

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



HISTORIC PRESERVATION REVIEW BOARD
APPLICATION FOR HISTORIC LANDMARK OR HISTORIC DISTRICT DESIGNATION

New Designation X
Amendment of a previous designation
Please summarize any amendment(s)

Property name Real Estate Trust Company; Continental Trust Building
If any part of the interior is being nominated, it must be specifically identified and described in the narrative statements.

Address 1343 H Street, NW

Square and lot number(s) Square 250, Lot 46

Affected Advisory Neighborhood Commission ANC 2F

Date of construction 1913-1914 Date of major alteration(s)

Architect(s) Milburn, Heister & Company

Architectural style(s) Beaux Arts

Original use Office Building Present use Office Building

Property owner MMG- 1333 LLC

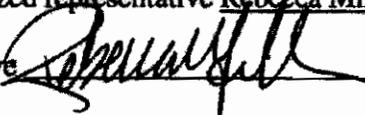
Legal address of property owner 4643 South Ulster Street, Suite 1500, Denver, CO 80237

NAME OF APPLICANT(S) DC Preservation League

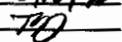
If the applicant is an organization, it must submit evidence that among its purposes is the promotion of historic preservation in the District of Columbia. A copy of its charter, articles of incorporation, or by-laws, setting forth such purpose, will satisfy this requirement.

Address/Telephone of applicant(s) 401 F Street, NW, Room 324, WDC 20001, 202.783.5144

Name and title of authorized representative Rebecca Miller, Executive Director

Signature of representative  Date 8/24/2010

Name and telephone of author of application Adam Irish - 202.783.5144

Date received 
H.P.O. staff 
14-02

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Real Estate Trust Company; Continental Trust Company
other names/site number _____

2. Location

street & number 1343 H Street, NW not for publication
city or town Washington, D.C. vicinity
state District of Columbia code DC county _____ code 01 zip code _____

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

Signature of certifying official/Title _____ Date _____
Oregon SHPO
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:) _____
Signature of the Keeper _____ Date of Action _____

Real Estate Trust Company
Name of Property

Washington, D.C.
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		Total

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

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

COMMERCE/TRADE/Office Building

Current Functions
(Enter categories from instructions.)

COMMERCE/TRADE/Office Building

7. Description

Architectural Classification
(Enter categories from instructions.)

20th CENTURY REVIVALS/Beaux Arts

Materials
(Enter categories from instructions.)

foundation: Concrete
walls: Steel frame with terra cotta cladding

roof: _____
other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Real Estate Trust building (Continental Trust building) is a twelve-story commercial office building located in downtown Washington, D.C. at 1343 H Street on the northeast corner of H and Fourteenth Streets NW. It was constructed between 1913 and 1914 and designed in a highly ornate Beaux Arts Renaissance Revival-style by the notable Washington-based architecture firm Milburn, Heister & Company. Milburn, Heister & Company were the architects of prominent commercial and government buildings in D.C. and across the United States during the early 20th century.

The Real Estate Trust building is a steel and concrete frame structure sheathed in ivory-colored terra cotta with polychrome accents. Its ground floor is clad in white marble. The building has a rectangular plan, with a frontage of 46 feet on Fourteenth Street and 75 feet on H Street. The building contains 40,500 square feet of floor space and originally housed 110 offices.¹

The Real Estate Trust building stands unique among Washington's early 20th century office buildings. It is remarkably intact and survives as one of only a handful of extant high-profile buildings designed by the prominent Washington firm of Milburn, Heister & Company. The Real Estate Trust Building is also the only substantial structure in downtown D.C. with a polychrome terra cotta façade. This distinctive feature sets the building apart from others of the same period and marks it as one of the city's most notable century-old landmark.

Narrative Description

The Real Estate Trust building's first story is faced in white marble, but the remainder of the façade is sheathed in mat-glazed polychrome terra cotta. The terra cotta is predominantly ivory white in color, with accents of gold, green, buff and plum.

The structure has two principal façades: the five-bay elevation facing H Street and four-bay elevation on Fourteenth Street. The main façade on H Street has five window bays. Three tall, arched windows—with bas reliefs set below the arches—ground the central window columns. These are flanked by comparatively squat rectangular openings punched into the corners of the façade. Above, large polychrome terra cotta urns project from the cornice capping the second story and demarcate central window columns of paired double-hung windows. These are framed with pilasters and gold-glazed vertical moldings that emphasize the building's height. The upper six stories of the eight-story section have gold-glazed bas-relief tiles set below the windows. The outer window columns—comparatively unadorned and defined by classical frames—bookend the more ornate central window columns. The Fourteenth Street elevation is treated in the same manner, but has four window bays and its outermost unadorned window columns have single rather than paired double-hung windows.

Each façade is divided into four horizontal parts. The base is the first story, which is double the height of the upper-level stories and sheathed in white marble. The second part corresponds to the second floor of the building and is set between the polychrome projecting cornice of the base and the projecting cornice of the second story. The third horizontal section spans eight floors (floors 3-11) and thereby comprises the bulk of the façade. This third part is capped by the fourth horizontal part, an elaborate double-height attic level corresponding with floors 12 and 13 and characterized by its tall, arched openings and broad polychrome cornice projecting above it.

The Real Estate Trust building has weathered nearly a century without major alterations. While the ground-floor interiors have been renovated and do not retain original elements, the street-level façade appears to have been restored close to its original appearance, which is a rarity for downtown commercial buildings with their ever-changing first-floor tenants. The most substantial change to the building's appearance was the removal of its elaborate pierced crown (which was likely cast-iron), which was replaced by a patterned polychrome brick cornice that attempts to fit the building's color scheme. All in all, however, the structure has changed little since it was finished in 1914.

¹ "Buys Trust Building," *The Washington Post*, February 20, 1914, p. 2.

Real Estate Trust Company
Name of Property

Washington, D.C.
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8. Statement of Significance

Applicable National Register Criteria

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

- A Property is associated with events that have made a significant contribution to the broad 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.)

Property is:

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1913-1914

Significant Dates

1913-1914

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Milburn, Heister & Company

Period of Significance (justification)

The Period of Significance for the Real Estate Trust Company is 1913-1914, the period of time during which the building was designed and constructed.

Criteria Considerations (explanation, if necessary)

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

The Real Estate Trust Company building is eligible for listing in the National Register under Criterion C at the local level of significance as an excellent example of an early 20th century office building, and more specifically, as a unique example of a polychrome terra cotta building in Washington, D.C. Constructed in 1913, the Real Estate Trust Company was one of the first purpose-built, high-rise office buildings erected in downtown D.C. Its construction presaged the growth of the city's 20th century downtown area, and represents the first phase of the area's transformation from residential to commercial/business. The *Washington Post* commented on the importance of the new building and correctly prophesied that the area would develop to be "One of the Prominent Trade Centers of the Capital."ⁱⁱ

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

Architecture: The Real Estate Trust Company is eligible for listing under Criterion C with architecture as the Area of Significance. As the only significant polychrome terra cotta edifice in the city, the Real Estate Trust Building is architecturally unique. While polychrome terra cotta was available and promoted in the early twentieth century, it was only rarely employed during the teens and the twenties.ⁱⁱⁱ This was especially true in Washington, a city dominated by traditional classical-inspired architecture during the Beaux-Arts period. In 1913, the *Washington Post* called the building "Prettily Tinted," writing that the multicolored tiles "make the building distinctive, in that it will be the first time that polochrome [sic] effect has been attempted to any extent on a building in the District."^{iv} While a few terra cotta facades of the same vintage remain in the city, the Real Estate Trust Building is the only large polychrome terra cotta structure extant in the city today.

Community Planning and Development: The Real Estate Trust Company is eligible for listing under Criterion C with Community Planning and Development as the Area of Significance. Formerly a wealthy residential neighborhood, the McPherson Square area was reborn as a financial district in the early twentieth century, where once-fashionable mansions fell to make way for new office buildings. The construction of the Real Estate Trust Building, as one of the first major office buildings in the vicinity, heralded the rapid commercial development that this section of the city would witness later in the twentieth century.

Developmental history/additional historic context information (if appropriate)

The Rise of Trust Companies

Trust companies arose after the Civil War and performed a number of functions, including the conservation of large amounts of capital through long-term investments. Capital became increasingly concentrated among corporations and wealthy individuals and families in the late nineteenth century. Trust companies satisfied the need to find new ways of investing this capital, namely long-term loans and loans with real estate as security, neither of which banks at that time were allowed by law to provide.^v

Trust companies attracted wealthy investors because they offered a variety of investment opportunities and had large capital reserves that made it difficult for them to fail. In addition, trust companies ensured their investors the prompt payment of taxes and insurance. Unlike commercial banks, trust companies did not discount commercial paper. They accepted deposits that were subject to check and paid interest on inactive accounts. Trust companies generally required easily saleable securities. Some trust companies also provided

ⁱⁱ "Erected for Business," *The Washington Post*, August 10, 1913, p. R3.

ⁱⁱⁱ Susan Tunick. *Terra Cotta Skyline* (New York: Princeton Architectural Press, 1997), p. 69.

^{iv} "New Type of Building," *The Washington Post*, October 12, 1913, p. R3.

^v Hooper, Carol. "National Register Nomination Form: Banks and Financial Institutions of Washington," D.C., 1993, p. 1, 23-24.

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storage facilities for valuables. Trust company clients were almost exclusively from the upper and middle classes.^{vi}

Washington's booming real estate market was one of the major reasons for the rise of trust companies in the city. The number of federal employees grew significantly in the late nineteenth century, and with low taxes and land prices on the rise, Washington's residential neighborhoods developed rapidly and attracted affluent residents. Prior to 1914, national banks could not accept loans secured by real estate, and therefore trust companies and building and loan associations were well situated to take advantage of these real estate opportunities. The first two D.C. trust companies—the Washington Loan and Trust and the American Security and Trust—were organized in 1889. Between 1895 and 1914, the number of trust companies in the city doubled, illustrating the success of the Washington trust company as a financial institution.^{vii}

The Real Estate Trust Company

The Real Estate Trust Company was organized in 1912 by men associated with the United States Trust Company and the Chevy Chase to Great Falls Land Company. H. Bradley Davidson was chosen as president, H.G Hamilton as vice president, and Ellis Donaldson as general counsel. The company was primarily involved in underwriting corporations in the Washington area, but also loaned money on real estate and developed property.^{viii} The Real Estate Trust Company became a prominent land developer in Washington, responsible for such local residential developments as Bradley Hills in Bethesda.

In June of 1914 when the firm moved from its old headquarters at 1414 F Street NW into the new building at the corner of Fourteenth and H, the Real Estate Trust Company had built a large real estate, insurance and investment business in the city and employed sixteen agents. The statement of its assets and liabilities in the spring of 1914 was over 1.3 million dollars and the company was capitalized at 1.5 million.^{ix}

The Real Estate Trust was only briefly the building's flagship tenant, however, displaced just two years later by another financial institution. The reasons behind the company's turn of fortune are unclear, although the Federal Reserve Act of 1914 may have played a role in the company's decline. The Federal Reserve Act made it legal for the first time for banks to make loans secured by real estate and fulfill other functions previously restricted to trust companies. With more players in the marketplace, the Real Estate Trust Company may have lost its favored position because of increased competition following the passage of the Act.^x

Construction of the Real Estate Trust Company Building

In 1913, Milburn, Heister & Company was selected to design the Real Estate Trust's new building and John H. Noland was chosen as the builder. The old Montrose Hotel was torn down to make way for the new structure. Building permit no. 5804 was issued for its construction on June 3, 1913. By January of 1914, the exterior of the structure was complete and the finishing of the interior had begun. Almost all of the office space was rented before the building was finished. The Real Estate Trust Building was outfitted with the latest technology, including "rapid-transit electric elevators."^{xi} Given its considerable size and height, the structure received a good deal of publicity when it was finished. Even ten years after its construction, the Real Estate Trust Building was still known as one of the largest office buildings in Washington.^{xii}

The Real Estate Trust moved into its newly completed quarters in June of 1914 and occupied the lower floors. Its new offices were furnished with mahogany fixtures and had floors of white marble and oak parquetry. The company occupied the first floor, which had an open floor plan and a mezzanine gallery along one side. The company fashioned the basement as a restaurant primarily for the use of its agents and clients.^{xiii}

^{vi} *Ibid.*

^{vii} *Ibid*, p. 21-24.

^{viii} "Real Estate Trust Company Organized," *The Washington Star*, March 26, 1912, p. 20.

^{ix} "Company in Its New Home," *The Washington Post*, June 28, 1914, p. R3.

^x Hooper, p. 27.

^{xi} "Hotel Will Be Razed," *The Washington Post*, February 2, 1913, p. 8.

^{xii} "John H. Nolan Dead; Funeral Thursday," *The Washington Post*, February 19, 1924, p. 5.

^{xiii} "Company in Its New Home," *The Washington Post*, June 28, 1914, p. R3.

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Historical and Architectural Significance in Washington, D.C.

The Real Estate Trust Building presaged intensive commercial development in this section of downtown Washington. In 1913, the *Washington Post* commented on the importance of the new building, writing that because of its construction, “the corner of Fourteenth and H streets will become one of the most important in the city.”^{xiv} In light of the new office structure, the *Post* correctly prophesied that the area would develop to be “One of the Prominent Trade Centers of the Capital” and that the D.C. commercial real estate market seemed to be on the “march” to the Northwest.^{xv} Formerly a wealthy residential neighborhood, the McPherson Square area was reborn as a financial district in the early twentieth century, where once-fashionable mansions fell to make way for new office buildings. The construction of the Real Estate Trust Building, as one of the first major office buildings in the vicinity, heralded the rapid commercial development this section of the city would witness later in the twentieth century.

As the only significant polychrome terra cotta edifice in the city, the Real Estate Trust Building is architecturally unique. While polychrome terra cotta was available and promoted in the early twentieth century, it was only rarely employed during the teens and the twenties.^{xvi} This was especially true in Washington, a city dominated by traditional classical-inspired architecture during the Beaux-Arts period. In 1913, the *Washington Post* called the building “Prettily Tinted,” writing that the multicolored tiles “make the building distinctive, in that it will be the first time that polochrome [sic] effect has been attempted to any extent on a building in the District.”^{xvii} While a few terra cotta facades of the same vintage remain in the city, the Real Estate Trust Building is the only large polychrome terra cotta structure extant in the city today.

The Real Estate Trust Building may have significant ties to another D.C. landmark. The building’s double-height first story is clad in Colorado Yule Marble and was the first Washington building to make use of the material. At least one contemporary speculated that its use on the Real Estate Trust Building would make it the material of choice for the Lincoln Memorial.^{xviii} Colorado Yule Marble was later chosen as the principal material for the Lincoln Memorial.

Later History

Only two years after the building’s completion, the Continental Trust Company succeeded the Real Estate Trust in its ground floor offices. While the Real Estate Trust relocated to another floor, extensive alterations were made to accommodate the new tenant as the first floor was converted for banking purposes. Renowned D.C. architect Waddy B. Wood supervised the renovations, which included fashioning a new lobby, banking cages, and offices for the first floor, repurposing the mezzanine floor for the company’s clerical staff, and installing safety deposit boxes and vaults in the basement.^{xix} By 1919, 1343 H Street NW was known as the Continental Trust Building. A Milburn, Heister & Company publication of 1922 also refers to the structure as Continental Trust.^{xx}

In 1930, the Continental Trust Company consolidated its banking business with the Commercial National Bank and the building was renamed the Peoples Life Insurance Building. Three decades later when the Peoples Life Insurance Company built a new headquarters, the structure was sold and renamed the Landmark Building.^{xxi} Today, 1343 H Street remains an office building and has a chain restaurant as its street-level tenant.

^{xiv} “Modern Office Structure,” *The Washington Post*, September 7, 1913, p. R1.

^{xv} “Erected for Business,” *The Washington Post*, August 10, 1913, p. R3.

^{xvi} Susan Tunick. *Terra Cotta Skyline* (New York: Princeton Architectural Press, 1997), p. 69.

^{xvii} “New Type of Building,” *The Washington Post*, October 12, 1913, p. R3.

^{xviii} “New Type of Building,” *The Washington Post*, October 12, 1913, p. R3.

^{xix} “New Homes for Banks,” *The Washington Post*, December 20, 1916, p. 4.

^{xx} *Selection of the Latest Work of Milburn, Heister & Company, Architects*, Washington, D.C., 1922.

<http://www.archive.org/details/selectionsfromla00milb>

^{xxi} “New Homes for Banks,” *The Washington Post*, December 20, 1916, p. 4. “Notes,” *The Washington Post*, June 17, 1960, p. B13.

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Milburn, Heister & Company: Architects of the Real Estate Trust Building

Milburn, Heister & Company was one of the most prominent architectural firms in D.C. and the South at large in the first quarter of the twentieth century. Beginning in the 1880s, architect Frank P. Milburn built his practice into the largest architectural business south of the Mason Dixon Line in the first quarter of the twentieth century. Milburn, an extremely successful businessman, designed over 250 major government and commercial buildings in the southeastern United States by the time of his death. Of the many buildings his firm completed in Washington, the Real Estate Trust Building is one of only a handful that remain today.^{xxii}

Initially working under the name Frank P. Milburn & Company, Milburn relocated his thriving architectural business to D.C. to form Milburn, Heister & Company in 1907 with his partner, Michael Heister. While in D.C, Milburn capitalized on his talents as a businessman to expand the firms operations, relegating much of the design work to Heister, his former draftsman. Developing into one of the first architectural firms with a regional practice, the firm became widely known in southern states, where it designed a variety of high-profile structures. In addition to banks, hotels, and residences, Milburn, Heister & Company designed prominent public buildings, including statehouses, courthouses, and asylums. Milburn's ability to win government commissions was a major factor in his success—he and his firm designed at least 59 courthouses during his career. In addition, Milburn enjoyed the position of official architect of the Southern Railway Company and designed many of its stations. These high-profile projects enabled him to expand his practice across the South.^{xxiii}

In D.C., Milburn, Heister & Company designed various banking, federal and commercial buildings. At the time of his death in 1926, Milburn was given credit for designing more than half of the largest business buildings in the city and many substantial government buildings as well. The firm's major commissions included the six-thousand seat Washington Auditorium (1922-24) and the World War I Victory Arch (1919).^{xxiv} Milburn, Heister & Company was the preeminent builder of Washington office buildings in its day and designed more than 15 between 1910 and 1920. Only three of these tall office buildings remain: the Interstate Commerce Building (1912) at 1319 F Street NW, the Continental Trust Building (1913-14) at 1343 H Street NW, and the Federation of Labor (1915-16) at 901 Massachusetts Avenue NW. The Federation of Labor is the only building by the firm designated a historic landmark. It is listed in the DC Inventory of Historic Sites, in the National Register, and is a National Historic Landmark.^{xxv} A handful of other types of buildings designed by the firm remain in the city, including Lansburgh's Department Store at Eighth and E Streets NW, the Holy Comforter School Building at Fifteenth and East Capital Street SE, and the Milburn Apartment Building at 1016 Sixteenth St NW.

Of all of the firm's work, both extant and lost, the Real Estate Trust Building stands unique. Milburn, Heister & Company published a catalogue of its major commissions to date in 1922. 1343 H Street appears to represent an experimental departure from the firm's characteristic stripped classical aesthetic. Prior to 1910, however, Milburn did not contain himself to an individual style. Milburn's patrons in the New South sought to imitate Northern architecture, and Milburn met this demand by competently designing buildings in nearly every popular style of the period. However, by the 1910s and 1920s, the firm abandoned eclecticism in favor of a more coherent mode of Beaux-Arts classicism, an aesthetic characteristic to the era.^{xxvi} The firm's standard stylistic approach to the office building emphasized horizontality and borrowed elements from traditional classical architecture. Major D.C. works such as the Southern Railway Office Building, the United State Department of Commerce Building, and the Powhatan Hotel (all demolished) had broad, unbroken brick facades ruled by strong unembellished projecting cornices. They were capped with heavy and ornate

^{xxii} Vivian, Daniel J. "A Practical Architect: Frank P. Milburn and the Transformation of Architectural Practice in the New South, 1890-1925." *Winterthur Portfolio*, 40:1 (2005), p. 17.

^{xxiii} Vivian, p. 17-29. "Skilled Architects," *The Washington Post*, February 24, 1907, p. 24.

^{xxiv} Vivian, p. 31-32, 39.

^{xxv} Design Forum Architects. "DC Downtown Office Building Survey, Phase II Final Report: Historic Context Statement," 1992, p. 49.

^{xxvi} Vivian, p. 35.

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overhanging cornices that further underscored the buildings' horizontality.^{xxvii} In contrast, the Real Estate Trust Building has a highly ornamented façade divided into thin vertical elements reaching towards its expressive polychrome crown. The Real Estate Trust's imaginative, even playful adaptations of classical motifs further distance the structure from most of the firm's designs of the period.

Indeed, none of Milburn, Heister & Company's work in Washington resembles Real Estate Trust save their Lansburgh's Department Store, built in 1916. Lansburgh's appears to have been Milburn, Heister & Company's only other major terra cotta façade in the city and remains today as the only other substantial terra cotta edifice remaining in the downtown area. Lansburgh's is studded with elaborately detailed white terra cotta tiles featuring abstract classical motifs. Again, Real Estate Trust stands apart—its polychrome aesthetic makes for an entirely different composition to Lansburgh's unified white façade. Six-story Lansburgh's also has no skyscraper pretensions, whereas the Continental Trust Building—especially when it soared above its former three and four-story neighbors from its corner lot—was certainly a skyscraper by D.C. standards. Out of Milburn, Heister & Company's work in other cities, few buildings compare to the Real Estate Trust Building (e.g. the Duke Building in Durham, N.C. and the Third Trust Company Building in Gastonia, N.C.). Today, no extant Washington office buildings approach the Real Estate Trust Building's distinctive façade.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

"Buys Trust Building," *The Washington Post*, February 20, 1914, p. 2.

"Company in Its New Home," *The Washington Post*, June 28, 1914, p. R3.

Design Forum Architects. "DC Downtown Office Building Survey, Phase II Final Report: Historic Context Statement," 1992.

"Erected for Business," *The Washington Post*, August 10, 1913, p. R3.

Hooper, Carol. "National Register Nomination Form: Banks and Financial Institutions of Washington, D.C.," 1993.

"Hotel Will Be Razed," *The Washington Post*, February 2, 1913, p. 8.

"John H. Nolan Dead; Funeral Thursday," *The Washington Post*, February 19, 1924, p. 5.

Selection of the Latest Work of Milburn, Heister & Company, Architects, Washington, D.C., 1922.
<http://www.archive.org/details/selectionsfromla00milb>

"Modern Office Structure," *The Washington Post*, September 7, 1913, p. R1.

"New Building is Sold," *The Washington Post*, March 1, 1914, p. R3.

"New Homes for Banks," *The Washington Post*, December 20, 1916, p. 4.

"New Type of Building," *The Washington Post*, October 12, 1913, p. R3.

"Notes," *The Washington Post*, June 17, 1960, p. B13.

^{xxvii} *Selection of the Latest Work of Milburn, Heister & Company, Architects*, Washington, D.C., 1922.
<http://www.archive.org/details/selectionsfromla00milb>

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“Real Estate Trust Company Organized,” *The Washington Star*, March 26, 1912, p. 20.

“Skilled Architects,” *The Washington Post*, February 24, 1907, p. 24.

“Skyscraper Nearly Ready,” *The Washington Post*, January 4, 1914, p. R3.

Tunick, Susan. *Terra Cotta Skyline*. New York: Princeton Architectural Press, 1997.

Vivian, Daniel J. “A Practical Architect: Frank P. Milburn and the Transformation of Architectural Practice in the New South, 1890-1925.” *Winterthur Portfolio*, 40:1 (2005), p. 17.

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
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property _____

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

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

Boundary Justification (Explain why the boundaries were selected.)

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11. Form Prepared By

name/title Adam Irish
organization D.C. Preservation League date May 2010
street & number _____ telephone _____
city or town _____ state _____ zip code _____
e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

Description of Photograph(s) and number:

1 of ____.

Real Estate Trust Company
Name of Property

Washington, D.C.
County and State

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

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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 18 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.



Fig. A: Continental Trust Company Exterior, circa 1926.
(Prints and Photographs Division, Library of Congress)



Fig. B: Continental Trust Company Exterior, circa 1930
(Prints and Photographs Division, Library of Congress)



Fig. C: Continental Trust Company, ground floor exterior, circa 1925. Daughters of the American Revolution commemorating a plaque marking the site of the building in which their organization was founded. Library of Congress.



Figure D: 1343 H Street,NW May 2010

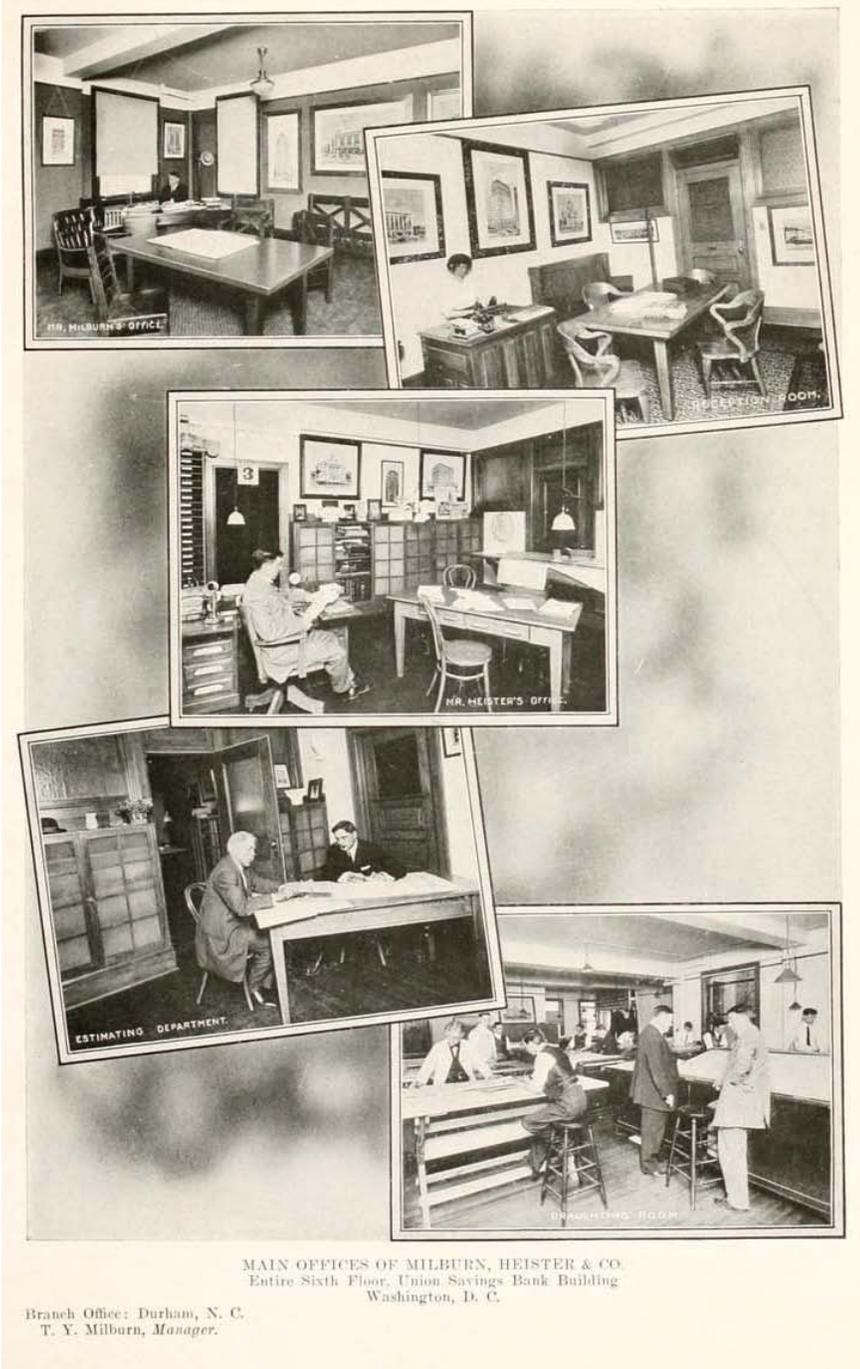


Fig. E: Main offices of Milburn, Heister & Company, circa 1922. *Selection of the Latest Work of Milburn, Heister & Company, Architects, Washington, D.C., 1922.*

<http://www.archive.org/details/selectionsfromla00milb>