NPS Form 10-900
United States Department of the Interior
National Park Service
OMB No. 1024-0018

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Nat. Register of Historic Places
National Park Service

978

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.

1. Name of Property

Historic name: The Lexington

Other names/site number: _____

Name of related multiple property listing:

"*Apartment Buildings in Washington, D.C. 1880-1945*"

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

2. Location

Street & number: 1114 F Street, N.E.

City or town: Washington State: District of Columbia County: _____

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide X local

Applicable National Register Criteria:

X A ___B X C ___D

DAVID MALONEY / DC SHPO 11/24/2015

Signature of certifying official/Title: **Date**

DC HISTORIC PRESERVATION OFFICE

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:) _____

Patrick Andrus 1/19/2016

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	X
Public – Local	
Public – State	
Public – Federal	

Category of Property

(Check only **one** box.)

Building(s)	X
District	
Site	
Structure	
Object	

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC / Multiple Dwelling/Apartment Building

Current Functions

(Enter categories from instructions.)

DOMESTIC / Multiple Dwelling/Apartment Building

7. Description

Architectural Classification
(Enter categories from instructions.)
Late 19th Century and 20th Century Revivals/Classical Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property:
Foundation: Concrete
Walls: Brick, Concrete
Other / Decorative Elements and Sills: Concrete

Narrative Description

Summary Paragraph

The Lexington Apartments is located at 1114 F Street, N.E. in Washington, D.C. and occupies Square 983 Lot 855. The building is situated on the square bound by F Street, N.E., to the south, Twelfth Street, N.E., to the east, G Street N.E., to the north, and Eleventh Street N.E., to the west. The building was constructed between 1926 and 1928 and was designed by architect George T. Santmyers for the developer and builder Charles D. Sager. The apartment building is located just outside of the Capitol Hill Historic District.

The Classical Revival style apartment building is four-stories with an English basement, modified I-plan, flat roof, central entrance pavilion, two side entrances to the English basement level, and is of brick, concrete and tile construction. The walls are finished with red brick laid in common bond and the foundation and decorative elements appear to be cast stone. The interior of the apartment building reflects the Classical Revival style in its symmetry. The apartment building is located in Capitol Hill, an ethnically, socially, and economically diverse neighborhood in the northeast quadrant of the District of Columbia. The building fronts south onto F Street, N.E., and is situated across the street from a small, triangular park. A small, stone retaining wall that has been painted black abuts the sidewalk, creating a garden extending along the entire length of the façade.

Narrative Description

Site Description

The Lexington Apartments is situated mid-block, facing south on F Street, N.E. The building is bound by The Roosevelt apartment building to the east, the 1100 F Street, N.E., apartment building to the west, and the rear yard of 611 Eleventh Street, N.E., and an alley to the north. Square 983 is of a residential character, with a variety of rowhouses and small apartment buildings constructed during the late-nineteenth century and the first half of the twentieth century. The surrounding neighborhood is of a similar residential character, consisting of densely developed rowhouses constructed during the same period. To the south of the building, across F Street, is a small, triangular park with contemporary playground equipment encircled with metal post and chain-link fencing, created by the intersection of the north boundary of F Street and the south boundary of Maryland Avenue, N.E., to the east, and Eleventh Street N.E., to the west.

Exterior Description

The Lexington apartment building is four stories in height with an English basement. The symmetrical, nine-bay façade is clad in red brick laid in five-course common bond and is divided into three parts including a central entrance pavilion and side wings. The center of the building is punctuated by a three-bay entrance pavilion. The rusticated, cast stone foundation features large blocks laid in a pattern to resemble regular, smooth, ashlar finished cut stone. There are two recessed entrance doors leading into the basement level, located to either side of the central main entrance staircase. Each replacement door features a cast stone surround and is flanked by panels with three small windows. Paired, recessed six-over-six sash windows with thick mullions lie to the east and the west of each entrance. The windows are modern replacement windows.

The elevated first floor is capped by the second-story sill course. A six-step concrete stoop leads to the embellished main entrance. The smooth-cut ashlar finish cast stone has been extended to the three bays of the main entrance, terminating at the sill course. The entrance bay is slightly projected, with a replacement glass door flanked by solid panels, topped with a three light transom window. A six-over-one modern replacement window is located to the east and west of the projecting entrance. A single cast stone rosette has been placed directly above the center of each window. A modern cloth awning has been positioned above the main entrance, directly under a raised fret in a wave scroll pattern. Pilasters frame the corners of the three bay projection and the building's outer corners. The first, second, eighth and ninth bays are paired, six-over-six sash windows with thick mullions. The third and seventh bays are single, six-over six sash windows. Each of the windows has a cast stone lug sill. A limited number of the windows are six-over-one sash windows. All of the windows, however, appear to be modern replacement windows.

Sill courses lie at the second story and fourth story, with a belt course just above the fourth story. The second, third, and fourth floors share the same fenestration pattern. The first, second, fifth, eighth and ninth bays are paired, six-over-six sash windows with thick mullions. The fourth, sixth and seventh bays are single, six-over six sash windows. The forth bay features a single, six-over-six sash window and to the east a small, slender, four-over-four sash window. Each of the windows has a concrete lug sill. A limited number of the windows are six-over-one sash windows. All of the windows, however, appear to be modern replacement windows. The central window on the second floor features an ornate surround extending upwards from the first-floor entrance projection. Rusticated cast stone runs along the east and west sides of the paired window. Decorative scrollwork elements lie at the outer base of the cast stone surround, which supports a Greek key frieze and broken pediment filled with a pointed-oval cartouche and scrollwork. The fourth story features a projecting, cast stone sill course. Above the fourth story lies a belt course of vertically laid stretcher bricks and a second, projecting, cast stone belt course. The cast stone belt course acts as the architrave for the entablature which tops the building. A frieze is detailed with rosettes and draping festoons alternating between plaques that are decorated with the silhouettes of cow skulls. The frieze is defined by a cast stone belt course and is capped by projecting, cast stone capping stones of the building's flat parapet.

The areas between the public sidewalk and the three sets of stairs leading to the basement and main entrances are bound by a small, stone retaining wall topped with jagged stones. At the corners of the wall are small stone piers, elevated only slightly from the height of the main retaining wall. The stone retaining walls create a garden extending the length of the façade, where low-lying landscaping has been introduced. The retaining walls and piers have been painted with a black, high-gloss paint.

The east and west elevations are only slightly visible from the main thoroughfare. The red, common course brick extends from the façade of the building to the side elevations, creating an imitation quoin pattern. The red face brick then meets with yellow brick, the cladding material used on the west and east elevations. Each side elevation features a stepped parapet, with terra cotta capping stones.

Interior Description

The main entrance leads into a small, symmetrical lobby. The floor is covered with replacement rectangular tiles in varying shades of grey, to imitate marble. Wood wainscoting, which appears to have been a later addition, lines each of the interior walls. On the east and west elevations, a single line of metal mailboxes sits above the wainscoting, extending almost the entire length of both walls. The upper section of the lobby walls are concrete, with rectangular decorative molded panels projecting from the wall's plane. Between these rectangular panels at their base are small rosettes. Crown molding extends around the room's perimeter, featuring an egg and dart decorative base, cavetti profile and a decorative band with a scrollwork and floral motif at its crown. A replacement medallion and chandelier are at the center of the room. The main entrance lies along the south wall. A six-light fanlight transom sits atop the main entrance door, which is flanked to the east and west by replacement six-over-one sash windows.

Directly to the north of the entrance door is a marble, four-step staircase with two nondescript metal railings leading to a linear hallway. The hallway has a squared baseboard and a simple, cavetti profile crown molding with a square rail base. The bottom half of the walls appear to be concrete block, while the upper half appear to be smooth concrete. The hallway is lined with doors leading to first floor apartments. Most, if not all, of the apartment doors are replacements. A replacement elevator is located along the west elevation. There appear to a number of original doors on the first floor. Two original doors lead into stairwells on either side of the hall.

Integrity

As stated in the: "*Apartment Buildings In Washington, D.C. 1880-1945*," Multiple Property Documentation Form, examples of Conventional Low and Mid-Rise Apartment Buildings must retain sufficient integrity of location, design, workmanship, materials, association and feeling to convey their associative, artistic, or informational values. The Lexington Apartments has undergone minimal alterations since its construction in 1928. The building retains a high degree of integrity and continues to visually convey its artistic value as a Classical Revival apartment building in Washington, D.C. and thereby its role in the apartment building movement in the city. On its exterior, the Lexington Apartments retains its original brick cladding, elegant entry, and character-defining architectural elements such as its concrete belt courses and decorative concrete detailing in the frieze. In addition, the building contributes to the overall historic feel and architectural setting of the Capitol Hill neighborhood fitting almost seamlessly into the neighboring rowhouse streetscape.

8. Statement of Significance

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

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

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or 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

Areas of Significance
(Enter categories from instructions.)
_Criterion A – Community Planning and Development
_Criterion C - Architecture

Period of Significance
_1928

Significant Dates
_1926
_1928

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
_George T. Santmyers, Architect
_Charles D. Sager, Owner & Builder

Statement of Significance Summary Paragraph

Completed in 1928, The Lexington is a historically significant apartment building that reflects early twentieth century development patterns in the District of Columbia, and the emergence of apartment buildings along streetcar lines on Capitol Hill during the first half of the twentieth century. Architecturally, the building was designed by noted D.C. Apartment building architect George T. Santmyers, serves as a fine example of the Classical Revival style, and its design and siting contribute to the evolution of the apartment building form in Washington as documented in the D.C. Apartment Building Multiple Property Document: "*Apartment Buildings in Washington, D.C. 1880-1946.*" The period of significance for the building is 1928, the year construction of the building was completed.

Narrative Statement of Significance

The Lexington Apartments meets National Register of Historic Places Criterion A with Community Planning and Development as its Area of Significance for its association with events that have made a significant contribution to the broad patterns of our history; and Criterion C with Architecture as its Area of Significance for embodying distinctive characteristics of a type, period or method of construction. The Lexington Apartments is a fine example of Classical Revival architecture by George Santmyers and as a good representation of a hybrid of the Conventional Low-Rise and Mid-Rise Apartment building types in Washington in the 1920s.

The Lexington Apartments is nominated under the D.C. Apartment Building Multiple Property Document: "*Apartment Buildings in Washington, D.C. 1880-1946.*" To be eligible, an apartment building must have been constructed specifically to function as a multi-unit dwelling, represent an identified apartment building subtype, and retain sufficient integrity of its character defining features.[1] The Lexington Apartments meets criteria specifically developed to evaluate apartment buildings pursuant to the D.C. Apartment Building Survey and adopted by the D.C. Historic Preservation Review Board in 1989, and the National Register of Historic Places in 1994. The Lexington Apartments satisfies the following Multiple Property Document Criteria:

A-1: Buildings associated with specific events that have made a contribution to the broad patterns of our history.
A-2: Buildings that illustrate the development of the apartment movement as it relates to the need for housing, including the introduction of the building type and its early formation throughout the city.
A-3: Buildings that are part of clusters, corridors, or districts that illustrate the patterns of development in the city.
A-4: Buildings that reflect economic forces, both external and internal, that altered the development of the city.

[1] Emily Hotaling Eig and Laura Harris Hughes, *Apartment Buildings in Washington, D.C., 1880-1945,* National Register of Historic Places Multiple Property Documentation Form (Chevy Chase, MD: Traceries, 1993), F.3-F4.

The Lexington Apartments is eligible under Criterion A as it illustrates the integration of multi-family housing into the District of Columbia's residential streetcar suburbs in the first decades of the twentieth century. In the 1920s, the demand for affordable middle-class housing led to increased densities in neighborhoods throughout Washington, D.C., especially in areas with access to public transportation. In Capitol Hill this necessity led to the construction of low-scale apartment buildings near major transportation and public transit routes, including existing streetcars.

The Lexington Apartments is also eligible under National Register Criterion C as embodying the distinctive characteristics of a type, period, or method of construction, and representing the work of a master. Additionally, The Lexington Apartments satisfies the following Multiple Property Documentation Criteria:

C-6: Buildings that illustrate expressions of architectural styles, either rare, notable or influential to the aesthetic development of the apartment building or architecture in general.
C-10: Buildings that are the work of skilled architects, landscape architects, urban planners, engineers, builders or developers.
C-11: Buildings that illustrate the work of skilled architects, landscape architects, urban planners, engineers, builders or developers.
C-12: Buildings that significantly illustrate the work of architect/developer teams.

The Lexington Apartments is illustrative of a later example of the Classical Revival Style apartment building in Washington, D.C. The modest apartment building made affordable apartments available to residents of the Capitol Hill neighborhood. The building was designed by the well-known local architect George T. Santmyers and developer and builder Charles D. Sager. The Lexington Apartments is one of a number of projects that Sager and Santmyers completed together from 1923 to 1937.[2]

The Lexington Apartment Building is significant as an example of a hybrid Conventional Low-Rise and Conventional Mid-Rise Apartment Building Sub-Type. As described in the Multiple Property Documentation Form, a Conventional Low-Rise Apartment Building type is composed of buildings that contain at least five self-sufficient apartments, is at least two stories and no more than four stories high, has a single main public entrance, and was designed to hold an elevator, but does not have to contain an elevator. The Lexington Apartments with its raised

[2] *Building Permits Database* (Kraft, D.C. Historic Preservation Office, 2009). During this period, Sager obtained sixty-four permits for which Santmyers served as architect. The majority of Sager and Santmyers projects were small developments of rowhouses and Low- and Mid-Rise Conventional Apartment Buildings. Examples of Santmyers and Sager's projects include a group of rowhouses at 1300 – 1314 South Carolina Avenue, S.E., located within the Capitol Hill Historic District; an apartment building at 1665 Lamont Street, N.W., located within the Mount Pleasant Street Historic District; an apartment building at 3032 Rodman Street, N.W. located within the Cleveland Park Historic District; and an apartment building at 1820 Clydesdale Place, N.W., among others.

English basement adds an additional floor to the typical Conventional Low-Rise apartment building definition and the insertion of an elevator as part of the original construction meets the Conventional Mid-Rise criteria. Examples of both building types were typically constructed between 1890 and 1945. Conventional Low and Mid-Rise Buildings played a critical role in the development of apartment buildings in the District of Columbia. These buildings provided housing for a rapidly expanding population in the District. This new building type provided many residential dwelling units, an efficient use of land in locations already served by public transportation and utilities, directly affecting patterns of population growth. This efficient use of land led to greater affordability of housing units and greatly altered the course of residential patterns in the city. The Conventional Low and Mid-Rise Apartment Building augmented the potential for solving the problems inherent to quickly housing a rapidly expanding population in the District.

The building was constructed during the 1920s, which was a period of increased apartment building construction in the District that was necessitated by the region's growing population following World War I. On Capitol Hill, the need for middle-class housing led to the construction of numerous apartment buildings along existing streetcar lines during the interwar period. The development of transportation and utility infrastructure greatly influenced the development of apartment buildings on Capitol Hill, particularly the introduction of streetcar service and the expansion of water and sewer lines by 1918 to many areas on Capitol Hill.

The apartment building is locally significant in the areas of **Architecture**. The Lexington Apartments was designed by noted and prolific D.C. architect George T. Santmyers. Active between 1892 and 1932, Santmyers designed detached single-family houses, apartment buildings, and commercial structures in a variety of revivalist and eclectic architectural styles. Embodying character-defining elements that include a classical pavilions, belt courses, and ornamental panels, the building serves as a fine example of the Colonial Revival style, which was locally prevalent in apartment building architecture during the 1920s.

Construction History

On May 6, 1926, Charles D. Sager purchased three parcels of land from Helen K. Gaylord within Square 983. The first parcel, the west 32.71 feet by the full depth of "Original Lot Two," was to further be known as Lot 805.[3] The second parcel, the eastern half of the "original Lot numbered 3," was to be known as Lot 806.[4] The final parcel was Lot 38.[5] The 1904 Sanborn Map shows

[3] Deed of Sale from Helen K. Gaylord to Charles D. Sager, May 6, 1926 (Recorded December 7, 1926), Roll 5881 / Frame 470. Accessed June 18, 2015. https://portal3.recordfusion.com/countyweb/disclaimer.do
[4] Deed of Sale from Helen K. Gaylord to Charles D. Sager, May 6, 1926 (Recorded December 7, 1926), Roll 5881 / Frame 471. Accessed June 18, 2015. https://portal3.recordfusion.com/countyweb/disclaimer.do
[5] Deed of Sale from Helen K. Gaylord to Charles D. Sager, May 6, 1926 (Recorded December 7, 1926), Roll 5881 / Frame 469. Accessed June 18, 2015. https://portal3.recordfusion.com/countyweb/disclaimer.do

by that time, the area Sager had purchased had previously been developed with two dwellings, a store, and H.E. Glotsbach Coal and Wood's small company buildings.[6]

On October 12, 1926, the Building Division, District of Columbia granted Sager permission to construct a four-story brick and tile apartment building on Lots 805, 806 and 38. The building, estimated to cost $125,000 according to the District of Columbia Permit to Build, was designed by George T. Santmyers, who at that time maintained his office at 917 Fifteenth Street, N.W. The modified I-plan building was to have a façade measuring approximately eighty-two feet long and a depth of forty-five feet. The back of the building measured sixty-three feet wide, seventy three feet long, and forty-four feet high. The highest section of the roof along the façade was fifty feet, with the building having an average height of forty-six feet. Containing a total of 144 rooms, the apartment complex was to house 48 families in apartments with three rooms and a bath.[7] It was to be constructed with a concrete foundation, brick façade, and flat roof covered with slag. The ten feet wide main entrance steps were designed to project ten feet from the building line. A single bay window was to project four feet at a length of twenty-two feet four inches and the building was to be heated with steam and powered with electricity. The first floor was designed to be four feet above the sidewalk grade. At the time the building was constructed, there was no "sidewalk, curbing, or improved roadway" in front of the building.[8]

While the building was originally under construction, Sager filed two additional permits. The first, approved April 20, 1927, allowed for the erection of one automatic passenger elevator by the Westbrook Elevator Co. The steel car, measuring five feet by five feet six inches and weighing 1800 pounds, had a 2000 pound carrying capacity. Work was completed at a cost of $3,200.[9] On October 11, 1927, Sager was given permission to construct new projections to be located on the building's façade, symmetrically placed to the east and west of the main entrance. A set of staircases leading into the basement were to measure six feet eight inches wide and were to extend seven feet from the building line. At the base of each staircase was to be a drain and an additional projection measuring six feet eight inches in width and projecting three feet from the existing building line. These improvements were to be completed at a cost of $200.[10] Construction was complete on August 7, 1928.[11]

Three weeks after construction was completed, Sager was given permission to erect one metal sign measuring three by five feet. The sign, to be painted by Barber & Rodd, was to say "APARTMENTS FOR RENT / ELECTRIC REFRIGERATION / CHAS. D. SAGER /

[6] The Sanborn Map Company, *Insurance Maps of Washington D.C. Volume Two* (New York, NY: The Sanborn Map Company, 1904), Sheet 179.
[7] "Advertisement," *The Washington Post*, September 10, 1927, 21.
[8] Application for Permit to Build, Permit No. 3592 (July 7, 1926, Approved October 12, 1926).
[9] Application for Permit to Erect Passenger Elevators, Permit No. 8432 (March 21, 1927, Approved April 20, 1927).
[10] Application For …, Permit No. 3090 (October 11, 1927).
[11] Application for Permit to Build, Permit No. 3592 (July 7, 1926, Approved October 12, 1926).

RENTAL AGENTS / NAT.0031 / 924 14th ST. N.W." The sign was to lay flat against the building wall.[12]

While portions of the building were still being completed, Sager had published an advertisement for this building as well as a number of other properties in *The Evening Star* on May 15, 1927. Of all his buildings, Sager claimed "are exceptionally desirable; undoubtedly the lowest rents in the city and in localities where it is pleasant to live." Offering the buildings as "open for inspection," Sager noted "only one apartment left in this new building," at 1114 F Street, N.E., and that three rooms and a bath could be rented for $40.50 per month.[13] In 1929, Sager published another advertisement noting the buildings attributes, "The most desirably located and lowest priced apartment on Capitol Hill – 1114 F. st. n.e. Thoroughly modern building including automatic refrigeration and elevator; condition like new throughout; all outside rooms overlooking Maryland ave."[14]

The 1928 Sanborn Map captures the plan of the newly constructed apartment building. The building is identified as having four stories with a basement, and is of entirely fireproof construction except for the wood roof covered with composition roofing material. A staircase lies to the south of the elevator shaft. Two skylights are located at the front and rear sections of the roof, each lighting the building's four stories. Three skylights running along the middle of the building illuminate only the building's top story. Although not advertised, the map also indicates automobile parking was located within the basement.[15] At this time, only a handful of other apartment buildings had been constructed within the area, including another apartment building and the early Roosevelt flats within Square 983.

By 1960, a number of additional apartment buildings had been constructed in Square 983 which now boasted ten small-scale apartment buildings, including the Lexington Apartments and two flat buildings.[16]

The Neighborhood

The Lexington Apartments is located along the northern boundary of the Capitol Hill neighborhood. The H Street Corridor commercial district, which runs from Third to Fifteenth Street, N.E., is located two blocks to the north, while Union Street Station lies nine blocks to the west. The Library of Congress, Supreme Court, and the Capitol building lie approximately nine blocks to the southwest.

[12] Application for Permit to Erect Sign, Permit No. 126795 (August 30, 1929).
[13] "Advertisement," *The Evening Star*, May 15, 1927, 5.
[14] "Advertisement," *The Evening Star,* October 3, 1929, 57.
[15] The Sanborn Map Company, *Insurance Maps of Washington, D.C. Volume Four* (New York, NY: The Sanborn Map Company, 1928), Sheet 428.
[16] The Sanborn Map Company, *Insurance Maps of Washington, D.C. Volume Four* (New York, NY: The Sanborn Map Company, 1928, Revised 1960), Sheet 428.

At the beginning of the twentieth century, Capitol Hill was only partially developed. At that time, Twelfth Street was widely regarded as the boundary between the developed and undeveloped sections of the neighborhood. Square 983 stood on the very outer edges of the developed section of Capitol Hill, only one-half block from the undeveloped areas to the east of Twelfth Street. The area east of Twelfth Street, as well as that area south of Maryland Avenue remained only sparsely developed due to their proximity to the polluted and noxious Anacostia Flats and the penal institution's hospital for the indigent on Reservation 13.

During the first decade of the twentieth century, however, the boundary of development had extended further east, to Fourteenth Street, N.E. In 1901, *The Washington Post* stated that the area just to the east of Twelfth Street was seen as attractive to homebuyers who were in the market for moderately prices houses with modern conveniences.[17] During the following decade in an attempt to make the area more desirable to potential developers and residents, Congress and the District Government moved forward with plans to alleviate the problems posed by the Anacostia Flats and Reservation 13 penal institutions, including their cleaning and removal, respectively.[18]

The early establishment of the H Street streetcar line from Massachusetts Avenue, N.W. to Fifteenth Street and Maryland Avenue, N.E., by the Columbia Railway Co. by the Act of May 24, 1870, began to encourage the early establishment of a commercial corridor along this thoroughfare. Development began by the mid-1870s, with the introduction of purpose-built commercial structures into a mostly residential neighborhood. As time progressed, the commercial character and use of the area continued to evolve and expand, with the construction of new commercial buildings and the renovation of residential buildings into commercial buildings. As such, H Street served as the principal commercial area serving the eastern areas of Capitol Hill. The later establishment of the Eighth Street streetcar line, extending from Florida Avenue, N.E., to Pennsylvania Avenue, S.E., by the Capital Traction Company by the Act of May 23, 1908, also encouraged residential growth in the area. Both of these lines allowed for easy access to other areas of Washington, D.C., as well as the newly developed transportation hub of the District, Union Station. In addition, the advent of the automobile in the second decade of the twentieth century also encouraged growth in the area.

Further development of the area was encouraged through the expansion of public utilities during the second and third decades of the twentieth century. By 1915, water and sewer lines had reached sections of Eighteenth Street, N.E. By 1921, streets as far as Fifteenth Street, N.E., had been paved with sheet asphalt or asphalt block. The creation of public amenities and recreational facilities also played a role in development of the area. A 1916 plan for the Anacostia Flats called for the creation of a large recreational facility to be called Anacostia Park. By 1927, the project was 50% complete, reaching almost 80% by 1934.[19]

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[17] "Real Estate Market: Local Dealers Well Satisfied with Spring Outlook," *The Washington Post*, April 7, 1901, E2.
[18] EHT Traceries, *Capitol Hill East: A Historic Context Part I* (January 2014), 117 – 129.
[19] EHT Traceries, *Capitol Hill East: A Historic Context Part I* (January 2014), 152-153.

Before and after World War I, the presence and expansion of the Navy Yard also spurred development in the area. The passage of the Naval Act of 1916 appropriated $500 million to create what was popularly called a "Navy Second to None." The Naval Gun Factory, located at the Navy Yards, was tasked with the production of guns and rifles for new naval vessels. Over the following two years, additional land was purchased to the east and west of the existing Navy Yard to allow for their expansion. From 1917 to 1918, the number of workers had grown from 6,000 to 10,000. This large increase in workforce lead to the construction of a limited number of dwellings in Anacostia, in southeast Washington, D.C., and Capitol Hill, the majority of which were constructed in close proximity existing public transportation, specifically near Union Station and H Street to the north of F Street, N.E. The continued expansion of the Navy Yard throughout the period between World War I and World War II also necessitated the need for increased housing in Capitol Hill.[20]

Apartment Buildings in Washington, D.C.

With the expansion of the federal workforce during World War I, thousands of workers arrived in Washington, D.C., to staff new agencies. By 1920, the population of the city had grown to 438,000, an increase of 32% over the preceding decade.[21] During the War, housing construction had been stunted by material shortages. Consequently, there was a large demand for housing once construction resumed in the early 1920s. Developers responded to the demand by constructing apartment buildings. Prior to this period, Washington exhibited an aversion to large-scale multi-family housing. This aversion was overcome by developer's efforts to build attractive apartment buildings that would be acceptable to the middle-classes. Moreover, low-level government employees and clerks could simply not afford the traditional Washington, D.C., rowhouse. From 1918 until 1929, 731 apartment buildings were constructed in Washington, twice the number built during the previous decade. In fact, apartment living became so popular that more apartment buildings were constructed during the 1920s than single-family units, and Washington was ranked with New York and Chicago as cities with the highest percentage of apartment house residents.[22]

Washington hit a benchmark in 1926 when, for the first time in the city's history, the construction of multi-family dwellings surpassed single-family dwellings.[23] During this boom, developers and architects began adapting traditional architecture to meet modern requirements. The result was the rejection of the Beaux Arts style in favor of eclectic Classical Revival styles that combined classical forms with elements of Tudor, Gothic, or Moorish architecture, and later, Art Deco motifs.[24]

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[20] EHT Traceries, *Capitol Hill East: A Historic Context Part I* (January 2014), 150-152.
[21] EHT Traceries, *Capitol Hill East: A Historic Context Part I* (January 2014), 151.
[22] Emily Hotaling Eig and Laura Harris Hughes, *Apartment Buildings in Washington, D.C., 1880-1945,* National Register of Historic Places Multiple Property Documentation Form (Chevy Chase, MD: Traceries, 1993), E.17-E.25.
[23] Don S. Warren, "Trend to Apartment Homes in District Growing Rapidly," *Evening Star*, June 4, 1927, 16.
[24] James M. Goode, *Best Addresses: A Century of Washington's Distinguished Apartment Houses* (Washington, D.C.: The Smithsonian Institution, 1988), 173.

In general, the eastern section of Capitol Hill faced the same housing booms and shortages as the rest of the District. During the early nineteen-teens, the area saw a steady increase in residential construction which was thwarted by the need for manpower and materials for the war effort. After the war, the area saw an increase in residential construction in existing vacant lots and areas that had previously been viewed as undesirable. The need for moderately priced housing in areas served by public transportation also lead to the redevelopment of lots from single family dwellings, small stores and low-scale buildings to larger apartment buildings, such as was the case for the Lexington Apartments.

The residential make-up of 1114 F Street, N.E., illustrates the housing trend of middle-class residents moving into newly erected apartment buildings during the 1920s. In April 1930, 106 persons were residing at 1114 F Street, N.E. Of forty-three households, twenty-six were two-person, thirteen were three-person, two were four person, one was six-person, and one had a single resident. For these apartments, rents ranged from $37.50 to $54.50 per month. Most of the building's residents were born nearby in Washington, D.C., Maryland, or Virginia. Twenty-five residents were born in other states, and only two residents were foreign-born. Additionally, only fifteen residents had either one or two foreign-born parents. All of the building's residents were white, except for the building's janitor, who was black. Although the ages of residents varied, the highest percentage of residents were in their 20s, while twenty-two were in their 30s, sixteen people were over the age of 40, and eighteen persons were under the age of 20.[25]

During this period the residents living at 1114 F Street, N.E., were employed in a variety of occupations. A little over half of the households within the apartment building were supported by a male who was the head of the household, nineteen households had two working adults and three had three working adults. There were forty-five employed males, with professions including police officers, retail workers, clerical workers, service workers, tradesmen, drivers, and a jewel setter, musician and teacher. Twenty-four female residents held jobs including five clerks with the U.S. Government, two nurses, three operators, a stenographer with the U.S. Government, an instructor for the telephone company, and a waitress, in addition to a number of clerical, retail, and beauty industry employees.[26]

Although middle-class residents continued to reside at 1114 F Street, N.E., by 1940, the residential character of the apartment complex had changed. Only two households from 1930 still resided at the apartment building, and only slightly more than half of the residents were from the immediate area. There was a sharp increase in single family households, from one to ten, eight of which were females. Other household sizes stayed relatively consistent at twenty-four two-person, ten three-person, and two four-person households. The age of residents also shifted, the largest group of residents was now over the age of forty at thirty-four persons, twenty were in their 30s, twenty-eight in their 20s, and eleven under the age of twenty. The cost of rentals also lowered about five dollars per month, now ranging from $32 to $54. All of the residents, save

[25] Ancestry.com, *1930 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc., 2002).
[26] Ancestry.com, *1930 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc., 2002).

the building's janitor and his family, were white, with the majority of them having jobs in skilled, clerical and retail trades.[27]

Developer

Charles D. Sager was born in Frederick County, Maryland on November 14, 1879.[28] After arriving in the District, Sager served as a conductor for the Capitol Traction Company from 1901 to 1905 and from 1905 to 1907 in the United States Government Printing Office. In 1907, Sager began to work in real estate, securing a salesman position with the firm of Sharon & Luchs. Four years later, Sager and William S. Phillips, another associate from his former firm, established a real estate, loans and insurance company known as Phillips & Sager. Originally the company had offices at 715 Fourteenth Street, N.W., moving to 1409 New York Avenue, N.W., in 1915.[29] In 1919, the company was dissolved, and within the year Sager had established his own real estate, loans, and general insurance firm, with offices at 923 Fifteenth Street, N.W., moving to 924 Fourteenth Street, N.W., by 1923.[30] From 1919 until 1941, the year of his death, Sager filed ninety-three permits with the District for the construction of 463 buildings. Sager developed a strong reputation for providing well-built affordable and low-cost houses and apartments for all Washington residents. He worked for many years developing Kingman Park, a private homes development for African Americans near Benning Road, N.E.

As a real estate developer, Sager collaborated with a number of well-known Washington, D.C. architects, including Claughton West and Romulus C. Archer, the second black architect registered in Washington, D.C. However, Sager's longest and most fruitful relationship was with Santmyers, widely known as one of the most prolific and important architects of the 20th century in D.C. From 1923 until 1937, Sager worked almost exclusively with Santmyers. Of the ninety-three permits filed by Sager, Santmyers served as the architect for sixty-four of Sager's projects. Santmyers maintained a long term professional relationship with other builders, including the Cooley Bros., D.J. Dunigan, T.A. Jameson, C.H. Small Co., and Charles D. Sager.

Santmyers designed a variety of buildings for Sager. Of those permits filed, forty-four were for the construction of 282 dwellings, eighteen were for apartment buildings, four were for flats, and one was for an apartment building with a store. A number of these structures are within National Register listed historic districts. These include dwellings 1300 to 1314 South Carolina Avenue, S.E., (even numbered) in the Capitol Hill Historic District; and apartments 1665 Lamont Street

[27] Ancestry.com, *1940 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc., 2012).
[28] Ancestry.com. *1880 United States Federal Census* [database on-line] (Provo, UT, USA: Ancestry.com Operations Inc, 1997-2015); John William Leonard, ed., *Who's Who in Finance and Banking A Biographical Dictionary of Contemporaries* (Philadelphia, PA: Rex Printing House, 1922), 596.
[29] Washington DC City Directory, 1911 (Washington, D.C.: RL Polk and Co., 1911), 1140; Washington DC City Directory, 1915 (Washington, D.C.: RL Polk and Co., 1915), 1017.
[30] Boyd's Directory of the District of Columbia 1920 (Washington, D.C.: R.L. Polk & Co., 1920), 1278; Boyd's Directory of the District of Columbia 1921 (Washington, D.C.: R.L. Polk & Co., 1921), 214; Boyd's Directory of the District of Columbia 1923 (Washington, D.C.: R.L. Polk & Co., 1923), 2119.

N.W., and 3125 Mount Pleasant Street in the Mount Pleasant Historic District, 3032 Rodman Street, N.W., in the Cleveland Park Historic District, 1421 Twelfth Street, N.W., in the Shaw Historic District.

Architect

George T. Santmyers was born in Front Royal, Virginia on September 15, 1889, spending most of his youth in Baltimore, Maryland. As a teenager he moved to Washington, D.C., where he completed high school. Beginning in 1907 and continuing until 1914, he worked as a draftsman for Harding & Upman, a local architectural firm. The year after securing employment, he pursued his architectural studies at the Washington Architectural Club Atelier, completing his training in 1912. In 1914 at the age of twenty-five, Santmyers left his former employer to establish his own architectural office. During a career spanning over 50 years, Santmyers' firm designed over 15,000 buildings within the District. His designs ranged from commercial buildings, banks, public garages and churches to private residences. He is most well-known, however, for his contributions to apartment building architecture, having designed 440 such buildings throughout his career.

Santmyers' commissions and the architectural styles which influenced his designs evolved over his professional career. During the early period of his practice, almost all of his commissions were for single-family dwellings, predominately rowhouses. However, beginning in 1916 Santmyers had begun to design a very limited number of small apartment buildings and by the close of the decade he was being commissioned to design progressively larger and more elaborate apartment complexes. During this period, most of his designs were Colonial Revival in style, featuring symmetrical facades and a number of classical architectural elements. Incorporated into the design of many of these buildings are a centrally located main entrance adorned with a prominent portico and ornate entablatures. The Lexington Apartments exemplifies this period of Santmyers' career with its Colonial Revival design and classical architectural elements including the central pavilion, embellished main entrance, sill and belt courses, pilasters, and entablature. Santmyers also employed the Tudor Revival style in some of his works during this period.

In the late 1920s and into the 1930s, Santmyers began to employ a more modernistic aesthetic into his designs. Although he retained the use of traditional revival style elements including pilasters, string courses, pronounced entrances, and symmetrical fenestrations, he began to embellish them with modern materials, including glass block and reeding and fluting. By the end of the 1930s, his designs were influenced by the Federal Housing Administration (FHA), whom through their mortgage insurance program encouraged the application of well-planned communities, modern, quality living spaces created through innovative design and materials, and convenient housing for middle-income families. During this transitional period, Santmyers continued to employ classical design elements in his exceedingly streamlined design aesthetic. During the 1940s, however, Santmyers abandoned his earlier classical influences and came to fully embrace the Art Deco, Art Moderne, and International styles of the period.

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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 # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:
____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
__X_ Other
Name of repository: The Washingtoniana Collection, Martin Luther King Jr. Memorial Library, ProQuest Historical Newspapers, Ancestry.com, Fold3.com, District of Columbia Recorder of Deeds

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property _.22 acres_____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)
1. Latitude: 38.897646 Longitude: -76.991035

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

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

The Lexington Apartments occupies Lot 855 of Square 983. The property is bound by F Street, N.E. to the south, The Roosevelt apartment building to the east, the 1100 F Street, N.E., apartment building to the west, and the rear yard of 611 11th Street, N.E., and an alley to the north.

Boundary Justification (Explain why the boundaries were selected.)

The selected boundaries encompass entire parcel of Square 983 Lot 855, the legal parcel within which The Lexington Apartments is located.

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11. Form Prepared By

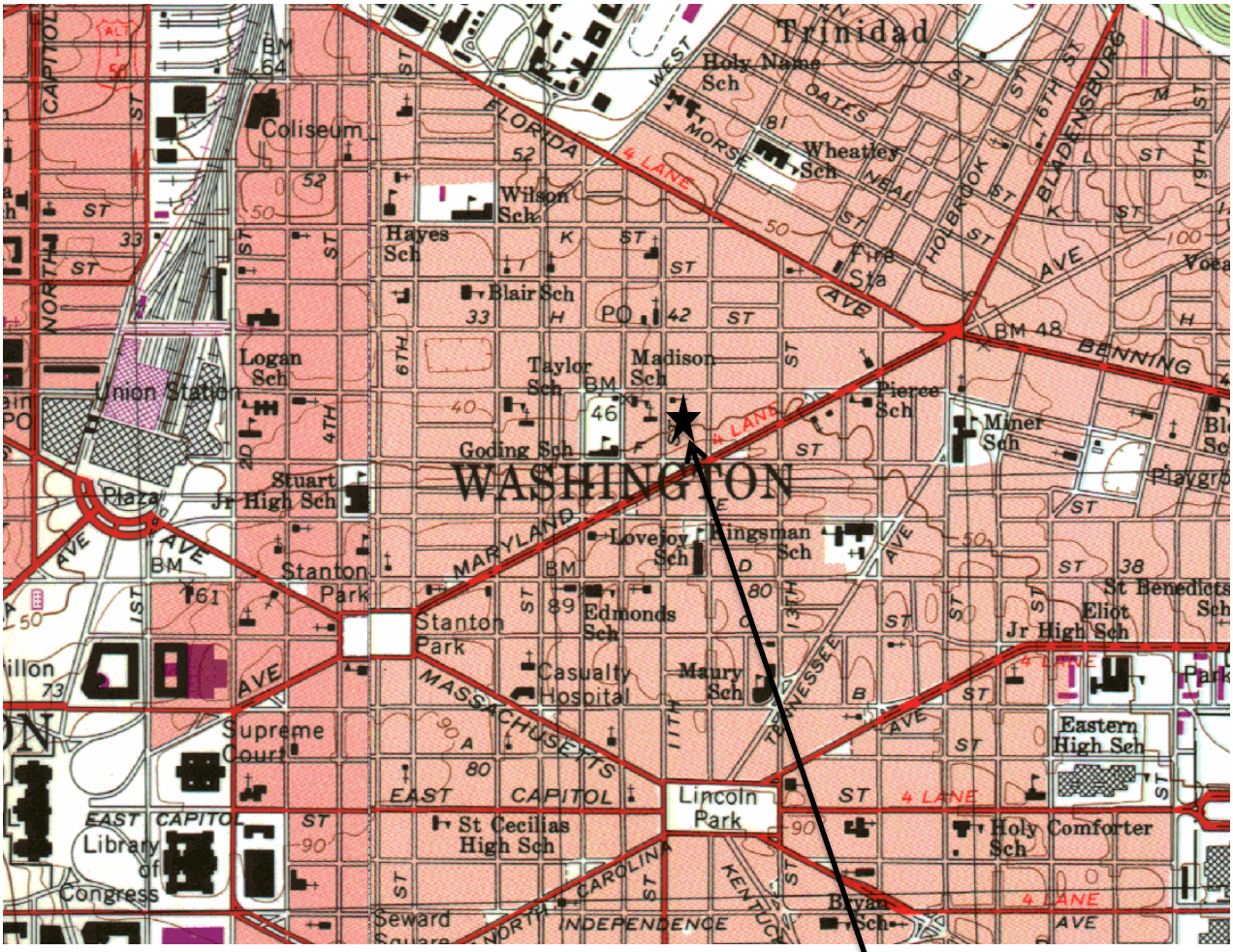
name/title: Laura Hughes, Kimberly De Muro
organization: EHT Traceries
street & number: 1121 5th Street, NW
city or town: Washington state: District of Columbia zip code: 20001
e-mail
telephone: (202) 393 - 1199
date:

Additional Documentation
(See Continuation Sheet)

Maps: USGS Map or equivalent (7.5 or 15 minute series) indicating the property's location.

The Lexington
Name of Property

District of Columbia
County and State



Site Map
(USGS Washington East Quad)

The Lexington Apartments
1114 F Street, NE
Washington, D.C.

Site Map showing vicinity of The Lexington Apartments at 1114 F Street, NE

Site Map showing National Register Boundary of The Lexington Apartments, 1114 F Street, NE

Photographs

Photo Log

Name of Property: The Lexington Apartments

City or Vicinity:

County: N/A State: District of Columbia

Photographer: Kimberly De Muro, EHT Traceries

Date Photographed: May 26, 2015

Façade, facing north.

1 of 10.

Name of Property: The Lexington Apartments

City or Vicinity:

County: N/A State: District of Columbia

Photographer: Kimberly De Muro, EHT Traceries

Date Photographed: May 26, 2015

Façade and east elevation, facing northwest.

2 of 10.

Name of Property: The Lexington Apartments

City or Vicinity:

County: N/A State: District of Columbia

Photographer: Kimberly De Muro, EHT Traceries

Date Photographed: May 26, 2015

Façade and west elevation, facing northeast.

3 of 10.

Name of Property: The Lexington Apartments

City or Vicinity:

County: N/A State: District of Columbia

Photographer: Kimberly De Muro, EHT Traceries

Date Photographed: May 26, 2015

Detail, main entrance, facing north.

4 of 10.

Name of Property: The Lexington Apartments

City or Vicinity:

County: N/A State: District of Columbia

Photographer: Kimberly De Muro, EHT Traceries

Date Photographed: May 26, 2015

Detail, parapet decorative elements, belt and sill courses, facing north.

5 of 10.

Name of Property: The Lexington Apartments

City or Vicinity:

County: N/A State: District of Columbia

Photographer: Kimberly De Muro, EHT Traceries

Date Photographed: May 26, 2015

Street view, facing northeast.

6 of 10.

Name of Property: The Lexington Apartments

City or Vicinity:

County: N/A State: District of Columbia

Photographer: Kimberly De Muro, EHT Traceries

Date Photographed: June 25, 2015

South, west and north walls of the interior lobby, facing west.

7 of 10.

Name of Property: The Lexington Apartments

City or Vicinity:

County: N/A State: District of Columbia

Photographer: Kimberly De Muro, EHT Traceries

Date Photographed: June 25, 2015

North wall of the interior lobby, note the main entrance topped by a six-light fanlight and flanking sash windows, facing southwest.

8 of 10.

Name of Property: The Lexington Apartments

City or Vicinity:

County: N/A State: District of Columbia

Photographer: Kimberly De Muro, EHT Traceries

Date Photographed: June 25, 2015

Lobby stairs leading to the first floor hallway, facing north.

9 of 10.

Name of Property: The Lexington Apartments

City or Vicinity:

County: N/A State: District of Columbia

Photographer: Kimberly De Muro, EHT Traceries

Date Photographed: June 25, 2015

First floor hallway, note the main entrance in the background, facing south.

10 of 10.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

The LEXINGTON
1114

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Fido House
KEEP THE GRASS CLEAN FOR PEOPLE AND PETS
PULL BAG DOWN
AND YOU'RE ALL SET
APT B5 located on the opposite wall
The Hall

Fido House
PULL BAG DOWN

U.S. MAIL