

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

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name: MILTON HALL APARTMENT BUILDING
Other names/site number: JACQUELINE BOUVIER KENNEDY ONASSIS HALL

2. Location

Street & Number: 2222 I Street, N.W. Not for Publication
City or town: Washington Vicinity
State: D.C. Code: 001 County Code: _____ Zip Code: 20037

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 nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau
In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is: Signature of the Keeper Date of Action
 entered in the National Register. _____
 () see continuation sheet _____
 determined eligible for the National Register _____
 () see continuation sheet _____
 determined not eligible for the National Register _____
 removed from the National Register _____
 other, (explain): _____

Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall

Washington, DC

Name of Property

County and State

5. Classification

Ownership of Property Category of Property No. Resources within Property

Ownership of Property	Category of Property	Contributing	Noncontributing
<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Building(s)	1	___ Buildings
<input type="checkbox"/> Public-Local	<input type="checkbox"/> District	___	___ Sites
<input type="checkbox"/> Public-State	<input type="checkbox"/> Site	___	___ Structure
<input type="checkbox"/> Public-Federal	<input type="checkbox"/> Structure	___	___ Objects
	<input type="checkbox"/> Object	1	___ Total

Name of related multiple property listing

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

Number of contributing Resources previously listed in the National Register 0

6. Function or Use

Historic Functions (enter categories from instructions)

MULTIPLE DWELLING: Apartment

Current Functions (enter categories from instructions)

EDUCATION: education-related

7. Description

Architectural Classification (enter categories from instructions)

ART DECO

Materials (enter categories from instructions)

foundation: CONCRETE

walls: BRICK
CONCRETE
CERAMIC TILE

roof: SYNTHETICS

other: STONE: Limestone

Narrative Description

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

Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall
Name of Property

Washington, DC
County and State

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.

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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE;
COMMUNITY PLANNING
AND DEVELOPMENT

Period of Significance

1938

Significant Dates

1938

Significant Person

(Complete if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Robert O. Scholz (Architect)
Meadowbrook, Inc. (Builder)
Monroe Warren (President)

Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall
Name of Property

Washington, DC
County and State

9. Major Bibliographic References

See continuation sheet

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67)

previously listed in the NR

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary location of add. data:

State SHPO office

Other State agency

Federal agency

Local government

University

Other

Specify repository:

10. Geographical Data

Acreage of property 0.26 Acres

UTM References

1 18 / 32 / 58 / 16 / 43 / 08 / 01 / 1
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

The Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall at 2222 I Street is located in Square 55, on that part of Lot 855 that was previously Lot 842 in Washington, D.C.

See continuation sheet

Boundary Justification

Square 55, on that part of Lot 855 that was previously Lot 842 on which the Milton Hall Apartment Building/ Jacqueline Bouvier Kennedy Onassis Hall is currently located represents all of the land associated with the original construction of the apartment building in 1938.

See continuation sheet

Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall Washington, DC
Name of Property County and State

11. Form Prepared By

Name/title Janet Emery Flynn and Laura Hughes, Architectural Historians
Organization EHT Traceries, Inc. Date February 2006
Street & Number 1121 5th Street, NW Telephone (202) 393-1199
City or Town Washington State DC Zip code 20001

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name The George Washington University
street & number 2121 I Street, N.W. Suite 701 telephone 202/994.2371
city or town Washington state District of Columbia zip code 20052

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

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

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/ Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 7 Page 1

ARCHITECTURAL DESCRIPTION

The Milton Hall Apartment Building, located at 2222 I Street, N.W., is situated at the northwest corner of 23rd and I Streets, N.W. Milton Hall is one of three brick, Art Deco-style former apartment buildings on Square 55 that are now owned and operated by The George Washington University as residence halls, along with the 1937 Munson Hall Apartment Building (2212 I Street) and the 1939 Everglades Apartment Building (2223 H Street). L-shaped in plan, the building rests on a level lot adjacent to the well-traveled 23rd Street corridor, one block from Washington Circle. The building is 86 feet 11 inches wide, 131 feet long, and 85 feet 5 inches tall.

The eight-story building rests on a concrete foundation with exterior walls of American bond blonde brick with tile and concrete detailing. The building is eight bays wide at the north elevation (main façade) and is six bays wide at the east and west elevations. A limestone belt course delineates the basement of the building from the first story. The verticality of the eight-story building is emphasized by two eight-story projections centrally located at the façade that culminate in a stepped parapet. An eight-story bay is also located at the ell formed by the north and east elevations, and is visible at the east elevation or in plan. The flat roof is sheathed in slag and features limestone coping. A roof terrace is located atop the building.

The fenestration at the façade is typically 1/1 double-hung wood windows resting on concrete lug sills. Half of the windows at the façade are single units, whereas the other half is grouped in pairs of two or ribbons of three. Five of the six bays at the east elevation are single units, with one bay of paired windows. The fenestration on the west or 23rd street elevation mimics the main elevation on I Street with two projecting bays. The northwest bay has two groups of three windows separated by a single window. The southwest bay has only two groups of three windows. The remaining west façade windows between the bays are grouped as single units, and pairs of two or ribbons of three. Air-conditioning units are a common fixture at the upper sashes of most windows.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/ Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 7 Page 2

The main entrance, comprised of the three central bays at the first story of the north elevation, is part of the eight-story façade projections. The main entrance is differentiated from the rest of the building by its limestone panel dressing with a Classical Revival-inspired cornice. Double-leaf, two-light, metal doors provide access to the building. A segmental-arched, one-light transom is located above the door. A limestone panel with Aztec and floral Art Deco motifs is located above the transom. To either side of the door are original light fixtures, flush-mounted to the building. Single-light 1/1 vinyl (replacement) windows with grilles flank the entrance doors, above which are limestone panels featuring the same Aztec and floral Art Deco motifs that are present above the transom. A panel featuring a corrugated design is located beneath the windows.

Limestone relief panels with Art Deco decoration cap the eight-story projecting bays. Additionally, ornamental concrete bands with geometric motifs and panels are located between the sixth and seventh stories of the projections. The previously described ornamentation embellishes the street-facing elevations; it emphasizes the verticality and height of the building, and reinforces the Art Deco design themes. Art Deco panels are located between the windows of the projecting bays at the seventh and eighth stories. These panels make the windows appear taller, drawing one's eye from the ground to the top of the building.

A three-foot blonde brick wall with limestone coping divides the area between the parking lot and the two adjacent residence halls. The treatment of this wall mimics the style of the main building. A dogtooth panel present on the wall is reminiscent of the corrugated limestone panels beneath the windows at the main entrance, and the limestone coping is similar to that which is present at the roof of the building.

INTERIOR

The spatial arrangement of the interior of the former apartment building remains largely intact. Units within the building include efficiency and single-bedroom apartments (Note: no interior designation is sought by the application). Original elements in the interior include marble

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/ Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 7 Page 3

flooring and light fixtures in the lobby, parquet flooring in most units, arched doorways in the units, and French doors in approximately a third of the units. The lobby has undergone a renovation in recent years to make the building ADA accessible.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 4

STATEMENT OF SIGNIFICANCE

The Milton Hall Apartment Building, constructed in 1938, is significant as an example of an apartment building constructed in response to rapid population growth in Washington, D.C. during the interwar period. Milton Hall is also significant as the work of an innovative developer and a skilled architect. Developer Meadowbrook, under the direction of president Monroe Warren, was responsible for significant advances in affordable, middle-class, and luxury apartment buildings throughout Washington, D.C. and the suburban Metropolitan Washington area. Architect Robert O. Scholz is regarded as one of the city's most skilled apartment building designers; his Art Deco apartment buildings, including Milton Hall, are among the city's most impressive examples of the style. The Milton Hall Apartment Building is significant for its representation of this style. Its exterior ornamentation embodies the geometric and floral patterns of the Art Deco style that was intrinsic in the presentation of a completely modern apartment that would appeal to Washington's burgeoning middle class of federal workers during the 1930s.

The Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall at 2222 I Street, N.W. in Washington, D.C. meets National Register of Historic Places **Criterion A: Association with events that have made a significant contribution to the broad patterns of our history;** and **Criterion C: Distinctive physical characteristics of design, construction, or form.** Additionally, the building meets D.C. Inventory of Historic Sites criteria 201.1 **(d) Architecture and Urbanism** and **(f) Creative Masters.**

The area of significance is **Architecture** as an example of the work of skilled architect Robert O. Scholz and noted developer Meadowbrook, Inc. in the Art Deco style, and **Community Planning and Development** for its representation of the Conventional High-Rise Apartment building type in Washington in the 1930s. The period of significance is **1938**, documenting the year the building was constructed.

The Milton Hall Apartment Building is nominated under the Multiple Property Documentation Form, *Apartment Buildings in Washington, D.C.: 1880-1945* (Tracerics, 1993). Milton Hall

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 5

meets criteria specifically developed to evaluate apartment buildings pursuant to the D.C. Apartment Building Survey and adopted by the Historic Preservation Review Board in 1989. These criteria are:

A-2: Buildings that illustrate the development of the apartment movement as it related to the need for housing, including the introduction of the building type and its early formation throughout the city.

A-3: Buildings that form critical clusters, or districts that illustrate the patterns of development of the city.

A-4: Buildings that reflect economic forces, both external and internal, that altered the development of the city.

These criteria reference the place of the Milton Hall as one of the post-World War I boom complexes spurred by population growth of the city; the acceptance of large-scale apartment buildings by the middle-class in Washington, D.C. during the 1920s and 1930s; and Milton Hall's role in the formation of a cluster of high-rise apartment buildings in the Foggy Bottom neighborhood in the early- and mid-twentieth century. Additionally, Milton Hall meets criteria:

C-10: Buildings that are the work of skilled architects, landscape architects, urban planners, engineers, builders, and developers.

C-11: Buildings that illustrate the work of skilled architect/developer teams.

These criteria refer to architect Robert O. Scholz's skillful application of modern building techniques to create an Art Deco-style building that responded to the contemporary aesthetic of the 1930s. Additionally, Scholz partnered with the inventive developer Meadowbrook, Inc. to design and construct a modern building that appealed to middle class Washingtonians.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 6

The Milton Hall Apartment Building is significant as an example of a Conventional High-Rise Apartment Building Sub-Type. As described in the Multiple Property Documentation Form, a Conventional High-Rise Apartment Building type is composed of buildings that contain at least 27 self-sufficient apartments, is at least six and no more than twelve stories high, has a single main public entrance, and was designed to hold an elevator. Examples of this building type were typically constructed between 1922 and 1945. Conventional High-Rise Buildings played a critical role in the development of apartment buildings in the District of Columbia. These buildings employed modern technology such as steel-frame structural systems and passenger elevators to create tall buildings that accommodated many units on a small footprint. This efficient use of land led to greater affordability of housing units and greatly altered the course of residential patterns in the city.

As stated in the Multiple Property Documentation Form, examples of Conventional High-Rise Apartment Building must retain sufficient integrity of location, design, workmanship, materials, associations and feeling to convey their associative, artistic, or informational values. Milton Hall has undergone minimal alterations since its construction in 1938. The building retains a high degree of integrity and continues to visually convey its artistic value as an Art Deco-style apartment building in Washington, D.C. and thereby its role in the apartment building movement in the city.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 7

THE BUILDING

The Application for a D.C. Permit to Build number 217339 dated October 11, 1938 lists Meadowbrook, Inc. as the owner and builder and Robert O. Scholz as the architect of Milton Hall. According to the application, the estimated cost of the building's construction was \$325,000. An article in the *Washington Post* stated that "the eight-story, eight-bay building was constructed as a companion building to Munson Hall."¹ Milton Hall was designed in the Art Deco style, which gained in popularity in the 1920s and 1930s as a decorative style for apartment buildings. The popularity of the style is particularly evident on and around Square 55, where several apartment buildings feature similar stylistic detailing and expressions and are constructed of the same materials.

At the time of the building's construction, the 260-room building contained space for 126 households. The building became available for occupancy on May 15, 1939. Advertisements for the Milton Hall apartments enticed would be renters with modern amenities, especially air-conditioning: "Enjoy the Gardens at Air-Cooled Milton Hall. Nearly ½ acre of grass, shrubs and walks secluded from the street offer a restful midday retreat from the summer heat. This is a Plus feature in addition to the roof terrace and corridors flushed by air."²

Milton Hall responded to the increased demand for middle-class housing in the Washington, D.C. after World War I. During the 1920s and 1930s, large-scale apartment buildings were built in the Foggy Bottom neighborhood (the area bounded by 17th Street on the east, Rock Creek Park on the west, the Potomac River to the south and Pennsylvania Avenue to the north). Prior to World War I, Foggy Bottom was comprised largely of narrow two-to-three story rowhouses. The neighborhood was home to a socio-economically diverse range of families: from households headed by military officers and government officials living near the White House to working-

¹ "Downtown Apartment Building Being Completed," *The Washington Post*, 12 March, 1939, pg. R9.

² "Milton Hall," *The Evening Star*, 21 July 1940.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 8

class families and laborers living near the industries situated on the riverbank.³ After the first zoning code was introduced in 1920, the section of the neighborhood north of I Street was zoned for high density residential uses. The first multi-story apartment buildings were constructed in Foggy Bottom in the 1920s, replacing the preceding frame and brick dwellings. Great portions of the neighborhood were eventually transformed by construction of high-rise apartment buildings.⁴

After a hiatus in apartment construction in the Depression years of the early 1930s, developers resumed building apartment buildings in Foggy Bottom in the vicinity of The George Washington University. Milton Hall was completed in 1938, and consisted almost entirely of one-room apartments, that were intended to be rented by federal employees. Similar to many apartment buildings constructed in the late 1930s, Milton Hall was distinguished by its Art Deco details. The popularity of the style is particularly evident on Square 55, where three apartment buildings were constructed in the same style with the similar materials. The decorative Art Deco motifs on the Milton Hall Apartment Building represent Aztec and Mayan art and also feature plant, sun, and cloud imagery.

The 1940 and 1954 City Directories provide a profile of the residents of the Milton Hall. The residents who rented the one-room apartments were drawn to “the convenience to stores and government departments as well as the all-electric kitchens and air-cooled corridors.” Over half the employed residents worked for the government including jobs at the Government Printing Office, Bureau of Engraving, Federal Reserve, War Department, Veterans Administration, Internal Revenue Service, Federal Trade Commission, Agricultural Department, Census Bureau, Commerce Department, and the State Department, generally in lower-level white-collar jobs such as clerk, stenographer and secretary. There were a few accountants and lawyers for the Jus-

³ Suzanne Sherwood Unger, “Foggy Bottom: Blue-Collar Neighborhood in a White-Collar Town,” in *Washington at Home*, Kathryn Schneider Smith ed. (Washington, D.C.: Windsor Publications, Inc., 1988), 55-59.

⁴ Suzanne Berry Sherwood, “Foggy Bottom, 1800-1975: A Study in the Uses of an Urban Neighborhood,” *GW Washington Studies* No. 7 (Washington, D.C.: George Washington University, 1978), 21.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 9

tice Department. Private sector employees included policemen, an intern and nurses, and shop managers in addition to a teller for National Savings & Trust, several workers from the American Red Cross, and a buyer for the Woodward & Lothrop Department Store.

The University acquired the Milton Hall Apartment Building in 1981, for use as an undergraduate residence hall. The building was renamed Jacqueline Bouvier Kennedy Onassis Hall, in honor of the former first lady, who was an alumna of the University.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 10

HISTORIC CONTEXT OF APARTMENT BUILDINGS

With the expansion of the federal workforce during World War I, thousands of new workers arrived in Washington to staff the new agencies. 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 upper- and middle-classes. From the end of the World War 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.

With the stock market crash in 1929, and the subsequent lack of investment capital, housing construction slowed. When it resumed in the mid 1930s, apartment buildings continued to predominate over single-family houses. Between 1935 and 1941, 60 percent of the \$102 million expended for residential housing went toward apartment buildings. The increased demand for apartments was largely the result of federal salaries that failed to keep pace with housing prices, placing single-family residences out of the reach of many government workers. During the Depression, federal programs brought droves of new residents to Washington, effectively inverting the percentage of new construction of houses versus apartment units. By the end of the decade, apartment units outranked single-family houses by 70 percent. This popularity changed the character of Washington's real estate investment industry. Apartment buildings, with their accompanying speculative investment potential, became Washington's prime real estate venture.⁵

⁵ D.C. Apartment Building Survey prepared by the D.C. Preservation League and Tracerics in 1987 under the D.C. Office of Historic Preservation Survey and Planning Grant Program.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 11

Competition between apartment buildings developers was fierce. Architects and developers like Scholz and Warren became leaders in the field by offering apartments buildings like Milton Hall that combined affordability with urban amenities. The air-conditioning and all-electric kitchens were designed to appeal to the middle class. The apartments were also priced for the middle-class market. A one-room apartment with a sun porch, dressing room, kitchen and bath rented for \$52.50 in 1940 (nearly \$800 in 2009 dollars); a one-bedroom unit with a sun porch rented for \$61 (almost \$930 in 2009 dollars).⁶

In addition to offering affordable amenities, developers employed innovative building techniques to distinguish their apartment buildings from the competition. These innovations resulted in changes to the form of apartment buildings, as exemplified by Milton Hall's steel frame construction. Changes to building form were also seen in the emergence of modern architectural styles. The use of modern styles for Washington apartment buildings between the 1920s and 1930s stands out as the single most significant change in the building type in those years. The predominant style of apartment buildings shifted from the Classical Revival and Eclectic Styles of the 1920s to the Streamlined Art Deco and International Styles in the 1930s.⁷ Unlike the Revival styles of the previous decades, Art Deco conveyed a "feeling of velocity and machine elegance."⁸

⁶ "8 Good Reasons why You Should Live Downtown," *Evening Star*, 21 July 1940.

⁷ James Goode, *Best Addresses: A Century of Washington's Distinguished Apartment Houses*, (Washington, D.C.: Smithsonian Institution Press, 2003), p.329.

⁸ Hans Wirz and Richard Striner, *Washington Deco* (Washington: Smithsonian Institution Press, 1984), 35.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 12

THE BUILDER: Meadowbrook, Inc.

Under the direction of its president Monroe Warren, Meadowbrook, Inc. was considered one of Washington's most innovative real estate development firms in Washington, D.C. in the mid-twentieth century. Typically, Monroe Warren worked with his brother R. Bates Warren. Their projects included luxury high-rise apartment buildings such as the impressive eleven-story, Art Deco-style Kennedy-Warren (1929) located at 3133 Connecticut Avenue, N.W. Shortly after the construction began on the Kennedy-Warren, Monroe and his brother completed the Tilden Gardens at 3900-3930 Connecticut Avenue, N.W.; Cleveland Park Gardens in the 3000 block of Porter Street, N.W.; and the Army and Navy Apartment at 2450 Massachusetts Avenue, N.W.⁹ Monroe and Bates Warren were considered pioneers in the construction of cooperative apartments. Their work also included single-family homes in Woodley Gardens and the Leland community in Bethesda. Other notable projects included the developments of Fairlawn Village, Grasslands, Landover Hills, and Meadowbrook.¹⁰

In the 1920s and 1930s, Meadowbrook constructed a number of mid-sized, middle-class apartment buildings in neighborhoods such as Foggy Bottom, Cleveland Park and Woodley Park. These buildings were "modern"—both in the technology used and the architectural design. An *Evening Star* article from August 30, 1930 lauded the Warren brothers, stating that they have "done much to further the private development of Washington by the construction of apartment buildings."¹¹ Monroe Warren and local architect Robert O. Scholz had been friends and boating companions since the 1920s. In addition to Milton and Munson Halls, Meadowbrook and Scholz collaborated to design and build numerous homes in Arlington Forest, Virginia.

⁹ "Monroe Warren Dies in France," *Montgomery Journal*, 20 January 1983; "Monroe Warren, 87," *The Washington Post*, 21 January 1983.

¹⁰ Goode, *Best Addresses*, 258-259.

¹¹ "Business Romance Hidden in Building," *Evening Star*, 30 August 1930.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 13

THE ARCHITECT: Robert O. Scholz (1894-1978)

Robert O. Scholz, architect of Milton Hall, specialized in apartment building design during his thirty-year career as a Washington architect and builder. Many of his better-known buildings command prominent corner lots on major Washington avenues. At the outset of his career in the 1920s, Scholz's buildings were designed in Classical Revival styles, but by the 1930s he espoused the Art Deco style and became one of Washington's leading designers of Art Deco apartment buildings.¹²

Robert O. Scholz was born in New York City on September 25, 1894. His parents had recently immigrated from Germany and the family moved to Chicago where Scholz's father painted china for the Marshall Field Company.¹³ He attended grammar school and three years of high school in Chicago. From 1911 to 1914, he enrolled at a technical college, the Armour Institute, in Chicago, but did not receive a degree. Scholz worked as a draftsman in the office of H. Clyde Miller in Chicago from 1914 to 1917 and then worked for a year as an engineer for the Kalman Steel Company. During World War I, Scholz served in the Navy, moving to Washington to work for the U.S. Navy's Bureau of Yards and Docks as an engineer, where he remained until 1920.

Scholz began designing apartments in 1920, when he became an architect for Howard Etchison, a prominent builder who was active in apartment house construction in Washington, D.C. from circa 1910-1925. The next year he took a position as architect in the office of noted Washington architect George N. Ray, who was known for his neo-classical commercial buildings.¹⁴ In 1922, Scholz set up his own practice and also formed a partnership with David A. Baer, a law-

¹² Wirz, Hans and Richard Striner, *Washington Deco: Art Deco Design in the Nation's Capital* (Washington, D.C.: Smithsonian Institution Press, 1984), 40.

¹³ Robert R. Scholz (son of Oscar Scholz), interview with Andrea F. Schoenfeld, EHT Traceries, Inc., July 18, 2006. Washington, D.C.

¹⁴ Information on education and early employment is from Scholz's Application to Register as an Architect in the District of Columbia, dated July, 1925. Some dates differ from those he gave in an application to re-register on February 19, 1951.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 14

yer who had recently become a builder specializing in apartment buildings. During the 1920s, Scholz was actively involved in apartment house construction as an architect, builder and owner. Scholz was joined in the business by his younger brother, Oscar Richard Scholz, who worked on the building side of the business. Trained as a draftsman, Oscar Scholz came to Washington at age sixteen and supervised construction throughout his career.

Other notable apartment buildings, besides the famous Alban Towers, designed by Scholz included 2755 Macomb Street, N.W. (1926), 3707 Woodley Road, N.W. (1926), and the Bishop's House, 3010 Wisconsin Ave., N.W. (1927). Scholz also designed the row of elegant Classical Revival-style town houses in Kalorama at 1806-1818 24th Street, N.W. (1924) that was constructed by Baer & Scholz. The firm also built the Blackstone Hotel (1926) at 1016 17th St., N.W. (demolished). According to the District of Columbia's Historic Preservation Office's Building Permit Database, Robert O. and Oscar R. Scholz are credited with the design of 149 buildings between 1919 and 1947.¹⁵

The last major project of the firm of Baer & Scholz was the Keystone apartment building. As was typical of the larger Baer & Scholz buildings, it was located on a prominent site: the intersection of Pennsylvania Avenue and 22nd Street, N.W. close to Washington Circle. Unlike many of the firm's earlier buildings, it was distinctly modern in style with Art Deco detailing.

In the early 1930s, Scholz founded his own firm, the Robert O. Scholz Company, with his brother. Although the firm of Baer & Scholz was listed in city directories as late as 1936, it does not appear to have been active in apartment construction after 1931.¹⁶ The Scholz firm was small: its professional staff consisted of Scholz, his brother Oscar, and a draftsman.

¹⁵ District of Columbia Historic Preservation Office's Building Permit Database 2006, funded in part by a U.S. Department of the Interior, National Park Service Historic Preservation Fund grant administered by the District of Columbia's Historic Preservation Office.

¹⁶ There are no entries for Baer & Scholz as owner or builder of any apartment buildings constructed after 1931 in the D.C. Apartment Building Survey prepared by the D.C. preservation League and Tracerics in 1987 under the D.C. Office of Historic Preservation Survey and Planning Grant program.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 15

In the late 1930s and early 1940s, as the United States emerged from the Depression, Scholz designed six large apartment buildings, including the Munson (1937) and the Milton (1938) in Foggy Bottom. All six apartment buildings have Art Deco detailing. Scholz was interested in technology and innovation, according to his nephew, Robert R. Scholz.¹⁷ He designed decorative elements in aluminum, newly popular in that period. He experimented with systems for cooling apartments by forcing air through hallways and, in 1940, designed one of Washington's first air-conditioned apartment buildings, the General Scott, at 1 Scott Circle, N.W. The other Scholz apartment buildings of this period were the Eddystone at 1301 Vermont Avenue, N.W., (1937) the Bay State at 1701 Massachusetts Avenue, N.W., (1939) and the Pall Mall at 1112 16th Street, N.W. (1940).

The principal men involved in the financing, ownership and construction of Scholz's apartment and commercial buildings were a close-knit group of friends who had known each other since the 1920s. Scholz was a yachtsman and some of his business associates were boating companions, as well. These included E. C. Baltz, founder and president of Perpetual Building Association, and Monroe Warren. Scholz listed Ernst as the owner of the Eddystone, Bay State and General Scott apartment buildings.¹⁸

Scholz's apartments were designed for Washington's middle-class federal office workers. Most of the residents were single or young married couples without families. The apartments were centrally located in the downtown area, on or near major streets. The majority of apartments were planned with efficiencies, and a few one-bedroom units. Although the apartments were relatively small, the lobbies were designed to create an air of elegance. Typical features included a step down lobby, designed to give greater height to the lobby within the constraints of the District of Columbia's building height restrictions, reception desk, switchboard and operator to serve residents, domed ceiling with indirect lighting, streamlined detailing and marble floor.

¹⁷ Robert R. Scholz, interview with Andrea F. Schoenfeld, EHT Traceries, July 18, 2006, Washington, D.C.

¹⁸ Robert O. Scholz File, Board of Examiners and registrars, D.C. Archives, Washington, D.C.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 16

The General Scott and Pall Mall were the last large downtown apartment buildings Scholz designed. Many of his later buildings were for commercial use, although he also designed the suburban Pooks Hill Apartments in Bethesda, Maryland in 1949. Scholz's brother and business partner Oscar Scholz died in 1954.¹⁹ After his brother's death, Scholz became involved in oil drilling investments and did not actively continue his architectural practice, although he still maintained an office. Scholz officially retired from his architectural practice in 1954 and died at the age of 82 in 1978.²⁰

¹⁹ "O. R. Scholz, Official of Architects and Contractors Firm," *Evening Star*, 23 November 1954.

²⁰ "Robert O. Scholz, Architect, Builder in Area 50 Years," *The Washington Post*, 8 June 1978, C16.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/ Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 9 Page 17

BIBLIOGRAPHY

“Business Romance Hidden in building. Leaders in Apartment House Construction Industry.”
The Evening Star. 30 August 1930.

D.C. Preservation League/Traceries. D.C. Apartment Building Survey, Washington, D.C., 1985-1987, funded with the assistance of a matching grant-in-aid from the U.S. Department of the Interior, National Park Service, through the D.C. Department of Consumer and Regulatory Affairs, Historic Preservation Division, under provisions of the National Historic Preservation Act of 1966 and subsequent amendments. Additional funding provided by the National Trust for Historic Preservation and the National Endowment for the Arts.

District of Columbia Historic Preservation Office. Building Permit Database 2006, funded in part by a U.S. Department of the Interior, National Park Service Historic Preservation Fund grant administered by the District of Columbia's Historic Preservation Office.

“Downtown Apartment Building Being Completed.” *The Washington Post*. 12 March 1939.

Goode, James. *Best Addresses: A Century of Washington's Distinguished Apartment Houses*. Washington, D.C.: Smithsonian Institution Press, 2003.

“Monroe Warren, 87,” *The Washington Post*, 21 January 1983.

“Monroe Warren Dies in France.” *Montgomery Journal*. 20 January 1983.

“O. R. Scholz, Official of Architects and Contractors Firm.” *Evening Star*, 23 November 1954.

“Robert O. Scholz, Architect, Builder in Area 50 Years.” *The Washington Post*, 8 June 1978, C16.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/ Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 9 Page 18

Robert O. Scholz File. Board of Examiners and Registrars. Washington, D.C.: D.C. Archives.

Scholz, Robert R (son of Oscar Scholz). Interview with Andrea F. Schoenfeld. Washington, D.C.: EHT Traceries, 18 July 2006.

Traceries. "Apartment Buildings in Washington, D.C. 1880-1945 Multiple Property Document." July 1993.

Wirz, Hans and Richard Striner. *Washington Deco*. Washington, D.C.: Smithsonian Institution Press, 1984.

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

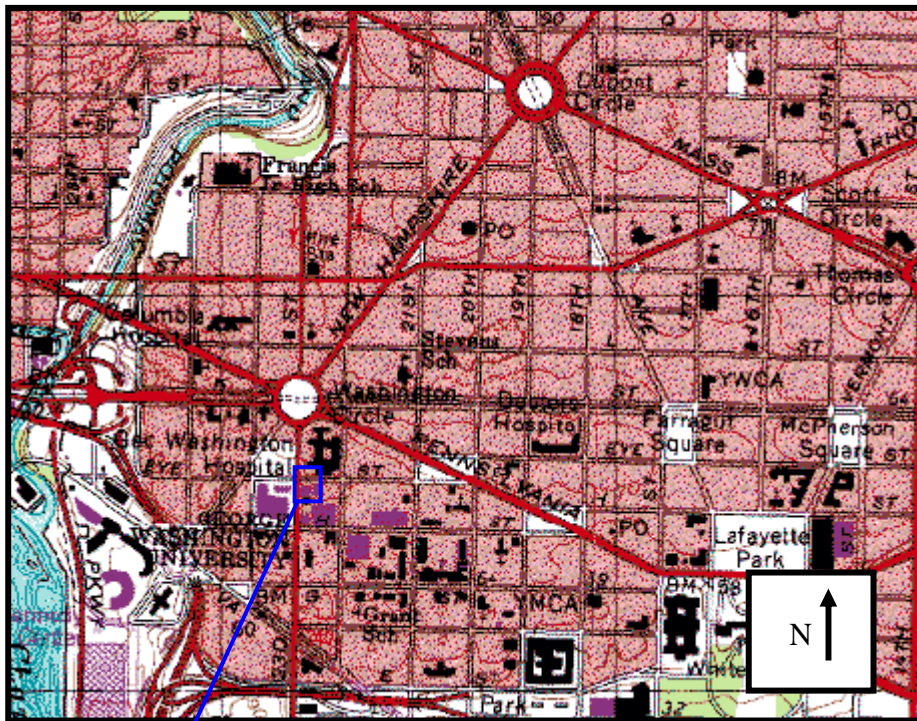
**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/ Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number Photographs Page 19

USGS Quad Map: Washington West, *Topozone* 2006



Milton Hall Apartment Building/Kennedy-
Onassis Hall
2222 I Street, N.W.
Washington, D.C.

UTM References

United States Department of the Interior
National Park Service

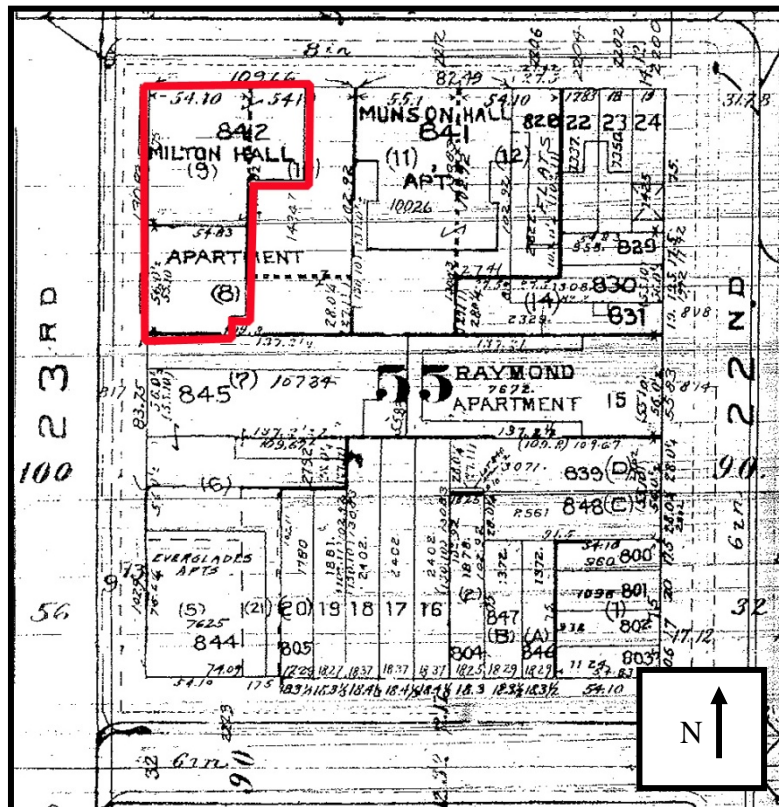
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Milton Hall Apartment Building/ Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.

Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document

Section number Photographs Page 20

Baist's Real Estate Atlas of Surveys of Washington, District of Columbia, Vol. 1 (1960), plan 8.



United States Department of the Interior
National Park Service

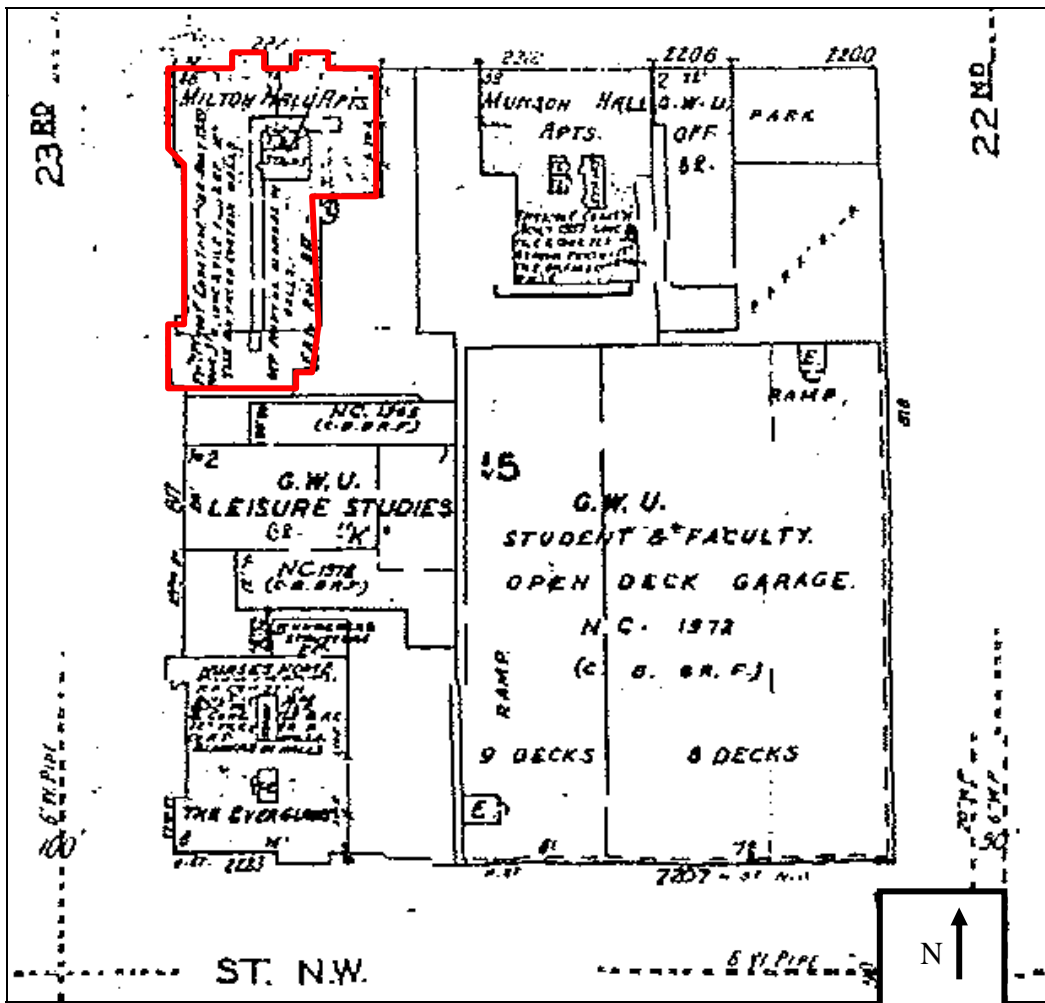
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Milton Hall Apartment Building/ Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.

Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document

Section number Photographs Page 21

The Sanborn Building and Property Atlas of Washington, D.C., Vol. 1 (1999), sheet 43.



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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Milton Hall Apartment Building/ Jacqueline Bouvier Kennedy Onassis Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number Photographs Page 22

Washington Star, July 21, 1940

Washingtoniana Division of the Martin Luther King, Jr. Memorial Library.



**ENJOY THE GARDENS AT AIR-COOLED
MILTON HALL
2222 Eye Street N.W.**

Nearly 1/2 acre of grass, shrubs and walks secluded from the street offer a restful midday retreat from summer heat. This is a PLUS feature in addition to the roof terrace and corridors flushed by cooled air.

1 room, sun porch, dressing room, kitchen and bath. **\$52.50**

1 room, foyer, dinette, kitchen and bath. (2 exposures). **\$61.00**

RENT includes ELECTRICITY
(for cooking, lighting, refrigeration)
and SWITCHBOARD SERVICE

RESIDENT MANAGER