

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 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 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 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 Hampshire Garden Apartment Buildings
other names/site number _____

2. Location

street & number 4912 New Hampshire Avenue, 208-222-236-250 Farragut Street, 4915 3rd Street, and 215-225-235 Emerson Street, N.W.
city or town Washington state District of Columbia code DC zip code 20009
county N/A code N/A not for publication N/A vicinity X

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally X statewide locally.
(See continuation sheet for additional comments.)

Robert L. Mallett 7/27/94
Signature of certifying official 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 commenting or other official Date

State or Federal agency and bureau

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: multiple dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: multiple dwelling

7. Description

Architectural Classification (Enter categories from instructions)

TUDOR REVIVAL

Materials (Enter categories from instructions)

foundation BRICK
roof METAL: Tin
SLATE
walls BRICK
other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

SEE CONTINUATION SHEET

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 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 a 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.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance 1929-1930

Significant Dates _____

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder James E. Cooper
George T. Santmyers

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

SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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: _____

10. Geographical Data

Acreeage of Property Approximately 205,200 square feet \approx 4.7 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	325400	4313000	3	_____	_____
2	___	_____	_____	4	_____	_____

___ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) Square 3324, Lots 1-4, 6, 8-11.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) The boundary includes the Hampshire Garden Apartment Buildings.

11. Form Prepared By

name/title Eve Lydia Barsoum / Architectural Historian
organization D.C. Historic Preservation Division date June 30, 1994
street & number 614 H Street, N.W. telephone (202) 727-7360
city or town Washington state D.C. 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 Hampshire Gardens Cooperative Apartments
street & number 4912 New Hampshire Avenue, N.W. telephone _____
city or town Washington state D.C. zip code 20009

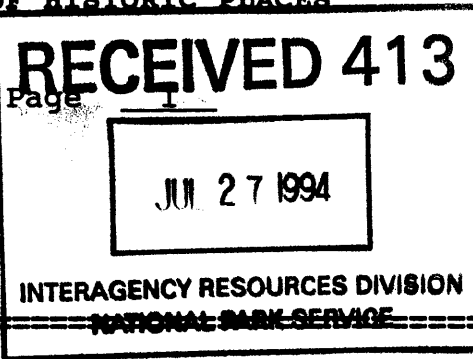
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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 the 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 Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Section 7



Hampshire Garden Apartments
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The nine buildings which comprise Hampshire Garden Apartment Buildings are representative of the Garden Apartment Building sub-type. The two-story buildings are located in Square 3324 and bounded by Emerson, Farragut, and 3rd Streets, and New Hampshire Avenue, N.W. The individual buildings are skilled interpretations of the Tudor Revival style and are sited around a landscaped courtyard and amidst gardens. The gardens provide a verdant setting, while the small-scale Tudor Revival buildings invoke images of a bucolic English village. The exterior details were of the highest caliber in middle-class apartment buildings. The exteriors remain true to the architect's 1929 design. The landscaped gardens have also remained intact.

The site is bounded on its north side by Farragut Street. The western edge is defined by 3rd Street, and the south side is bounded by Emerson Street. These three streets are at right angles to each other. The eastern edge of the site is defined by New Hampshire Avenue which intersects Farragut and Emerson Streets at an angle. The nine buildings in the Hampshire Garden Apartment Buildings complex are located around a landscaped courtyard. The Tudor Revival style buildings and the setting suggest a small English village. Eight buildings have irregular cross-shape footprints and are arranged at various angles around the courtyard with an oval-shape walkway. The ninth building has a rectangular (with projections) footprint and is sited to the west of the courtyard and parallel to 3rd Street. Each building is connected to the oval-shape walkway by a sidewalk. The landscaped gardens have remained intact. Hampshire Gardens offered the tranquility and spaciousness of the country while affording the accessibility and convenience of a large city.

The buildings' exteriors are attributed to James E. Cooper. Each building is two-stories in height and has a different design. They employed the Tudor Revival style which offered associations with single-family residential architecture, an advantageous quality for marketing Hampshire Gardens. Cooper used the Tudor Revival characteristics of steeply pitched roofs, varied roof lines, half-timbering, red brick, multi-paned windows in different arrangements, dominant chimneys. Cooper marked each entry and window opening with a variety of decorative elements such as stone portals, finials, towers, oriels, and half-timbering.

The arched entrance to 215 Emerson Street is set beneath a wood, polygonal-shape bay window. This is surmounted by a square-shape tower which is crowned by a stone heraldic shield and crenellation, trimmed in stone and accentuated by finials at the corners. The tower has a hipped roof. The entry at 4915 3rd Street, N.W. is marked by a projecting square bay, anchored by an elaborate stone portal, which is framed by casement windows with herring bone panes. An octagonal

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oriel on the second floor breaks the flat brick facade of the entry bay. Stone finials and a heraldic shield top the bay, and stone brackets run at stepped intervals along the side. A steep gable roof with half-timbering and stucco creates the simple entry at 222 Farragut Street, N.W.

Cooper also used windows as focal points of the facades. Cooper enhanced the residential, as well as whimsical, character of the buildings by employing a variety of window types and groupings. Casement and double-hung wooden sash windows are grouped individually, in pairs, and in groups of three. Half-timbering with variegated, stuccoed panels set within gabled projections highlight many of the windows throughout Hampshire Gardens.

The interior of Hampshire Gardens was planned by master architect George T. Santmyers. Hampshire Gardens is an excellent example of a modern apartment budgeted for the middle class. The numerous articles in all of the local papers highlighted the interest in this early garden apartment and describe its innovative features.

The nine buildings contain 102 apartments in a variety of sizes. The smallest have two rooms, a kitchen, and bath and the largest have six rooms plus a kitchen, and bath. There is one unit which just has a room and bath. Four of the buildings have eight apartments and five have fourteen apartments. The cross-shape buildings provided the larger apartments with exposures on three sides. The smaller apartments have two exposures and occupy half a wing. The floor plans provide maximum light and cross ventilation for each unit and take full-advantage of the garden views.

Originally, one heating system supplied heat and hot water to the nine buildings which reduced operating costs for all of the residents. This system has been replaced by individual heating units, more efficient by today's standards.

Each building originally housed solariums with windows of special glass which allowed only the suns beneficial rays to penetrate. A gymnasium and club room with adjoining locker and shower rooms were novelties of Hampshire Gardens and was "a rare amenity in Washington apartments at that time."¹ Careful attention was paid to sound and fire proofing the apartments. The press marveled at the "electric refrigeration, built-in tubs and showers,² "sanitas" covered walls in the bathroom and kitchen, and built-in radio outlets.

¹ James Goode. *Best Addresses*, 291.

² "Giant Apartment Community Started Here," 7.

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Hampshire Gardens offered beautifully landscaped gardens, architecturally pleasing exterior designs, quality materials, well-planned interiors, and notable features such as solariums, built-in tubs and showers, tiled bathrooms, and custom kitchen cabinets. Unlike the grand lobbies in luxury apartment buildings, those in Hampshire Gardens were designed as inconspicuous spaces. Brass mail boxes are the only ornamental embellishment in the lobby. The lobbies and corridors were relatively small and had black and white tile floors. Many of the interior spaces in Hampshire Gardens remain intact.

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Hampshire Gardens is representative of the emergence of cooperative and garden apartment buildings in Washington, D.C. during the 1920s. The 1929 scheme for Hampshire Gardens included many acres of carefully designed and sited apartment buildings intended for the middle-class. The success of Hampshire Gardens was directly related to its appeal to the governmental beauracrat as an affordable alternative to typical city apartment buildings. The complex provided the convenience of the city within a small-scale residential community and a pastoral setting. The Depression curtailed the size of this development and altered the apartment building evolution in Washington. Only one full city block of the scheme was ever executed. It is one of the city's earliest and most intact garden apartment complexes. The exterior of Hampshire Gardens was designed by architect James E. Cooper and the interiors were designed by George T. Santmyers, both were important and highly skilled twentieth century architects in Washington. This exceptional project is the only known collaboration between the two architects.

HISTORY OF THE PROJECT

The Hampshire Garden Apartment Buildings was one of the earliest garden apartment developments in the city. At the time, it was conceived to be the largest. The original plan occupied 50 acres between Rock Creek Park and the Soldier's Home. It covered 25 city blocks and was designed to have 2,500 apartments with the capacity of housing 7,500 people. The location of Hampshire Gardens in "near wilderness" was a bold step for the developers. They believed that a well-planned community in verdant surroundings was an irresistible combination and certainly outweighed the distant location; the developers recognized that the newly extended streetcar lines made the property accessible. Hampered by the city's economic instability during the Depression, the developers were compelled to curb their grandiose scheme. Consequently, they completed one city block of the original plan.

The original building permits for the Hampshire Garden complex were filed for individually. The first three permits (#123507, #123508, and #123510) were issued on May 10, 1929 for 235 and 225 Emerson Street, N.W., and 4915 3rd Street, respectively. On July 25, 1929 three more buildings permits were acquired: #125742 for 4925 3rd Street (now 250 Farragut Street); #125743 for 4924 New Hampshire Avenue (now 208 Farragut Street), and; #125744 for 215 Emerson Street. The final two building permits, #125839 and #126387, for 4912 New Hampshire Avenue and 222 Farragut Street were issued on July 29, 1929 and August 16, 1929, respectively.

Each permit lists James E. Cooper and George T. Santmyers as the architects, with Parks and Baxter as associate architects responsible for the landscape design.

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The Joseph B. Shapiro Construction Company was the builder. The owners of the buildings are listed as the Hampshire Garden Development Corporation of which Joseph Shapiro was president and Edmund J. Flynn was the director of sales. Each building was known by a letter from A-I and ranged in construction cost from \$22,500 for the smaller efficiency apartment building on 3rd Street to \$55,000 for the large structures. The average cost was \$46,000.

Edmund J. Flynn wrote in the *National Real Estate Journal* about the careful planning that went into the design and building of Hampshire Gardens:

Months were spent in planning the first square, a group of nine buildings bordered by streets of the square and themselves bordering an attractively landscaped central park. The buildings are a sort of maltese cross design, are only two stories, and are of a Tudor English architecture, resembling individual homes rather than apartment houses.

The buildings were advertised as "a development to provide people of superior tastes with the kind of homes they want at prices within their means."⁴ Full-page advertisements in the local papers emphasized the advantages and affordability of living at Hampshire Gardens and compared the amenities to those of other apartment buildings. This type of advertisement was a novelty in Washington. Previously, Flynn had used full-page advertisements for Cleveland Park (1924-25) cooperative garden apartments. The successful and rapid sales of Cleveland Park convinced Flynn, as director of sales, that large-scale press coverage with pictures, highlights, and benefits of his developments, were enormously successful. Flynn remarked on his early advertising efforts:

At first, our advertising consisted of specific information of the property we were selling. We made comparisons between renting and buying, showing the advantage of becoming a co-operative owner. Of course, we recited other advantages that accrue to co-operative ownership, such as freedom from the care of operation, etc., but the feature of economy was stressed particularly. We sloganed "Save One-Half Your Rent."⁵

The original price of the five-room apartment was \$8,900 with a down payment of \$1,335 and monthly installments of \$74.75. The 1929 appeal of Hampshire Gardens

³ Edmund J. Flynn. "Selling Apartments," 37.

⁴ Hampshire Gardens Promotional Brochure, 1929.

⁵ Flynn, 35.

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was the novelty of living in a garden apartment complex. Moreover, the high-quality construction and attention to detail were unusual for middle-class apartments.

Hampshire Gardens was the first cooperative apartment on the east coast to receive certification from the National Association of Real Estate Boards. The certification acknowledges that Shapiro and Flynn's apartments were deemed outstanding by the cooperative division of the Board. The committee cited four specific reasons for the certification:

- 1) The plans and specifications for the structures are well conceived in view of the location and the type of accommodations they are designed to afford.
- 2) In regard to the financial plan, the distribution of stock among the various apartments is fair and equitable; the estimated budget is well balanced and should, under ordinary conditions, be sufficient and the mortgage financing and the principal payments thereon are sound and workable and are carried forward as described.
- 3) The by-laws and other legal forms employed meet in general the standards required by the National Association of Real Estate Boards.
- 4) The proposed plan of operating the buildings when they shall have been completely sold is one which can be used successfully.

Despite the commendation by the real estate community, the project was dubbed "Flynn's Folly" by the local press. Many believed there was "no future in building apartments people could call their own."⁶ The skeptics were converted after the rapid sales, the happiness of the new residents, and the residents' commitment to the cooperative concept. As the developers envisioned, Hampshire Gardens became a friendly and caring community. Many social functions were held in the club rooms of each of the buildings. A monthly dance was held at 250 Farragut Street, N.W. with prizes given for the best waltz and fox trot teams. The residents tended to live at Hampshire Gardens for many years. Edmund Flynn resided there for many years. Upon his relocation to Chicago, he wrote the stockholders:

I want you to know that my family and I will leave this place with a distinct feeling of sorrow at having to depart from so many friends. A select community of this nature is the finest medium for the formation of lasting friendships. It not only brings about an assembly of congenial people, but it enters them into a common undertaking for

⁶ "Apartment Co-op Built in Wilds."

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their mutual benefits thereby adding to the natural feeling of friendship resulting from civic and social compatibility the deeper and ineradicable attachment of comradery... If I can be of any future service to you, in an advisory capacity or otherwise, please communicate with me and I assure you I shall be happy to aid you in any way I may, as I shall always maintain a deep interest in the welfare of this community.

THE ORGANIZATION OF THE COOPERATIVE

Allen E. Walker introduced the idea of cooperative ownership to Washington in the early 1920s. The concept remained a novelty when Hampshire Gardens was constructed (1929). The cooperative plan, devised by Edmund J. Flynn and Joseph Shapiro, responded to an idea of Secretary of Commerce Herbert Hoover. Hoover endorsed a plan which had a philanthropist build apartments that could be sold to Federal employees with a small downpayment and small installments.⁸ Both developers had studied the idea for many years and determined that a commercial undertaking of this nature would be successful.

The co-operative apartment development affords the most economical home possible to obtain because of the advantage of collective buying power. There the individuals pay only a small proportion of the cost of operation, and all enjoy the great benefits of the more luxurious building services. It is estimated that the cost of operation to an individual owner of a co-operative apartment in a moderate sized apartment building is about 25% less than the cost of operating the same amount of floor space in a house... and the larger the development the lower the proportionate cost.

The nine buildings of Hampshire Gardens were owned and operated by one corporation. This arrangement was unusual as most apartment buildings in cooperatives were owned and operated individually. At Hampshire Gardens, three residents of each building elected a chairman who served as the head of their house committee and was a member of the Hampshire Gardens Board of Directors. The club room at 225 Emerson Street continues to hold the monthly Board meetings.

⁷ December 22, 1930 letter from Edmund J. Flynn to the Stockholders of Square 3324 Hampshire Gardens Apartments, Inc.

⁸ "Plan Project For Housing \$7,500."

⁹ Edmund J. Flynn. "The Evolution of Cooperative Apartments," 2.

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The financial arrangement of the Hampshire Gardens Cooperative was also new to Washington. The arrangement was modification of earlier cooperative plans devised by Flynn and Walker. Each building was subject to only one deed of trust. A proportion of the trust was charged to each apartment and was included in the total sale price of the stock allocated to an apartment. The purchaser selected an apartment and agreed to buy the stock allocated to an apartment. Upon payment in cash of at least 15% of the total sale price of stock, the Hampshire Gardens Development Corporation would take the note for the balance of the sale price above the proportion of the trust. The stockholder gave the corporation his personal note combined with his stock and agreed to monthly installments with interest at 6%.

Apartments originally sold from \$4,500 to \$8,900 with down payments from \$675 to \$1,335 and installments ranging from \$41.70 to \$74.75. One owner purchased an apartment in 1952 for \$22,500 and sold it in 1960 for \$40,000. Another unit was purchased for \$34,000 and sold two years later for \$49,000.¹⁰

THE OWNER AND DEVELOPER: EDMUND J. FLYNN (1889-1983)

Edmund J. Flynn championed the development of cooperative apartments and emerged as the leading cooperative relator in Washington, D.C. during the 1920s. During his long and successful career, Flynn was responsible for the construction and conversion of over fifty co-op apartment buildings in Washington and in New York, Chicago, and Florida. Flynn's experience, leadership, and accomplishments in the field of cooperative apartments enabled him to become one of the country's foremost authorities on cooperative ventures. His "100% Cooperative Plan" served as the model for many cooperatives throughout the country. Flynn strongly believed that cooperative apartment ownership provided:

...the best opportunity to do something constructive to meet a real human need for providing desirable homes for a large class of people who are burdened with heavy rental payments and have little or no hope of satisfying the inherent desire of everyone to own his own home.¹¹

Edmund Flynn was born in 1889 in St. Louis, Missouri to a prominent St. Louis newspaper family. In 1911, he joined the Navy and achieved the rank of lieutenant. He fought in Vera Cruz, Honduras and Haiti and served in England during World War I. Flynn was stationed in Washington, D.C. from 1919 to 1920

¹⁰ "Co-Operative Apartments Offer Realtors," 5.

¹¹ "Obituary -- Edmund J. Flynn."

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during which time he attended Georgetown Law School. Flynn resigned from the Navy in 1920 and went to work for the Allen E. Walker Company upon learning that Walker intended to introduce cooperative apartments to the city.

I had seen them in England and in New York and it occurred to me that Washington presented a wonderful opportunity. We had a reservoir of government workers who were on the economic level of industrial workers. But the comparison ended there. Most of them were cultivated people. Cooperative apartments would provide them with nice homes at a price they could afford.¹²

Walker converted ten apartments into cooperatives and Flynn sold the units. Flynn remembered, "We had to overcome natural skepticism, the opposition of real estate men, and the misadvice from lawyers and bankers who said a cooperative could not possibly succeed."¹³

Flynn founded the Edmund J. Flynn in 1920 expressly to develop and sell cooperative apartments. Flynn developed a highly successful plan for the formation of cooperative apartments based on solid values and conservative financing. Flynn established two important rules which insured the success of his ventures. First, each unit was priced by expert appraisers and sold on the basis of a substantial downpayment which assured a lower-than-rent monthly mortgage payment. Second, the land could not be leased but rather had to be owned by the co-op. These rules were applied "with unvarying success to forty-seven apartment buildings in the Washington, Chicago, New York, and Sarasota, Florida. Not one of the apartment buildings sold and placed in operation under this plan has ever failed."¹⁴

In 1957, at the end of his career Flynn told the *Washington Post* that his proudest achievement was the creation of Hampshire Gardens.¹⁵ The Edmund J. Flynn Company is still in operation today.

¹² "Flynn Plans Low-Cost Housing to Cap Career," C-10.

¹³ "Flynn Plans Low-Cost Housing to Cap Career," C-10.

¹⁴ *Edmund J. Flynn Company -- Specialists in Co-operatives*, 40th Anniversary Edition.

¹⁵ "Flynn Plans Low-Cost Housing to Cap Career," C-10.

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THE BUILDER AND DEVELOPER: JOSEPH SHAPIRO

Joseph Shapiro was a noted Washington builder. He constructed private residences and apartment buildings in the city during the early decades of the twentieth century. Shapiro gained a reputation as a builder of "Shapiro Superior Built Homes" and "Superb Shapiro Superior Residences."¹⁶ During the mid-1920s Shapiro worked closely with the architect George T. Santmyers on residences in Woodley Park. Together they were responsible for the large rowhouse development at 2701-2773 Woodley Place, N.W.

THE ARCHITECT (EXTERIOR): JAMES E. COOPER

The D.C. Apartment Building Survey determined that he James E. Cooper designed more apartment buildings than any other architect in Washington. Cooper was the architect of two of the city's most significant garden apartment complexes: Tilden Gardens and Hampshire Gardens. He is credited with the exterior design of Hampshire Gardens.

Cooper was born in Rockville, Maryland in 1878. He attended Calvert Hall and studied architecture at the Maryland Institute in Baltimore. He continued his architectural education with studies at the *Ecole des Beaux Arts* under the tutelage of the distinguished French architect Macquiray. His professional career began as a draftsman in the noted Maryland firm of Baldwin and Pennington. Thereafter, he worked in New York for the nationally renowned firm of Warren and Wetmore. Cooper moved to Washington in the early-twentieth century and opened his own architectural firm. He remained in Washington until his death in 1930.

Cooper's obituary noted that he was considered "one of the most prominent architects in the National Capital who designed many beautiful homes and other structures."¹⁷ He is credited with the design of a number of banks, schools, and city and suburban residences. Cooper's work in Washington reveals a strong understanding of and interest in English architectural styles. Tudor Revival designs dominated Cooper's work, particularly in Foxhall Village, Sheridan-Kalorama, downtown Washington, and Hampshire Gardens.

Cooper was responsible for the celebrated design of Foxhall Village "together with Washington developer Harry K. Boss, Cooper came up with designs for a whole group of homes of Tudor architecture which were different from one another, yet managed

¹⁶ Advertisements in *The Evening Star*. August 22, 1925.

¹⁷ "Obituary -- James E. Cooper." *The Evening Star*, A-5.

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to blend together harmoniously."¹⁸ A promotional brochure describes the efforts of James E. Cooper, "in mass, division, and details, these English homes show much that merits the careful attention of the good architect. Its charms have not been secured from the unguided hands of the average contractor and workman. It is rather the result of a thorough study on the part of an exceptional architect, the late James E. Cooper, Esquire, who had the ability to incorporate real art into his work, and showed real feeling for material and careful attention to every part of the development of the consistent and beautiful whole."¹⁹

Cooper designed the Cleveland Park Garden Apartments in 1924-25 which is recognized as the second garden apartment complex in Washington. He was particularly skilled at producing quality apartment building designs which related to and enhanced its garden setting and suggested a private residence in scale and character. Cooper achieved these characteristics at Hampshire Gardens. The 1929 jury of the Architects Advisory Council "commended" the design of the first two apartments at Hampshire Gardens.²⁰

THE ARCHITECT (INTERIOR): GEORGE T. SANTMYERS

Noted Washington architect George T. Santmyers is responsible for the well-formulated interior plans of the Hampshire Gardens complex. George T. Santmyers, Jr. practiced architecture in Washington, D.C. for more than forty years. While Santmyers is credited with the design of banks, commercial buildings, public garages, and a multitude of private residences, the majority of his work consists of apartment buildings. His designs for apartment buildings number in the hundreds. Santmyers remains one of the city's most prolific and important architects of the twentieth century.

Santmyers was born in 1889 in Front Royal, Virginia and spent his early years in Baltimore, Maryland. He moved to Washington as a teenager, completed high school, and had several apprenticeships in the preeminent Washington architectural offices. In his early twenties, Santmyers opened his own office. Santmyers designed in a variety of styles. He began as a classicist, then underwent a transitional phase which combined classicism with modern architecture. Today, Santmyers is most celebrated for his Art Deco, International style, and Art Moderne apartment buildings from the 1930s, 40s, and 50s. In 1960, he completed

¹⁸ Richard Conn. *Foxhall Community at Half Century*, 3.

¹⁹ Elizabeth Robertson. *"Foxhall, Beautiful Village."*

²⁰ *"Apartment Plans Win Jury Approval,"* 13.

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his last apartment building design at the age of 72 just six months before his death.

THE LANDSCAPE ARCHITECTS: PARKS AND BAXTER

Harvey P. Baxter and Granville Parks are credited with the landscape plan of Hampshire Gardens. While little information has been located on Baxter's career as a landscape architect, he was a prominent and successful architect in Washington for over forty years.

Baxter was born in Petersburg, Virginia in 1894. Baxter received his only formal architectural training at local high schools in Petersburg. The 1920 Petersburg City Directory lists Baxter as an architect with offices at 1139 W. Washington Street. Baxter relocated to Washington in the late 1920s and formed a partnership with Granville Parks. The first building known to have been designed by the firm was Tilden Gardens, 1927-28. Thereafter, Parks and Baxter were retained as landscape architects for Hampshire Gardens. The firms' first two commissions were prestigious and received enormous coverage in the local press. Later in his career, Baxter worked independently on such important garden apartment complexes as Hampshire Courts. Baxter's obituary in the Petersburg Progress simply states that he was a native of Petersburg and died in Washington, D.C.

The career of Granville Parks as an architect or landscape architect has been difficult to document. Washington repositories have revealed no information regarding his career, training, or commissions. City Directories list Parks as an architect in the city from 1900-1936. The first entry lists Parks as a draftsman, in 1905 he is listed as working for the Department of Agriculture, and in 1925 he is noted as a Sanitary Engineer for the Department of Agriculture.

In the late 1920s, Parks formed a partnership with Harvey P. Baxter. In 1926, they were taken on a tour of Philadelphia and Westchester County, New York by the developers Monroe and R. Bates Warren. Clearly, Parks and Baxter were inspired by their tour and produced exceptional designs at Tilden Gardens and Hampshire Gardens. It is not known when the partnership dissolved, and further information regarding the career of Parks has not been uncovered.

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94001031 Date Listed: 9/9/94

Hampshire Garden Apartment Buildings DC
Property Name: County: State:

Apartment Buildings in Washington, DC, MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrews
Signature of the Keeper

9/9/94
Date of Action

=====
Amended Items in Nomination:

As submitted, this nomination form had selected Criterion A and C and Architecture as an Area of Significance. A technical correction is made to the nomination form to add Community Planning and Development (to reflect the selected Criterion A). The SHPO concurs in this amendment.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)