

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 B.F. Saul Building
If any part of the interior is being nominated, it must be specifically identified and described in the narrative statements.

Address 925 15th Street, NW

Square and lot number(s) Square 218, Lot 0075

Affected Advisory Neighborhood Commission ANC 2F

Date of construction 1924 Date of major alteration(s) _____

Architect(s) George N. Ray

Architectural style(s) _____

Original use Commercial Present use Commercial

Property owner 925 15th Street LLC

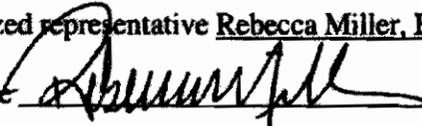
Legal address of property owner C/O Maria Le Francois, 7501 Wisconsin Avenue, Suite 1500
Bethesda, MD 20814

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 8/24/10

Name and telephone of author of application Eli Pousson - 202.442.8840

Date received 10/12/10
H.P.O. staff TR

11-03

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 B.F. Saul Building

other names/site number Saul Building

2. Location

street & number 925 15th Street NW not for publication

city or town Washington vicinity

state DC code _____ county _____ code _____ zip code _____

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide ___ local

Signature of certifying official

Date

Title

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

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

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

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

Contributing	Noncontributing
1	buildings
	district
	site
	structure
	object
1	Total

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

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

foundation: _____

walls: _____

roof: _____

other: _____

Narrative Description

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

Summary Paragraph

The B.F. Saul Building is a five-story temple front combination bank/office building designed by George N. Ray and constructed in 1924 by C.H. Small & Co. The building is fully engaged in a row of commercial structures, directly abutting the 1906 Davidson Building on the north and the 1924 Colonial Mortgage Building on the south. This rectangular plan building has a flat roof and the primary west façade, clad with limestone, is divided between an upper zone characterized by a large pediment and colonnade and a lower zone featuring a large arched opening with a clear view of the vaulted historic banking hall. Between the two zones, there is a transition with modest decorative pilasters suggesting a continuation of the columns above. The organization of the primary façade is typical of George N. Ray, as architectural historian Richard Longstreth observed that Ray often divided commercial buildings between a lower zone where “the emphasis was generally on a large-scale void (show windows, doors, etc.),” and an upper zone emphasizing “mass with elements more residential in scale and character,” then unifying buildings through “pervasive sense of restraint, intricacy in detail, and harmonious use of materials.”ⁱ

Narrative Description

Beginning with the first floor, the west façade is composed of a one-story height center window topped by a decorative fanlight and flanked by two door openings with decorative surrounds. The door opening closer to the northwest corner has been filled in with an ATM installed in center of the opening and a historic transom remaining above. The door opening closer to the southwest corner remains the primary entrance with a modern steel door with six lights in two rows. Directly to the left of this door is a raised address numbers, original to the building, and a small sign listing current tenants. A low decorative metal fence resting on a cement base projects approximately 18 inches from the front of the building to enclose the central windows. This fence is evidently a modern interpretation of a historic fence that enclosed both the window and the northwest door opening. The central window has a modest surround and is composed of three wide vertical sections with two narrow vertical sections between and each divided into three panes. The fan light at the top of the arched opening is covered by a ornamental metal screen. Both door openings have signage for the Chevy Chase Bank directly above. Above the southwest door somewhat obscured by the contemporary signage is a visible ghost of the original signage for the B.F. Saul Company. The surface of the first floor façade is composed of smooth limestone blocks joined into continuous rows with a small gap between each row. These rows merge directly into the voussoirs that compose the arch for the central window.

The second floor has three window opening each centered over the corresponding opening on the first floor. Each window has a decorative surround similar to the decorative surrounds on the first floor door openings and a triangular pediment. The bottom edges of the 1/2 windows rest directly on the belt course separating the first from the second floor. The surface of the second floor façade continues to use limestone block but makes each block distinct with a small gap between each. The third floor has five window openings with the windows at the edges and center remaining in a centered position over the first floor openings. The windows are separated by recessed panel that suggest a continuation of the columns that extend from the fourth floor to the large pediment above the fifth floor.

The third floor and the fourth floor are separated by a narrow belt course above a decorative frieze featuring a row of urns. At the top of the building is a narrow and modest cornice. Centered at the top of the building is a large pediment that extends to within a close distance of the full width of the building. This temple front rests on a row of four Ionic columns. The outer edges of the pediment rest on square piers with Tuscan capitals. These columns and piers frame two rows of five windows, with the top row abutting the bottom edge of the pediment and the bottom row abutting the belt course at the base of the columns. The building is sheltered by a flat roof is likely clad with a bituminous material. There is a projection above the roof at the rear of the property to allow stair access to the roof and a smaller projection for HVAC equipment.

Integrity

Although the B.F. Saul building has undergone multiple renovations over the course of its use as an office building and bank the building retains a remarkable degree of integrity for both the exterior and interior. Changes have included interior renovations to the offices on the upper floors and the conversion of the north entrance to a filled space with an ATM. The

ⁱ Pamela Scott et al., *Capital drawings*, ed. C. Ford Peatross (JHU Press, 2005).

integrity of location remains intact and the integrity of the setting is maintained with both adjacent buildings and many other structures around McPherson Square and on 15th Street from the period of construction remain intact and well preserved. The details, cladding, and windows are all original and the detail of original workmanship is clearly demonstrated in the detailing of the door surrounds and the ornamental screen on the central window. Significant interior characteristics such as the interior banking hall clearly maintain the integrity of association between the building and its rich history with financial and real estate services.

8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions)

Period of Significance

1948-1949

Significant Dates

1949

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

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

Period of Significance (justification)

Criteria Considerations (explanation, if necessary)

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

Constructed facing McPherson Square in 1924, the B.F. Saul Building provides an excellent example of the building sub-type banks/office buildings as discussed in the *Bank and Financial Institutions in Washington, DC* Multiple Property Documentation Form. Designed by notable local architect, George N. Ray, and developed by a major local real estate firm, the B.F. Saul Company, the building illustrates the creative experimentation by designers to combine bank and office uses, the application of Classical Revival style to bank architecture, and the changing character of McPherson Square and the 15th Street corridor during the 1920s. The B.F. Saul Building is eligible for inclusion in the National Register of Historic Places under criterion C for its building type, its style, and its role as a significant work by a master architect.

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

Architecturally, the B.F. Saul Building follows the a typology and stylistic tradition for bank architecture in Washington, DC set by model of the 1899 Riggs National Bank Building and the 1904 American Savings and Security Building. The temple and vault forms used in these structures were adopted for dozens of banks built during the peak period of bank construction from the 1910s through the 1920s. The issue of whether to construct buildings solely as banks or in combination with rentable office space became significant design challenge during this period that elicited many creative responses. For example, the Second National Bank building designed in 1927 by Appleton P. Clark included a first-floor banking hall, a mezzanine-level trust department, a basement safe deposit department, and upper floors with one hundred offices. The B.F. Saul building is an example of this same experimentation rendered even more significant through its historical location in the real estate and financial district surrounding McPherson Square. George N. Ray is a accomplished local architect with significant experience in both grand residential architecture and the architecture of commercial buildings, demonstrated by his extensive work on Connecticut Avenue, and financial buildings, demonstrated by his designs for the branch offices of the Riggs National Bank. See *Bank and Financial Institutions in Washington, DC* for greater detail on the history of banks and other financial institutions in Washington, DC.

Developmental history/additional historic context information (if appropriate)

Built in 1924, the B.F. Saul Building at 925 15th NW is a five-story stone and concrete structure designed by George N. Ray and constructed by C.H. Small & Company. The medium-scale office building, constructed at the same time as the neighboring Colonial Mortgage Building at 923 15th Street NW, joined a row of commercial structures facing McPherson Square that marked the northern edge of the financial and real estate district of Washington, DC. The building continued to serve as offices for the B.F. Saul Company throughout the 20th-century and in its current use as a branch of the Chevy Chase Bank it has been retained by the family through the present.

Before the B.F. Saul Building

Prior to the construction of the B.F. Saul Building and the Colonial Mortgage Building, the two lots housed a row of three attached dwellings, typical of the largely residential development on Square 218 defined by K Street, 15th Street, I Street, and 14th Street NW. The most significant non-residential building on the square was the 15th Street Presbyterian Church erected in 1853 by a historically black congregation first established in the neighborhood in 1841. The remaining structures included St. Matthew's Institute, a school, attached rowhouses, and detached brick homes. The first two office buildings on the square were both built in 1912 with the construction of a 2-story office building designed by Frank Russell White & Co. and built by Harry Wardman at 1430 K Street NW and the construction of a 3-story office building designed by A.B. Mullett & Co. at 900 14th Street NW. The latter building was demolished in the late 20th century and 1430 K Street was demolished in 2004. The 15th Street Presbyterian Church was demolished in 1918 and replaced by the Edmonds Building in 1922.

Design and construction of the B.F. Saul Building

B.F. Saul opened his first real estate office in December 1892 at 509 11th Street NW later moving to 7th Street & L Street NW. The B.F. Saul Company incorporated in 1903 and moved again to 934 New York Avenue NW in 1913. The firm specialized in mortgage loans, but their business also included real estate insurance, fire insurance, automobile insurance, rent collection and estate management. Their focus on residential lending led a 1921 newspaper account to declare that the name of the company was "well associated with practically all the well-known subdivisions in and around the city." In

October 1921, the firm moved again from New York Avenue to 1412 I Street NW following the “growing demands of the business and the lack of sufficient room at the old quarters.”ⁱⁱ Their new home was a three-story concrete structure with a limestone front, designed by George N. Ray and constructed by Clarence H. Small.

Within just a few years, the B.F. Saul Co. moved again to 925 15th Street NW where the firm commissioned the present B.F. Building. B.F. Saul again hired George N. Ray to design the new headquarters, as well as an adjacent five-story office building at 923 15th Street NW, later known as the National Capital Building and the Colonial Mortgage Building. The two buildings shared a single permit and the same builder, C.H. Small & Company.ⁱⁱⁱ B.F. Saul Company occupied the first floor and mezzanine which had been designed with “special consideration...to the arrangement of the building and its adaptability for the use of the business of the company and its clients.” Expectations with the move suggested that “the added facilities and the new location will enable the company to render even a more complete service.”^{iv}

The B.F. Saul Co. attributed their quick move from I Street to 15th Street to “the continued growth of their business and the lack of space in their present office.” It seems likely, however, that the B.F. Saul Co. understood the growing value and demand for real estate around McPherson Square and identified an opportunity to move its offices to larger quarters and to simultaneously profit from the speculative commercial development of 923 15th Street NW. An article on the construction of the new offices reflected that the “erection of these two buildings will mark the complete extension of business property on Fifteenth street, from New York avenue to K Street.” In the previous three years, new construction in the corridor included the F.H. Smith Building, the Liberty National Bank, the Insurance Building and the Edmonds Building.^v

Upon the opening of the new building on December 8, 1924, B.F. Saul occupied the first floor banking hall and mezzanine.^{vi} On the upper stories the building included five offices per floor for a total of twenty spaces with some tenants occupying multiple offices or entire floors. When the building first opened, the B.F. Saul Company shared the building with M. & R.B. Warren—a group of realtors and builders specializing in cooperative apartments who worked with B.F. Saul in the development of Chevy Chase, Maryland. One month later, on January 5, 1925 the C.H. Small & Company joined the B.F. Saul Company at its new address moving to 15th Street from their office at 1515 M Street NW. C.H. Small explained that the move was “necessitated by the rapid growth of the building department...and the fact that the company has now enlarged its business to include a general real estate business” under the management of George C. DeNeal, formerly with the sales department of the Shannon & Luchs, Inc. real estate firm.^{vii} By 1927, the tenants included the Suburban Title & Investment Corporation, the Hartford Accident & Ind. Company, and a range of manufacturers’ agents, lawyers, and notaries. The Suburban Title & Investment Corporation shared the interests of the B.F. Saul Company and M. & R.B. Warren in suburban Maryland real estate and remained a tenant in the building up through at least 1956.

Continuing development on McPherson Square

Only a year after the B.F. Saul Company moved to 15th Street, other major real estate firms began to follow as the Morris Cafritz Co. constructed offices at 915 15th Street in September 1923. In 1926, Shannon & Luchs, Inc. and Wardman & Co., real estate firms, both began building offices at the northern edge of McPherson Square on the K street between 15th Street and Vermont Avenue. These “notable developments” contributed to the growing reputation of the area as the center of “Washington’s Wall Street” as an account on the sale of B.F. Saul’s former offices at 1412 I Street NW notes,

“This is a particularly desirable locality for such an organization because of its close proximity to Washington’s financial center, and to one of the largest title organizations in this city. It has been a very few years since I and K Streets between Fourteenth and Eighteenth streets were entirely residential. The character of businesses now housed in this section, as well as those building projects underway and contemplated, make this neighborhood the Wall street of Washington.”^{viii}

ⁱⁱ “NEW BUSINESS OFFICES FOR B. F SAUL COMPANY,” *The Washington Post*, October 9, 1921.

ⁱⁱⁱ Although B.F. Saul appears in press accounts as the owner and developer of both buildings, the building permit identifies Courtney A. McNamare as the owner for 925 and 923 15th Street NW. Courtney A. McNamare, likely a misspelling of Courtney A. McNamara, remains an obscure individual and her relationship to the B.F. Saul Company, if any, is wholly unknown.

^{iv} “B.F. SAUL COMPANY GETS NEW HOME AS BUSINESS EXPANDS,” *The Washington Post*, December 7, 1924.

^v Morris H. Glazer, “B. F. SAUL TO ERECT 2 OFFICE BUILDINGS IN FINANCIAL ROW; Project on Fifteenth Street, Between I and K, to Cost About \$500,000. WILL USE FIRST FLOOR OF ONE FOR OWN FIRM Supreme Court to Hear Arguments on Question of Branch Banking Nov. 12. Reopens Branch Bank Case. District Bankers to Meet. Redmond & Co. Offering. Suburban Trust Company. Southern Building Dividend.,” *The Washington Post (1877-1954)*, October 23, 1923.

^{vi} “Photo Standalone 7 -- No Title,” *The Washington Post*, December 7, 1924; “B.F. SAUL COMPANY GETS NEW HOME AS BUSINESS EXPANDS.”

^{vii} “C.H. SMALL & CO. MOVE INTO LARGER QUARTERS,” *The Washington Post*, January 4, 1925.

^{viii} “BUSINESS PROPERTY BOUGHT BY INVESTOR,” *The Washington Post (1877-1954)*, August 1, 1926, <http://proquest.umi.com/pqdweb?did=121766327&Fmt=7&clientId=57002&RQT=309&VName=HNP>.

In the early 1930s, George T. Santmeyers, one of the most prolific architects in Washington, DC held offices in the Saul Building, along with the Operative Builders Association of DC and the Rufus S. Lusk real estate firm. The building experienced significant vacancies in 1933 and 1935, reflecting the broader consequences of the Great Depression but returned to full capacity by 1937. In 1937, Loughborough Development Corporation, a "new active member of the Washington Real Estate Board," maintained offices at 925 15th Street NW with associate members representing Shannon & Luchs Co., R.A. Humphries, and the Boss & Phelps real estate firms.^{ix} In 1958, Amott, Baker & Co. Incorporated headquartered at 150 Broadway, New York, NY appointed Robert C. Morris as the resident manager of their "newly established office" at 925 15th Street NW. The Washington, DC office joined offices in Detroit, Philadelphia, and Waterbury, Connecticut.^x

B.F. Saul III established the Chevy Chase Bank in 1969 and moved his offices out of the building in 1970 although the B.F. Saul Real Estate Investment Trust continued to publish earnings statements listing the building as an address through the 1970s.^{xi} The National Association of Realtors occupied the building in 1973 and undertook significant interior renovations. The NAR remained until 1982 when the organization was succeeded by the National Council of Senior Citizens. The NCSC remained until 1991 when the FSB division of Chevy Chase Bank took over ownership. The current first floor tenant is the Chevy Chase Bank and 925 15th Street is currently owned by the 925 15th Street LLC located at 7501 Wisconsin Avenue, Bethesda, MD 20814-6519.

Biographical summary of George N. Ray

Born on September 3, 1887 in Washington, DC, George Nicholas Ray studied architecture at the University of Pennsylvania from 1907 to 1909 for a Certificate of Proficiency. Ray pursued further studies at George Washington University at an unknown date. His professional practice began in 1911 with offices at 1509 U Street NW. He joined the partnership of Waggaman & Ray in 1918 with offices at 1211A Connecticut Avenue NW. The partnership dissolved in 1920 and by 1922, Ray had moved to 1147 Connecticut Avenue NW where he designed 925 and 923 15th Street NW. In

October 1921, a smaller successful firm, Atkinson & White, composed of R. Bruce Atkinson and Jarrett C. White, became associated with George N. Way. While working for the firm, Jarrett C. White, born in Washington, DC on March 14, 1894 and educated at the Corcoran Art School, worked on the H.L. Rust Building, also adjoining McPherson Square, the B.F. Saul Building, the four branch buildings of the Riggs National Bank, and the B.F. Saul residence. Ray's most significant work includes the H.L. Rust Building (demolished), the Dupont Circle branch of the Riggs National Bank, the Riggs Bank Tompkins Building, and numerous private homes.

B.F. Saul and George N. Ray had a close working relationship, as Ray designed three adjoining office buildings at 1412 to 1416 I Street NW in 1921 and designed Saul's personal residence at 23rd Street and Wyoming Avenue NW in 1923, in addition to his design for the B.F. Saul and Colonial Mortgage Buildings on 15th Street.^{xii} Richard Longstreth observed Ray's effective use of both a commercial building repertoire and historical allusions "drawing from grand urban dwellings in Italy, France, and England, which spanned from the late fifteenth to the early nineteenth centuries." Comparing the B.F. Saul Building to Ray's commercial buildings on Connecticut Avenue, Longstreth continued to note, "Much of this distinction of this work lies with the fact that its effect suggests neither overly decorated neighborhood stores nor scaled-down versions of the large commercial blocks in the city center. Even when the dimensions involved were considerable, as with the headquarters of the B.F. Saul Company real estate firm, the character is much the same as with the small shops."^{xiii}

Late in his career, in 1931, Ray joined Randall H. Hagner & Co. as a sales manager, eventually working his way to become becoming the President of the firm in 1937 and continuing to serve as Chairman of the Board before his retirement in 1956. At the time of his death on August 5, 1959, Ray lived at 1219 Connecticut Avenue NW earlier in life but lived, at the time of his death, at the Westchester apartment building at 4000 Cathedral Avenue NW.

Biographical summary of B.F. Saul

^{ix} Thomas M. Cahill, "The Week's News in the Real Estate Field," *The Washington Post (1877-1954)*, May 30, 1937, <http://proquest.umi.com/pqdweb?did=119705003&Fmt=7&clientId=57002&RQT=309&VName=HNP>.

^x "Display Ad 33 -- No Title," *The Washington Post and Times Herald (1954-1959)*, May 20, 1958, <http://proquest.umi.com/pqdweb?did=121095932&Fmt=7&clientId=57002&RQT=309&VName=HNP>.

^{xi} "Display Ad 277 -- No Title," *The Washington Post, Times Herald (1959-1973)*, February 14, 1971, <http://proquest.umi.com/pqdweb?did=157107952&Fmt=7&clientId=57002&RQT=309&VName=HNP>.

^{xii} See LOC Architectural Drawings...

^{xiii} Scott et al., *Capital drawings*, 125.

Barnard Francis Saul was born in Washington, DC on January 16, 1872 to John Saul, a prominent horticulturalist and a member of the District of Columbia Parking Commission, and his wife, Rosena Saul. B.F. Saul began work with the National Bank of the Republic at age 18 and opened his own real estate office two years later. At age 26, B.F. Saul became a director of the Columbia National Bank and organized the Home Savings Bank the next year. Saul continued to direct the Home Savings Bank as president until the business merged with the American Security & Trust Company. Over the course of his career in banking and real estate, he served as a member of the board of governors of the Mortgage Bankers Association of America, a member of the executive council of the American Bankers Association, a past president of the District of Columbia Bankers Association, and director of the Washington Board of Trade. His positions on boards included vice president and chairman of the executive committee of the American Security & Trust Co., the director of the Columbia National Bank, the vice president of the National Union Fire Insurance Company, and a director of the Mutual Fire Insurance Company, the Chesapeake & Potomac Telephone Co., the Norfolk & Washington Steamboat Co., and the Washington Title Insurance Co.

Saul lived at 2224 Wyoming Avenue NW and maintained a summer residence in Kensington, Maryland known as Tempo Farm. B.F. Saul died suddenly on February 1, 1931 of a heart attack.^{xiv} Saul's estate at the time of his death totaled \$5,533,725 to be held in trust with income from the trust apportioned between his widow and his five children.^{xv}

Biographical summary of C.H. Small

Clarence H. Small, born in Montgomery County in 1880, began operations as a builder in the District of Columbia in 1917 at 653 E Street SW. Small remained at that location until 1921, working primarily on dwellings in the northeast quadrant. Small worked extensively with architects Georg T. Santmyers and J. Lee Lane. Small remained in the B.F. Saul Building through 1929 at least. Small retired in 1944 and died on March 12, 1949 at his home at the Manor Club near Norbeck, Maryland.^{xvi}

^{xiv} "B.F. SAUL, HEAD OF INVESTMENT HOUSE, EXPIRES," *The Washington Post (1877-1954)*, February 2, 1931, <http://proquest.umi.com/pqdweb?did=290495342&Fmt=7&clientId=57002&RQT=309&VName=HNP>.

^{xv} "B.F. SAUL'S ESTATE TOTALS \$5,533,725," *The Washington Post (1877-1954)*, March 3, 1931, <http://proquest.umi.com/pqdweb?did=233718332&Fmt=7&clientId=57002&RQT=309&VName=HNP>.

^{xvi} "C.H. Small Dies; Retired Contractor," *The Washington Post (1877-1954)*, March 14, 1949, <http://proquest.umi.com/pqdweb?did=234214772&Fmt=7&clientId=57002&RQT=309&VName=HNP>.

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

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)

11. Form Prepared By

name/title Eli Pousson
organization _____ date September 17, 2009
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 ____.

B.F. Saul Building
Name of Property

Washington, DC
County and State

Property Owner:

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

name 1000 Vermont Avenue SPE LLC
street & number 1201 New York Ave NW, Suite 100 telephone _____
city or town Washington state DC zip code 20005-6192

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.