylor and others.

The growth in scale and the greater attention to both design and management was significantly influenced by the growth in tourism and the underserved and lucrative convention trade. In 1925, Chicago hosted more than eight hundred conventions, while New York, Cleveland, and Detroit also served as important convention locations. Similarly in Washington, DC in the 1920s, investors recognized the significant opportunities for development of a modern hotel following the "popularly-priced" model with services for travelers, tourists, and public meetings.

Design and construction of the new Hamilton Hotel

In June 1921, Felix Lake, a local businessman, purchased the seventy-year-old Hamilton Hotel for \$450,000 and announced a plan to demolish the existing structure and construct a \$1,500,000 nine-story office building.^{xxi} Only a month later, however, Lake sold the property to the Hamilton Hotel Corporation organized by a group of "business men and bankers in New York and Washington." This group planned to build a 300-room hotel underwritten by a \$1,200,000 mortgage from the F.H. Smith Company and immediately began demolition of the older hotel structure. By the end of July 1921, with demolition nearly complete, the Hamilton Hotel Corporation announced plans for a \$1,478,000 11-story hotel designed by architect Jules Henri de Sibour.^{xxii}

For the Hamilton Hotel, de Sibour worked with the local Whitty Construction Company, founded by Rich P. Whitty in 1916. The same firm also built the Investment Building, the Fairfax Hotel, the Lee House, and the Times Herald Building.^{xxiii} Jules Henri de Sibour selected the furniture personally and the Barnet Phillips Company, a New York-based architectural decoration firm, worked with a number of contractors to provide the carpets, pillows, and linens.^{xxiv} The expense of these furnishings required the Hamilton Hotel Corporation to take out a second mortgage of \$1,000,000 covering the property, hotel, and furnishings, to pay large supply houses for the furnishings and equipment. A 1924 Washington Post article on this mortgage predicted that the creditors would seek representation on the board of directors for the hotel corporation.^{xxv} The quality of the designed was recognized in December 1924, when the Washington Board of Trade Committee on Municipal Art, chaired by local architect Appleton P. Clark, Jr., named the Hamilton Hotel and J.H. de Sibour among the winners of an award for "the erection of meritoriously designed and constructed buildings." With winning buildings selected by T.J.D. Fuller from Washington, DC and Theodore Wells Pietsch and Howard Sill from Baltimore from a set of several hundred entries, the Board of Trade hoped the award would "encourage greater efforts toward the beautification of private improvements."^{xxvi}

The new Hamilton Hotel opened on November 29, 1922 with a "stag dinner." G. Bryan Pitts, the Vice President of the F.H. Smith Company, and Barry Bulkley, toastmaster, hosted 110 "government officials and representative business and professional men" including Louisiana Senator Joseph E. Randall, Controller of the Currency D.R. Crissinger, and former Vice President Thomas R. Marshall.^{xxvii} An early 1920s postcard described the range of options for guests, starting with an affordable "suite of two rooms with detached shower bath" for one person at \$3.50 to \$5 a night or for two people at \$6 a night. The most expensive suite, including a parlor and two bedrooms with individual baths, was advertised at \$18 to \$20 a

^{xx} Lisa Pfueller Davidson, "'A Service Machine': Hotel Guests and the Development of an Early-Twentieth-Century Building Type," *Perspectives in Vernacular Architecture* 10 (2005): 113-129.

^{xxi} "TWO NEW BUILDINGS TO COST \$2,759,000," *The Washington Post*, June 10, 1921.

^{xxii} "RAZE HAMILTON FOR BIG NEW HOTEL," *The Washington Post*, July 31, 1921; "Modern Hamilton Hotel to Be Erected On Site of Razed Historic Structure," *The Washington Post*, July 31, 1921; "NEW \$3,000,000 HOTEL.," *The Washington Post*, July 7, 1921.

^{xxiii} "Richard P. Whitty, 89; Founded Building Firm," *The Washington Post, Times Herald*, June 17, 1964.

^{xxiv} "Display Ad 59 -- No Title," *The Washington Post*, December 3, 1922.

^{xxv} Morris H. Glazer, "PUT \$1,000,000 SECOND TRUST ON HAMILTON," *The Washington Post*, February 6, 1924.

^{xxvi} "TRADE BOARD URGES 200 TRAFFIC POLICE BE ADDED TO FORCE," *The Washington Post (1877-1954)*, December 4, 1924,

<http://proquest.umi.com/pqdweb?did=232306772&Fmt=7&clientId=57002&RQT=309&VName=HNP>.

^{xxvii} "Officials are Guests. Hamilton Hotel, at Opening, Acts as Host," *Evening Star*, November 30, 1922.

night.^{xxviii} Guests could also enjoy a “delicious seven course dinner, famous from coast to coast” served at the Hamilton Dining Room for \$1.00.

In 1924, the Senate District Committee identified the F.H. Smith Company, the firm which held the mortgage for the Hamilton Hotel, as a “combination” working through minor operators or “dummies” for larger operators to artificially inflate the value of several Washington, DC apartment buildings and hotels, including the Ambassador, the Pentilly, the Gordon and the Hamilton hotels. The committee named the Hotel Hamilton Corporation as a member or “ally” of the combination revealing that the assessed value of the hotel at \$1,268,735 exceeded the actual cost, estimated at \$1,250,000, of the building.^{xxix} The report revealed Felix Lake, who purchased the original hotel in 1921, as a “man of very limited means” who served as a “tool of the combination,” purchasing over \$6,000,000 in real estate and then immediately transferring the properties to the F.H. Smith Company or its subsidiaries.^{xxx} The investigation of the F.H. Smith Company continued through the early 1930s, uncovering crimes including tax fraud, mail fraud, and bribery. The scandal eventually implicated a number of political officials, including Maryland Representative and Chairman of the House District Committee Frederick N. Zihlman and Chairman of the Federal Reserve Daniel R. Crissinger. In December 1930, a grand jury convicted three officers from the F.H. Smith Company—G. Byran Pitts, C. Elbert Anadale, and John H. Edwards Jr.—of conspiracy to embezzle \$5,000,000 from the F.H. Smith Company and sentenced them to fourteen years in prison.^{xxxi}

The F.H. Smith Company, in a decision likely dictated by their financial and legal quagmire, sold the lease to the property soon after construction. In May 1927, Maddux, Marshall, Moss & Mallory purchased the Hamilton Hotel from the Chesapeake Hotel Corporation for approximately \$3,000,000. The hotel joined the company’s 4-M hotel chain, including the Cairo, Martinique, Colonial, Arlington, Fairfax, and Tilden Hall Hotels, all managed by James T. Howard. The company immediately started construction of a new ballroom in the basement of the hotel, described by the management, as “one of the finest in the city.”^{xxxii} Established in September 1926, Maddux, Marshall, Moss & Mallory justified their hotel bureau as a uniquely suitable business for Washington, DC by suggesting, “Washington has the largest percentage of hotel dwellers of any city in America. Hundreds of people come here on government or other business, which may keep them here for a few weeks or a few months. Naturally they hesitate to lease an apartment or a house, and the logical solution of their living problem is the hotel.”^{xxxiii} The Richmond Corporation, operated by Maddux, Marshall, Moss & Mallory, sold the Hamilton for an undisclosed price in December 1927 to a syndicate of New York and Chicago business men. At the time of the sale, James T. Howard suggested, “during the past seven months the volume of business at the hotel has been virtually twice as great as during the same period last year.”^{xxxiv} Russell Conn, the manager of the Hamilton Hotel continued in his position throughout these transactions eventually moving to the Ambassador Hotel later in his career.

The sale marked the beginning of a period of downsizing for Maddux, Marshall, Moss & Mallory and 4-M Hotels. Following the sale of the Hamilton, the firm leased the Hotel Martinique and sold the leases for the Arlington Hotel and the Cairo Hotel.^{xxxv} Still the value of the Hamilton Hotel and property in the surrounding area continued to increase. Since the construction of the Hamilton Hotel in 1921-1922, the area had been transformed into the financial and realty center of the District of Columbia. A survey of downtown property conducted by Story & Co. in 1929, found that the square bounded by 14th, K, L, Street, and Vermont Avenue increased in value 889% over the preceding 20 years, the greatest such increase in the city. Business at the hotel boomed, inviting manager Russell Conn to suggest, “that his sole wish was that he had a house double the size at the same location.” An October 6, 1929 newspaper account valued the corner of 14th Street and K Street NW—including the Hamilton Hotel, the Ambassador Hotel, and the Tower Building—at over \$10,000,000.^{xxxvi}

This buoyant optimism came to a rapid halt less than two weeks later with the stock market crash on October 29, 1929. Privately financed construction in 1930 dropped to less than one third of its level in 1929. Major developer Harry Wardman

^{xxviii} Jack Eisen, “METRO SCENE,” *The Washington Post* (1974-Current file), January 19, 1983.

^{xxix} While the discrepancy between the assessed and actual value of the Hamilton Hotel is relatively minor, the discrepancy for the other properties implicated by the committee was much greater.

^{xxx} “F.H. Smith Co. Is Named With 8 Subsidiaries and 11 Employees,” *The Washington Post*, May 13, 1924.

^{xxxi} “Zihlman Named in Indictment Accusing F. H. Smith Co. Officers,” *The Washington Post*, December 11, 1929; “CHARGES DROPPED IN F.H. SMITH CASE,” *The Washington Post*, November 19, 1932.

^{xxxii} “HAMILTON HOTEL HAS NEW OWNERS,” *The Washington Post* (1877-1954), May 3, 1927, <http://proquest.umi.com/pqdweb?did=231252742&Fmt=7&clientId=57002&RQT=309&VName=HNP>.

^{xxxiii} “LOCAL REALTY FIRM OPENS DEPARTMENT TO OPERATE HOTELS,” *The Washington Post* (1877-1954), September 12, 1926, <http://proquest.umi.com/pqdweb?did=133775792&Fmt=7&clientId=57002&RQT=309&VName=HNP>.

^{xxxiv} “Sale Is Announced Of Hamilton Hotel,” *The Washington Post* (1877-1954), December 5, 1927, <http://proquest.umi.com/pqdweb?did=231448782&Fmt=7&clientId=57002&RQT=309&VName=HNP>.

^{xxxv} “Two Washington Hotels Change Management,” *The Washington Post* (1877-1954), February 1, 1928.

^{xxxvi} “14TH and K Corner Worth \$10,000,000,” *The Washington Post* (1877-1954), October 6, 1929.

was forced to sell a collection of apartments and hotels, including the Wardman-Park Hotel valued at \$30 million. In 1931, the Shoreham, Hay-Adams, and Mayflower Hotels all went into receivership.^{xxxvii} In 1930, H.C. Maddux and the Properties Investment Corporation joined several other parties in filing a suit for receivership against the F.H. Smith Company.^{xxxviii}

The Hamilton Hotel, however, survived and continued to host regular meetings and a constant flow of guests. The guests were accommodated with the installation of air-conditioning for all guest rooms and a major renovation to the dining area to make room for the "Rainbow Room" cocktail lounge in 1935.^{xxxix} The Rainbow Room proved to be a popular nightspot serving a variety of signature cocktails and hosting famous musicians and entertainers. By 1941, the Hamilton Hotel had a dedicated parking lot at 1329-1339 L Street NW managed by I.J. Kelley. Most significantly, however, these guest rooms, public spaces, and even parking lots served as the context for the everyday experiences of hundreds of local and national labor leaders who ate, slept, worked, danced, drank, lobbied public officials, planned strikes and labor actions, and organized workers at the Hamilton Hotel.

Labor leaders at the Hamilton Hotel

Of the dozens of national leaders who resided at the Hamilton, one of the most significant is William Green, who served as President of the American Federation of Labor from 1924 through his death in 1952. Green began living at the Hamilton Hotel as early as February 1926 and remained a regular resident through at least 1949. The location was convenient for Green only a few blocks distance from the headquarters of the American Federation of Labor built in 1916 at 901 Massachusetts Avenue NW and the United Mine Workers Building at 900 15th Street NW—attracted Green and many of his associates, including George W. Lewis, brother to John L. Lewis, and John Possehl, general president of the International Union of Operating Engineers, to stay at the hotel. In addition, the hotel continued to attract a number of public officials, including then Senator Harry Truman in January 1935 and Georgia Representative Samuel Rutherford who died at the Hamilton Hotel in 1932.

One of the first labor associated meetings at the hotel was the First Conference of Representatives of Women's Auxiliaries Associated with Labor Unions in April 1923. William Green's first documented residence at the Hamilton Hotel is found in February 1926 in correspondence from the Pan-American Union addressed to the Hotel Hamilton.^{xi} William Green spoke at the hotel in 1927 and again in April 1929 to deliver a speech at the sixth national convention of the Workers' Education Bureau, along with President of the Central Labor Union James J. Noonan, Secretary of the Maryland-District of Columbia Federation of Labor Frank J. Coleman, and District Commissioner Sidney Taliaferro.^{xii}

William Green's parents, Hugh Green and Jane Oram immigrated to Ohio from Wales in 1868 to work in the coal mines. Green, born in Coshocton, Ohio on March 3, 1870, followed his father to begin work as a coal miner at the age of 16. In 1891, Green was elected secretary of the Coshocton Progressive Miners Union which later became a local chapter of the United Mine Workers Association. In 1913, after two terms in the Ohio State Senate, Green became the national secretary-treasurer for the UMWA and accepted an appointment to the AFL Executive Council. After Samuel Gompers' death in 1924, the AFL elected Green president in a compromise organized by the craft union representatives on the Executive Council.

At the time of Green's election, the AFL was struggling in conflict with powerful business interests, the growth of union members had lagged severely, and a growing number of workers did not support the AFL policy of organizing around strict craft lines. Initially, Green was generally considered ineffectual and subordinate to John L. Lewis, as Joseph C. Goulden suggested in his 1972 biography of George Meany, "Having elected Green, the executive council proceeded to ignore him. Lewis and his cronies preferred to decide AFL business over a poker table in Washington's Hamilton Hotel the evening before the council held its quarterly meeting. Green would be handed an agenda and the decisions, the next morning."^{xiii}

^{xxxvii} Keith E. Melder, *City of Magnificent Intentions: A History of Washington, District of Columbia*, 2nd ed. (Intac Inc, 1997).

^{xxxviii} "Smith Receivership Action is Deferred," *The Washington Post (1877-1954)*, May 10, 1930.

^{xxxix} "Hamilton Adds Rainbow Room To Night Spots," *The Washington Post*, July 31, 1935; "Display Ad 8 -- No Title," *The Washington Post*, July 31, 1935.

^{xi} Pan-American Federation of Labor. Congress and Pan-American Federation of Labor, *Report of the Proceedings of the ... Congress of the Pan-American Federation of Labor* (The Federation, 1919).

^{xii} "Workers' Bureau Plans Convention," *The Washington Post*, April 1, 1929.

^{xiii} Joseph C. Goulden, *Meany* (Atheneum, 1972), 71.

While Green lived at the Hamilton Hotel he also continued to maintain a home in Coshocton, Ohio and returned there to be with family and friends as often as twice a month. Although some labor leaders may have preferred to settle in Washington for the long term, including John Lewis who purchased a home for his family in Alexandria, many labor leaders preferred the transience of hotel living,

The transient character of residence in Washington, DC likely contributed to the decision by other labor leaders as well. The consequence of this gathering is neatly captured by a 1931 report on concessions for taxi cabs at hotels, that described the hotel as the "headquarters for union labor leaders" and explained, "Union officials want cabs with union drivers. The Diamond Cab drivers are organized. But the Hamilton Hotel has let its concession out to cab companies that hire nonunion drivers. There is constant friction at the door; Diamond cabs trying to get fares, hotel guest trying to get Diamond cabs."^{xliii}

At the same time, the conditions of the Depression contributed to the growing political significance of organized labor both nationally and locally during the 1930s and 1940s. The election of Franklin Roosevelt and the initiation of New Deal programs offered both labor unions and leaders new opportunities for partnership with the federal government. The National Industrial Recovery Act in 1933 and the National Labor Relations Act in 1935 led to major growth in union membership. In 1933, President Roosevelt appointed William Green to the Labor Advisory Council of the National Recovery Administration and to the 1934 National Labor Board. These political partnerships also included a social familiarity as the Hamilton Hotel hosted an Inaugural Ball and a Birthday Ball for FDR. Government officials and labor leaders often met at the hotel, including a meeting by the National Industrial Recovery Board in 1935, hearings by the United States Department of Labor in 1940, the War Production Board on April 14, 1942, and the National Veterans' Employment Committee of the American Legion in 1942. A few residents worked as registered lobbyists, including James M. Myles a lobbyist for the Operative Plasterers' & Cement Finishers' International Association. The rise of organized labor during the 1930s is also evident a few blocks south with the conversion of the University Club at 900 15th Street NW to the United Mine Workers of America International Headquarters in 1937.

Green took on a more prominent role in 1935 when UMWA chief John L. Lewis, frustrated with the conservative approach of the AFL under Green's leadership, formed the Committee for Industrial Organizations or CIO. In 1936, following an escalating series of conflicts between the two organizations, Green expelled the CIO from the AFL. On August 17, 1936, *Time Magazine* vividly described the meetings of a "trial court" convened by Green to expel the CIO:

"Since the first session was long and hot, the meetings were moved from the A.F. of L.'s offices to an air-cooled banquet hall of the Hotel Hamilton across the street from C.I.O. headquarters. Industrial Unionist Lewis could, by looking out his office window, see the back of Craft Unionist Green sitting in shirt sleeves at the conference table."^{xliiv}

The two labor organizations would not reconcile until after Green's death and the dramatic fissure is often understood as one of the most significant events in the modern history of the labor movement.

While the labor community that had settled at the Hamilton Hotel continued to remain vital following WWII, William Green's own role diminished. Green was forced by serious heart condition to check into the hospital several times each year and he "frequently returned home to the restful quiet of Coshocton for extended periods, leaving his duties in the hands of George Meany." By the late 1940s, his involvement was "essentially passive" and "according to one employee at AFL headquarters, the most important activity in Green's working day in the late 1940s was his afternoon nap."^{xliv} Despite his age, Green remained a meaningful figure and an important gate keeper in the labor community. According to a 1984 biography, when Joseph D. Keenan, a major Chicago labor leader and public official, first arrived in the District of Columbia, "seeking to wend his way though the minefields of labor politics," he stayed at the Hamilton Hotel, "where Green resided," which "placed him on familiar terms with both Green and Meany." Even beyond the potential for networking with other leaders, solidarity also provided an important reason for labor leaders to stay at the hotel. In his 1948 testimony before Congress, Herbert Sorrell, leader of the Conference of Studio Unions, stated bluntly, "I live at the Hamilton Hotel. I stay there because that is a 100-percent union hotel. I am told that is the only closed-shop union hotel in Washington, DC.

^{xliii} Committee on the District of Columbia, *Hearings*, 1931, 69.

^{xliiv} "Labor: Breach Reached," *Time*, August 17, 1936.

^{xlv} Craig Phelan, *William Green* (SUNY Press, 1989), 157.

I am a union man and my clothes are union. Everything I buy is union because I think only by paying union can you expect to collect from unions.^{xlvi}

During the 1940s and 1950s, unions maintaining rooms or offices at the hotel included the Washington Central Labor Union, the International Hod Carriers', Building and Common Laborers' Union of America, the Brotherhood Railway Carmen of America, and others. Joseph L. Rauh, a Washington, DC attorney and labor activist, recalled a meeting at the Hamilton Hotel in 1950 with A. Phillip Randolph, the founder of the Brotherhood of Sleeping Car Porters, and the leadership of the Railway Labor Executives Association where the pair forced the previously segregated Railway Labor Executives Association to admit Randolph to their organization.^{xlvii} The offices of labor unions and the popularity of the hotel with for meetings and union leaders continued through the close of the hotel in 1972.

Hotel workers during the Great Depression

The effects of the Great Depression had harsh consequences for workers, including those at the Hamilton Hotel. Three African-American employees at the Hamilton Hotel, Getla Elizabeth Fletcher, Mabel Moore, and Annie Fountainac, were arrested in April 1930 for the theft of several hundred dollars worth of linens.^{xlviii} The three may have been responding directly to the particular challenges the Great Depression posed for African-American workers, as the AFL building trade unions refused to accept black apprentices and African Americans held a scant fraction of federal jobs. Even District of Columbia workers with federal employment suffered as economic conditions in 1932 forced a 15% reduction in pay and multiple unpaid furloughs. Reflecting on this period in 1942, James B. Burns, the President of the American Federation of Government Employees or AFGE, "Conditions were steadily going from bad to worse, and wageworkers the country over saw nothing but bleak poverty ahead unless the ever-descending spiral of wage-cutting dismissals could be checked."^{xlix} The inaugural convention of the AFGE, the first union for federal government workers, occurred at the Hamilton Hotel on October 17, 1932, attracting 42 delegates, 14 of whom were women and featuring William Green and Secretary of Labor William N. Doak at the evening banquet.

Employment in the hotel industry did provide some workers with meaningful opportunities for advancement. Many employees who began work at the Hamilton in the 1930s remained with the hotel for decades. For example, Patrick Joseph Duffy the manager of the Hamilton Hotel for a period following WWII, began work at the hotel in 1935 with experience as a bell captain at the Hotel Niagra in Niagra Falls, New York and the Hotel McAllister and Nautilus Hotel in Miami, Florida. Over the period of his employment with the Hamilton Hotel, he worked his way up from night auditor to room clerk, assistant manager, and executive assistant manager.ⁱ When the Manger-Hamilton sold to the Salvation Army in 1969, then manager Michael Pugliese and bell captain Edward Shanahan both recalled starting at the hotel in 1936. Pugliese reflected, "I stayed here because I enjoyed it. My staff is loyal, they've been with me for a while, they'll stick with me till the end."ⁱⁱ

The unique association between the Hamilton Hotel and the labor community also affected hotel employees as the workplace became a center for local organizing as well as national organizing efforts. In 1938, the Hotel and Restaurant Employees' Alliance Local No. 80, bargaining for union workers at the Annapolis, Hay-Adams, and Hamilton hotels, reached a contract ensuring an 8-hour work day and regulated wages. Esther Spears, a maid at the Hamilton Hotel assigned to William Green's suite, was one of the 300 service employees benefiting from the new contract.ⁱⁱⁱ Throughout the spring of 1939, the Hamilton Hotel served as headquarters for the local unions as they organized a strike at thirteen hotels throughout Washington, DC. On March 9, 1939, Union locals, including Bartenders No. 75, Service Workers No. 80 and Catering Workers No. 781, belonging to the Hotel and Restaurant Employees International Alliance and the International Bartenders League, met all day at the Hamilton to coordinate a walk-out by 2,200 employees in a push for a

^{xlvi} *Internet Archive: Free Download: Jurisdictional disputes in the motion-picture industry : hearings before a special subcommittee of the Committee on Education and Labor, House of Representatives, Eightieth Congress, first-session, pursuant to H. Res. 111 (Eightieth Congress), 2154.*

^{xlvii} Jervis Anderson, *A. Phillip Randolph* (University of California Press, 1986), 9-10.

^{xlviii} "Article 1 -- No Title," *The Washington Post (1877-1954)*, July 9, 1930.

^{xlix} "AFGE | Time Capsule,"

ⁱ "P. J. Duffy, Manageded Hamilton Hotel Here," *The Washington Post (1974-Current file)*, January 15, 1975.

ⁱⁱ Aric Press, "Salvation Army Trying to Buy Hamilton Hotel for Residence," *The Washington Post, Times Herald*, July 22, 1972.

ⁱⁱⁱ "3 D.C. Hotels Sign Pact With Union," *The Washington Post*, January 10, 1938.

closed shop.^{liii} In 1940, the Hamilton Hotel served as the location for an “emergency meeting” by the Washington Telephone Traffic Union regarding an escalating wage dispute the Chesapeake & Potomac Telephone Co.^{liv}

Downtown Hotels during the post-WWII period

The Manger Corporation, which first began with the Plaza Hotel in Chicago in 1907, purchased the Hay-Adams, their first hotel in the District of Columbia, in 1936. The chain expanded further with the purchase of the Annapolis Hotel and Hamilton Hotel from the Tishman Realty & Construction Company in March 1950.^{lv} One of the first major changes the new owners undertook was the conversion of the Rainbow Room into the Purple Tree Lounge, a direct copy of Purple Tree Lounge at the Hotel Vanderbilt in New York City, in November 1952.^{lvi} The Manger hotel chain made the Purple Tree Lounge a feature of many of their hotels including properties in Rochester, Indianapolis, Cleveland, Savannah, and St. Petersburg.

This purchase reflected the significant changes occurring in the hotel industry following WWII with hotels increasingly owned by large chains, and tourists traveling by automobile rather than railroad often stayed at roadside motels rather than downtown. The movement to automobile-centered development encouraged a broader pattern of disinvestment in urban centers which may be reflected in an increase in crime. Further disinvestment following the 1968 riots in Washington, DC, facilitated a transition that converted many commercial buildings in the neighborhood to adult businesses and led to an increase in prostitution and the drug trade. These factors likely contributed to the decision in 1969, when the Manger Corporation sold the Annapolis Hotel at 1111 H Street NW to the Vermaelen Operating Corporation for \$985,592 and sold the Hamilton Hotel to the Hamilton Leasing Corporation for \$1,072,906.^{lvii} When the hotel closed, five unions still maintained rooms and offices at the hotel.^{lviii} The Hamilton Leasing Corp. attempted to continue operating the property as a hotel but failed to return the hotel to viability. In October 1972, the Hamilton Leasing Corporation sold the Hamilton Hotel to the Salvation Army for \$1.2 million.^{lix} The Salvation Army converted the hotel into a residence for single women, renamed the Evangeline Hotel.^{lx} The Evangeline Hotel had been previously located in the building of the former Dewey Hotel directly northeast of the Hamilton Hotel facing L Street. The general secretary of the Salvation Army, Major J.B. Matthews attributed the failure of the Evangeline to the neighborhood and changing expectations by residents, noting, “Due to the location and a rule that young men were not allowed above the lobby level, that operation was such that we lost our shirt.”

Placed on the market at a price of \$2.5 million, the hotel remained on the market for a year before selling for approximately two million dollars to an investor-developer group headed by Benjamin Jacobs, Donald Brown and Joseph Gildenhorn, incorporated as Hamilton Associates, Ltd. In 1978, Hamilton Associates Ltd. began an office conversion and \$5 million renovation of the Hamilton Hotel. Similar downtown hotels underwent office conversion during this period, such as the Ambassador Hotel at 1412 K Street NW, purchased by JBG Associates and converted into offices. In both cases, low occupancy and limited financing for more significant renovations prompted the decision to convert the hotels into offices. Alternatively, the International Inn, now known as the Washington Plaza, at 10 Thomas Circle NW, the Dolley Madison Hotel at 1507 M Street NW and the Willard Hotel at Pennsylvania Avenue and 14th Street NW remained in use as hotels after major renovations. Developer Sylvan Herman razed the Burlington Hotel at 1120 Vermont Avenue NW in 1979, replacing the 1914 hotel with a 500,000 square foot commercial office building designed by Architect Peter Ellenbogen.^{lxi}

The area around the Hamilton Hotel continued to change, as the Franklin Square Association formed in 1983 to restore the park and promote the development of the neighborhood. A glut of downtown office space in the 1980s contributed to

^{liii} “Teamsters Vote Help To Strikers; 13 Hotels Prepare for Siege,” *The Washington Post (1877-1954)*, March 9, 1939.

^{liv} “Strike Crisis Seen in D.C. Labor Disputes,” *The Washington Post (1877-1954)*, September 30, 1944.

^{lv} “Hamilton, Annapolis Hotels Sold,” *The Washington Post*, March 7, 1950.

^{lvi} Paul Herron, “On the Tour,” *The Washington Post*, November 19, 1952.

^{lvii} “Area Real Estate Transfers of Interest,” *The Washington Post, Times Herald*, August 16, 1969.

^{lviii} Press, “Salvation Army Trying to Buy Hamilton Hotel for Residence.”

^{lix} “Hamilton Hotel Sold to Salvation Army,” *The Washington Post, Times Herald*, October 7, 1972.

^{lx} Judy Bachrach, “How’s a Girl to Make Her Way Amid the Tall Buildings and Heartless Men of Washington?,” *The Washington Post, Times Herald*, November 11, 1973.

^{lxi} John B. Willmann, “Hamilton Being Converted Into Retail, Office Space,” *The Washington Post (1974-Current file)*, November 29, 1978; “Mapping Downtown Construction Under Way or Planned,” *The Washington Post (1974-Current file)*, December 31, 1978; John B. Willmann, “3 Hotels Set for Razing, Remodeling,” *The Washington Post (1974-Current file)*, June 9, 1978; Claudia Levy, “Ambassador Hotel May Close,” *The Washington Post (1974-Current file)*, March 4, 1975; “Area Real Estate Transfers of Interest”; James Lardner, “Another Closing, Another Move . . .,” *The Washington Post (1974-Current file)*, August 22, 1978.

the complete failure of the Hamilton as an office building. Mohamed Hadid, a local hotel and office developer who owned Ritz-Carlton hotels in Washington, DC and New York City, purchased the property in the late 1980s but experienced severe financial issues. The \$22 million mortgage for the Hamilton eventually ended up with the federal Resolution Trust Corporation which sold the loan in 1993 to Bernstein Cos. for \$3.4 million. Encouraged by rising local hotel occupancy rates and the modest cost of renovation compared to new construction, Home Plaza, a Paris based hotel firm purchased the nearly vacant structure, with plans for a renovation and reopening the building as a hotel.^{lxii}

The property reopened in 1996 as the Crowne Plaza Hotel with a restoration of the original entrance, lobby and guestrooms modeled after the original plan. The renovation included the addition of two floors within a mansard roof, housing meeting rooms and a restaurant.^{lxiii} The most recent change has been further interior renovations in 2002 to provide greater amenities in guest rooms. The hotel continues to reflect the renewed prosperity of downtown Washington, DC and evokes a rich history of downtown hotels and the diverse communities they supported.

Biographical summary of Jules Henri de Sibour

Born December 23, 1872 in Paris, France, Jules Henri de Sibour was raised in Washington, DC. He received a degree from Yale in 1896 then worked with Ernest Flagg and Bruce Price in New York before returning to Paris to study at the Ecole des Beaux-Arts. After Bruce Price died in May 1903, de Sibour inherited the practice and continued to work under the name of Bruce Price & de Sibour. From 1908 to 1911, de Sibour maintained offices in both New York and Washington, DC. A year after moving to the District of Columbia in 1910, de Sibour closed his New York office.^{lxiv} From 1908 through 1922, de Sibour maintained an office in the Hibbs Building then moved to the Edmonds Building in 1923.

Although de Sibour's most prominent works are grand dwellings and embassy buildings, such as the Embassy of Uzbekistan at 1746 Massachusetts Avenue, he also designed dozens of office buildings and apartment buildings that provided the necessary experience for a large scale project like the Hamilton Hotel. In 1901, de Sibour designed a 9-story office building for Tyssowski Bros. at 701 15th Street NW. In 1910, de Sibour designed the Investment Building, a 9-story bank and office at 15th Street and K Street NW. In 1911, he designed a 9-story office building at 1512 H Street NW and in 1912, a four-story apartment building at 1409 15th Street NW and a five-story apartment building at 1785 Massachusetts Avenue NW. In 1922, de Sibour designed an apartment building, remarkably similar to the Hamilton Hotel, at 1200 16th Street NW that later became the Jefferson Hotel. The same year as he designed the Hamilton Hotel, de Sibour also designed the Lee House, an 8-story hotel at the northwest corner of 15th Street and L Street NW, for the Kenwood Corporation, a firm that reportedly also had a financial interest in the Hamilton. Working in the Beaux-Arts style throughout his career, de Sibour's buildings are characterized by their extensive applied decoration and the French influence in their design.

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^{lxii} Maryann Haggerty, "French Firm To Renovate Office Site; Hamilton Building To House Hotel Suites," *The Washington Post (pre-1997 Fulltext)*, June 11, 1994.

^{lxiii} Walter A. Rutes, Richard H. Penner, and Lawrence Adams, *Hotel Design, Planning, and Development*, 2001.

^{lxiv} Massachusetts Institute of Technology et al., *Decennial Record*, 1907.

Hamilton Hotel
Name of Property

Washington, DC
County and State

11. Form Prepared By

name/title Eli Pousson and Kim Williams/Architectural Historian (editor)
organization D.C. Preservation League date September 21, 2009
street & number 401 F Street, NW telephone _____
city or town Washington state DC zip code _____
e-mail _____

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.
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: Hamilton Hotel
City or Vicinity: Washington, D.C.
Photographer: Kim Williams
Date Photographed: November 2012

Description of Photograph(s) and number: View looking southeast showing west façade and north elevation
1 of 9

Description of Photograph(s) and number: View looking northeast showing south and west elevations
2 of 9

Description of Photograph(s) and number: View looking northeast showing south and west elevations
3 of 9

Description of Photograph(s) and number: View looking north showing south elevation
4 of 9

Description of Photograph(s) and number: View of entry, west elevation
5 of 9

Description of Photograph(s) and number: Entry detail, west facade
6 of 9

Description of Photograph(s) and number: Interior view looking east from entry to elevators
7 of 9

Hamilton Hotel
Name of Property

Washington, DC
County and State

**Description of Photograph(s) and number: Interior view looking west at vaulted ceiling towards entry door
8 of 9**

**Description of Photograph(s) and number: Interior view looking east to elevator bank
9 of 9**

Property Owner:

(complete this item at the request of the SHPO or FPO)

name Massachusetts Mutual Life Insurance Company/Marvin Poer & Co.
street & number 3520 Piedmont Rd, NE telephone _____
city or town Atlanta, GA state _____ zip code 30305-1512

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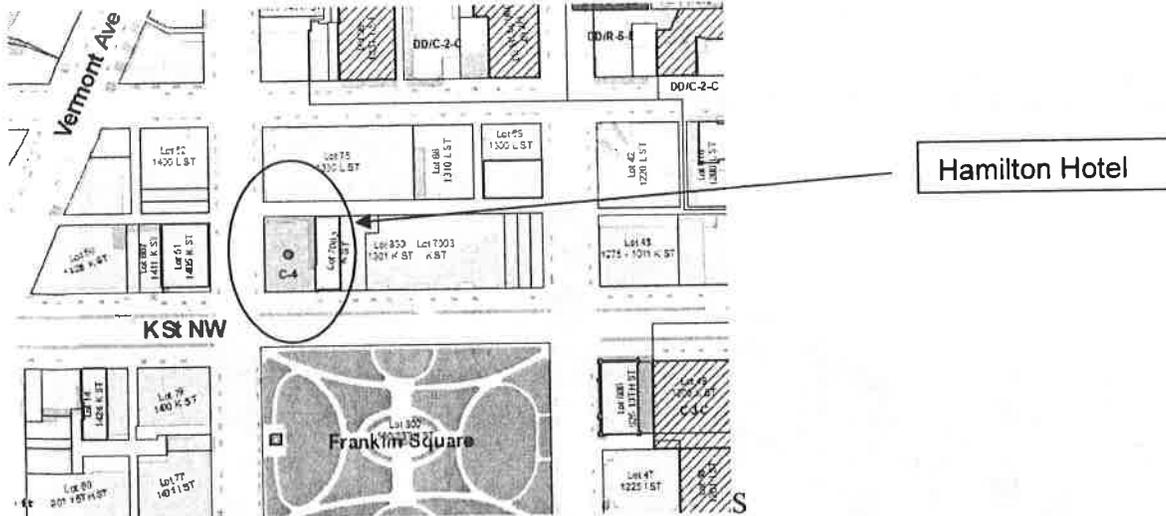
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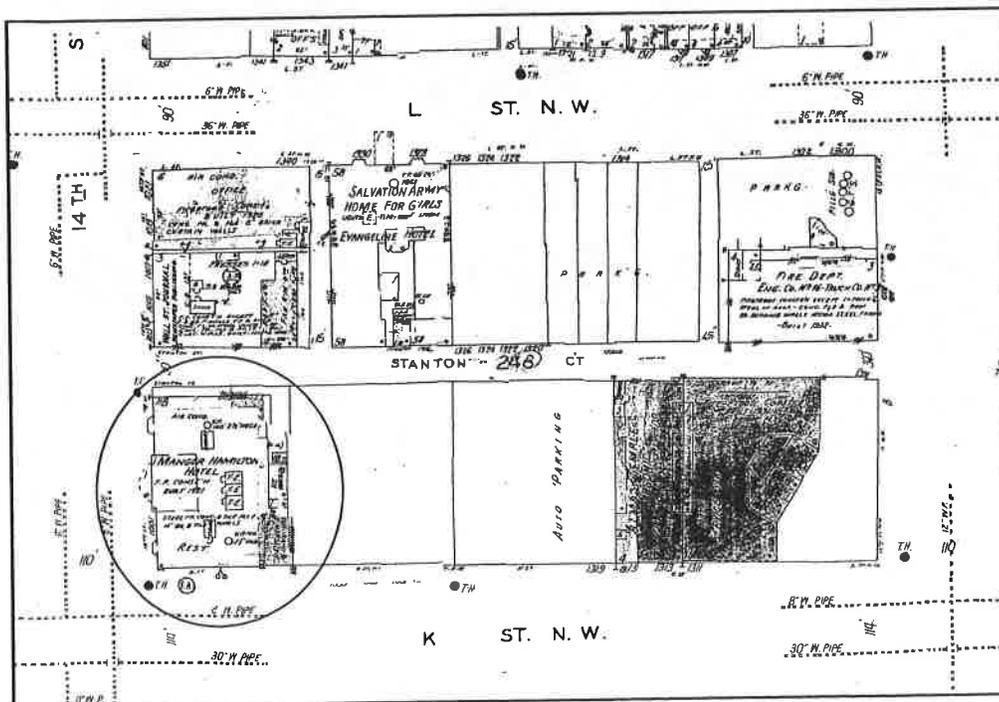
National Register of Historic Places
Continuation Sheet

Hamilton Hotel
Name of Property
Washington, D.C.
County and State
N/A
Name of multiple listing (if applicable)

Section number Maps and Images Page 1



Site Plan, Hamilton Hotel 1001 14th Street, NW
(From District of Columbia, Office of Planning, 2012)



Map Showing Hamilton Hotel, 1001 14th Street, NW
(From Sanborn Fire Insurance Maps, 1959)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Hamilton Hotel
Name of Property Washington, D.C.
County and State N/A
Name of multiple listing (if applicable)

Section number Maps and Images

Page 2



Hamilton Hotel, at Fourteenth and K Streets Northwest, Which Was Sold Last Wednesday.

Historic Photo Showing the original Hamilton Hotel which stood at 14th and K Streets, NW prior to the 1922 construction of present Hamilton Hotel on site.
(*The Washington Times*, June 16, 1907)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Hamilton Hotel
Name of Property Washington, D.C.
County and State N/A
Name of multiple listing (if applicable)

Section number Maps and Images

Page 3



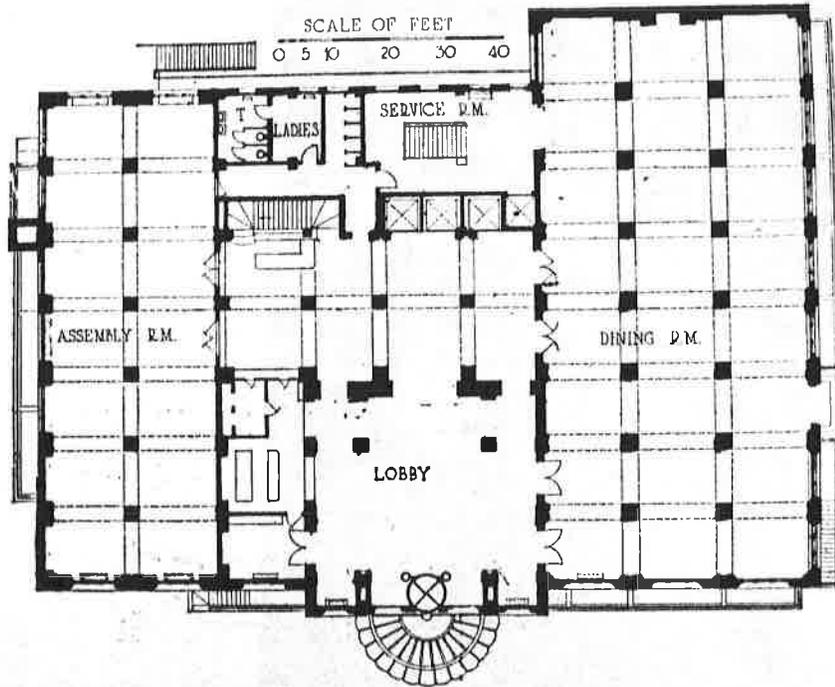
Historic photo of Hamilton Hotel, ca. 1922
(From *Architectural Forum*, November 1923)

United States Department of the Interior
National Park Service

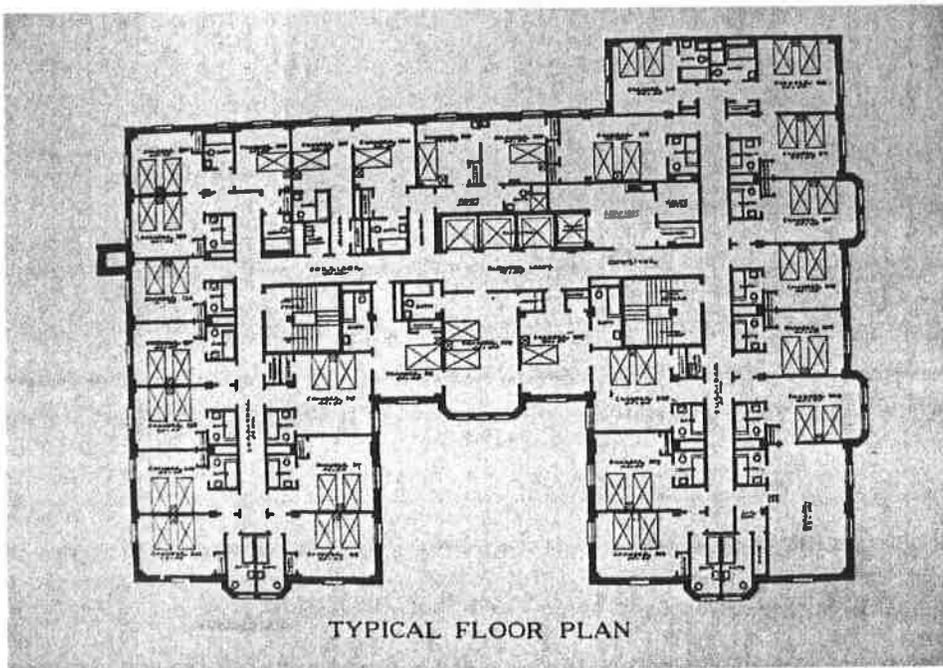
National Register of Historic Places
Continuation Sheet

Hamilton Hotel
Name of Property
Washington, D.C.
County and State
N/A
Name of multiple listing (if applicable)

Section number Maps and Images Page 4



FIRST FLOOR PLAN

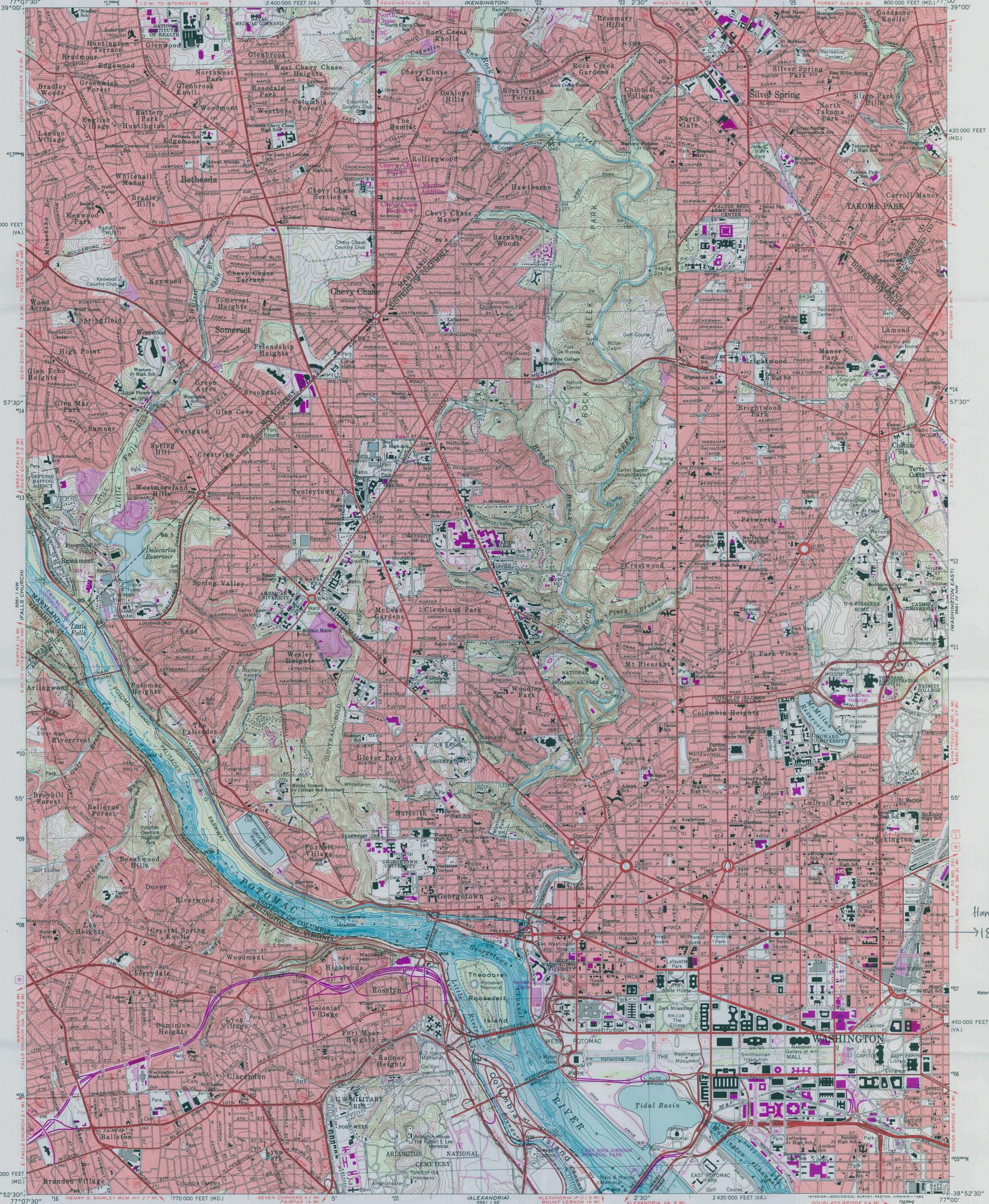


Hamilton Hotel Floor Plan
(From *Architectural Forum*, November 1923)

Hamilton Hotel
Washington, DC

WASHINGTON WEST QUADRANGLE
DISTRICT OF COLUMBIA-MARYLAND-VIRGINIA
7.5 MINUTE SERIES
(TOPOGRAPHIC-BATHYMETRIC)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

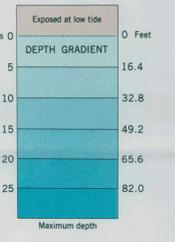


Feet Meters

1	3048
2	6096
3	9144
4	12192
5	15240
6	18288
7	21336
8	24384
9	27432
10	30480

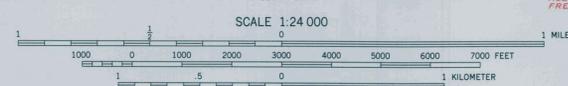
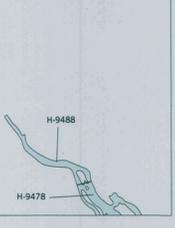
To convert feet to meters multiply by 3048
To convert meters to feet multiply by 3.2808

Hamilton Hotel UTM's
18 43 07 724 N
3 23 789 E



Mapped, edited, and published by the Geological Survey and the National Ocean Service
Control by USGS, NOS/NOAA, NPS, and WSSC
Compiled by photogrammetric methods from aerial photographs taken 1955. Field checked 1956. Revised 1965
Bathymetry compiled by the National Ocean Service from tide-coordinated hydrographic surveys. This information is not intended for navigational purposes
Mean low water (dotted line) and mean high water (heavy solid) line compiled by NOS from tide-coordinated aerial photographs. Apparent shoreline (outer edge of vegetation) shown by light solid line
Polyconic projection, 10,000-foot grid ticks based on Maryland coordinate system, and Virginia coordinate system, north zone
1000-meter Universal Transverse Mercator grid, zone 18
1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 8 meters south and 26 meters west as shown by dashed corner ticks
Red tint indicates areas in which only landmark buildings are shown
There may be private inholdings within the boundaries of the National or State reservations shown on this map
Revisions shown in purple and woodland compiled in cooperation with Commonwealth of Virginia agencies from aerial photographs taken 1981 and other sources. This information not field checked
Map edited 1983
Purple tint indicates extension of urban areas

NATIONAL OCEAN SERVICE
HYDROGRAPHIC SURVEY INDEX



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
BATHYMETRIC CONTOUR INTERVAL 1 METER WITH SUPPLEMENTARY 0.5 METER CONTOURS-DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
THE MEAN RANGE OF TIDE IS APPROXIMATELY 0.4 METER

BASE MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
BATHYMETRIC SURVEY DATA COMPILED WITH INTERNATIONAL HYDROGRAPHIC ORGANIZATION (IHO) SPECIAL PUBLICATION 44 ACCURACY STANDARDS AND/OR STANDARDS USED AT THE DATE OF THE SURVEY
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
NATIONAL OCEAN SERVICE, ROCKVILLE, MARYLAND 20852
AND VIRGINIA DIVISION OF MINERAL RESOURCES, CHARLOTTESVILLE, VIRGINIA 22903
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route ——— U.S. Route ——— State Route ———

WASHINGTON WEST, D.C.-MD.-VA.
38077-H1-TB-024
1965
PHOTOREVISED 1983
BATHYMETRY ADDED 1982
DMA 5611 NE-SERIES V833



UTM GRID AND 1983 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET





HAMILTON

STARBUCKS COFFEE

STARBUCKS COFFEE

Hamilton

Hamilton



HAMILTON
GRAND PLAZA
14

RESTAURANT & LOUNGE

2399

M E
K E
1500
1500

RE

Hamilton

RESTAURANT & LOUNGE

RESTAURANT & LOUNGE



HAMILTON



W 4th St

RESTAURANT & LOUNGE

RESTAURANT & LOUNGE

RESTAURANT & LOUNGE





RESTAURANT & LOUNGE

BAR & LOUNGE





Hamilton

1001

our commitment to
honor, respect
& cherish
you
our venue is
ready for
your day
contact our event planners today
www.hamiltonhoteldc.com
202-218-7515

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SNOW
EMERGENCY
ROUTE
NO PARKING
DURING
EMERGENCY

NO STANDING
OR PARKING
15 MINUTE
PARKING
HOTEL GUEST
LOADING ONLY

VALET
PARKING



our commitment to





