

United States Department of the Interior  
National Park Service

RECEIVED 413

JUL 27 1994

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

INTERAGENCY RESOURCES DIVISION  
NATIONAL PARK SERVICE

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 Jefferson Apartment Building

other names/site number \_\_\_\_\_

2. Location

street & number 315 H Street, N.W. not for publication N/A  
city or town Washington vicinity X  
state District of Columbia code DC zip code 20001 county N/A code N/A

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  
Signature of certifying official

7/22/94  
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: VACANT/NOT IN USE Sub: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Description

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN  
Romanesque Revival  
\_\_\_\_\_

Materials (Enter categories from instructions)

foundation BRICK  
roof METAL: Tin  
walls BRICK  
  
other Decorative Elements:  
Indiana Limestone  
\_\_\_\_\_

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** 1899  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates** 1899  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder George S. Cooper  
\_\_\_\_\_  
\_\_\_\_\_

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**

Acree of Property Less than one acre

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>18</u>	<u>325200</u>	<u>4307450</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____

\_\_\_ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) Square 528, Lot 7.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) The boundary includes the Jefferson Apartment Building.

**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 Demitrus E. Tsintolas  
street & number 3520 Connecticut Avenue, N.W. telephone \_\_\_\_\_  
city or town Washington state D.C. zip code 20008

**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.).

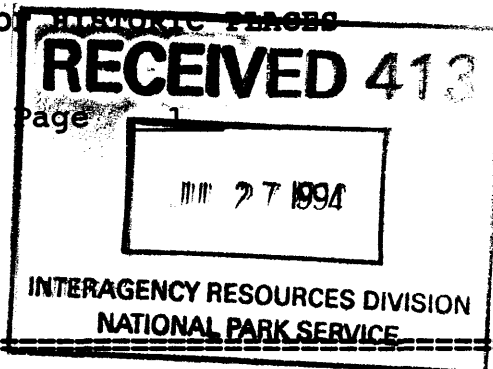
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this 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

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Jefferson Apartment Building  
Name of Property  
Washington, D.C.  
County and State  
Apartment Buildings in  
Washington, D.C. 1880-1945  
Name of Multiple Property Listing

The Jefferson is a four-story, Romanesque Revival apartment building constructed in 1899. It is one of 105 purpose-built multiple-family dwellings constructed in Washington, D.C. between 1880 and 1900 of which thirteen remain. The Jefferson is an early example of a Conventional Low-Rise Apartment Building. The building was designed to offer modest accommodations for Washington's middle-class.

The Jefferson Apartment Building, located at 315 H Street, N.W., was designed and constructed in 1899. This four-story plus basement and attic structure contains eight apartments, two units on each floor. It measures approximately 24' wide by 100' deep with light shafts. The building is faced with ocher roman brick with Indiana limestone trim. The facade is four bays wide and incorporates four horizontal divisions.

The Romanesque Revival architectural details include the rough-cut stone base, rough-cut stone lintels over the windows, and round-arch windows. However, the flatness of the wall plane, the post-and-lintel stone door surround, festoon panels, keystones, and the modillioned cornice represent Classical Revival elements in the facade.

The lowest horizontal division begins with a limestone base comprised of four courses of rough-cut ashlar surmounted by one course of smooth-cut ashlar. The left-side entrance incorporates two squat Doric pilasters which support an unconventional entablature. The word "JEFFERSON" is embossed on the lower frieze and set between a pair of raised fleur-de-lis. The original wood double doors have been boarded up. The balance of this level is comprised of three round-arch windows. The arches have three courses of rowlocks which spring from rough-cut limestone impost blocks featuring a low-relief leaf motif. The rowlocks are outlined with a dark brown reed molding.

The next horizontal division includes the second and third floors. It is marked at its lower level by a smooth faced limestone stringcourse which links the second-story window sills. Three two-story pilasters divide this section in two parts. The recessed areas incorporate pairs of rectangular one-over-one, double-hung wooden sash windows (boarded up). The second floor rough-cut limestone lintels extend to the edges of the recessed areas. This detail is repeated at the third story where the stone extends to the edges of the building. Two terra cotta panels which feature festoons are set between the floors.

The fourth level is defined at its lower edge by a dark brown cornice which extends the width of the building and also functions as a window sill. The four arched openings incorporated one-over-one, double-hung wooden sash windows. The

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arches are comprised of three courses of rowlocks, an oversize, rough-cut limestone keystone. The smooth-cut limestone impost blocks link the arches and stretch to the edges of the facade. Corbelled bricks, which extend the width of the four windows, are set above the oversize keystones. The top edge of the fourth level is defined by a metal cornice with large dentils.

The attic story takes on the appearance of a parapet wall. Three small rectangular windows are arranged in an a:b:a pattern. Each window is set between pairs of recessed brick panels with corbelling. A chimney, located at the western corner, is mimicked on the eastern corner to enhance the facade's symmetry. The roof is flat and was originally covered with tin.

A metal fire escape with limited decoration extends between the center two bays of the second through fourth floors; a ladder stretches up to the attic story.

The building has a lightwell in its central section and a recess at the rear of the building incorporates an additional metal fire escape. Two-over-two, double-hung wooden sash windows are located along the rear wall and in the lightwell and light shafts. Three chimneys project from the west party wall.

It is interesting to note the similarities between the Jefferson and Cooper's Lafayette Apartment Building designed one year earlier, in 1898, at 1605-1607 7th Street, N.W.

The Jefferson Apartment Building has been neglected in the recent past. At the time of documentation, the interior had been partially gutted. The areas which retained the original trim were in severely deteriorated conditions.



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The Jefferson Apartment Building was erected upon the issuance of D.C. Permit to Build #1713 dated May 25, 1899. The permit cited John H. Solace as the contractor and George S. Cooper as the architect and owner. The Jefferson Apartment Building was designed by George Cooper, an outstanding local architect. Cooper designed many apartment buildings during the early part of his career and these structures were among the first of the building type in Washington. With several distinguished exceptions, his apartment buildings are primarily of moderate size and are among the first buildings designed to attract Washington's middle class to this new building type. Individually, and as a group, Cooper's apartment buildings represent significant changes in patterns of residential preferences.

George S. Cooper was born in Washington, D.C. on December 14, 1864 to Henry C. and Georgeanna J. Cooper, native Kentuckians. He received his education from D.C. Public Schools and completed private courses in architecture. Cooper began his career as a draftsman in the early 1880s in the firm of Gray and Page, a prominent Washington firm with a penchant for Victorian architecture. In 1884, he worked at the young firm of Hornblower and Marshall, now recognized as one of the most innovative turn-of-the-century Washington firms. This experience undoubtedly provided Cooper with quality design skills. Cooper is believed to have remained with Hornblower and Marshall for about a year before joining the firm of Alfred B. Mullett, former Supervising Architect of the Treasury. In 1886, Cooper and B. Carlyle Fenwick, a mechanical draftsman, opened an office. Two years later, Cooper established his independent practice at 530 9th Street, N.W.

Cooper's career as an architect spanned over forty years. His work is known to have included office buildings, single-family dwellings, and apartment buildings. Twenty-four apartment buildings, dating between 1892 and 1909, have been identified as Cooper's designs. Although his first known apartment building was constructed over a decade after the first apartment buildings were built in the city, Cooper played a significant role in the development of the local type and its acceptance for middle-class living. His contributions include designs which incorporated novell stylistic details, composition, and massing; moreover, Cooper introduced ways to maximize design quality in terms of economics by replicating the same or similar designs. Most significantly, Cooper's apartment buildings imparted artistic beauty with quality craftsmanship and materials and retained a sense of residential scale that helped attract a reluctant middle-class to a new way of living. He recognized and met the housing needs that accompanied the changing economics and demography of late-nineteenth- and early-twentieth-century Washington. Freeing the apartment house from its rigid association with the upper- and lower-classes, the work of George Cooper and others like him must be seen as critical to the acceptance of apartment house living by the middle class.

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Cooper's original affiliation with apartment buildings was as an architect, but building records reveal his steady progression from architect to architect/owner to architect/owner/builder. He was the architect/owner/builder of two distinguished apartment buildings. He was the first architect in Washington to design apartment buildings in multiples i.e. one design repeated for two or three adjacent lots. This idea became popular, both for the aesthetic advantages of compatible architecture along a street, and for its inherent economy.

Cooper's Washington buildings include: the Bond Building and the Davidson Building (office buildings); the private residences of builder John H. Nolan, developer John L. Weaver, developer Bradley Davidson, and businessman Charles W. Simpson; stores for F.M. Criswell, and Dr. T.V. Hammond; blocks of speculative dwellings for F.L. Hanvey, F.M. Detweiler, John Sherman, Charles Early, Jones and Peters, Melton and Watts, John C. Davidson, and John W. Phillips. He also designed and developed a prominent group of single-family dwellings along Bradley Lane in Chevy Chase, Maryland and a large building project in Northeast Washington. The Bond Building (14th Street and New York Avenue, N.W.) is recognized as Washington's first speculative office building in the Beaux Arts style and is listed on the National Register of Historic Places.

His apartment buildings are primarily of moderate size, although there are several distinguished exceptions; many retain their original design and craftsmanship. Cooper's first apartment building, the Montrose Flats, 1115 9th Street, N.W. (demolished), was built in 1892 for Davidson and Davidson. The Davidson brothers commissioned Cooper the following year to design the Analostan Flats, 1718 Corcoran Street, N.W. (Dupont Circle Historic District). The Lafayette at 1605-07 7th Street, N.W., 1898, was his third design. In 1899, he designed the Jefferson and 1430 V Street, N.W. (demolished). In 1900, Cooper designed the Gladstone, 1419 R Street, N.W., and introduced the concept of multiple construction of a single design by repeating it the following year for the adjacent Hawarden, 1423 R Street, N.W. Cooper completed the luxury apartment known as the Westover (now Balfour) at 2000 16th Street, N.W. (16th Street Historic District) in 1900. The Pebbleton Flats at 1747 Church Street, N.W. (Dupont Circle Historic District) were erected in 1901. That same year, he designed twin buildings, the Oneida and the Ononadaga at 147 and 149 R Street, N.E., for George Truesdell. Two sets of twins followed in 1902, 1735 and 1737 Willard Street, N.W. and 1626 and 1628 Swann Street, N.W. (demolished). Another identical pair was constructed in 1903 at 1717 T Street, N.W. and 76-80 New York Avenue, N.E. (demolished). In 1905, Cooper designed and developed 1300 Harvard Street, N.W. In 1906, he designed the Hampton at 1740 18th Street, N.W. In 1909, Cooper completed his career as an apartment building designer with the Westchester (now Barclay North) at 1332 15th Street, N.W. and as the designer/developer of Dumbarton Court at 1657 31st Street, N.W. (Georgetown Historic District) which he derived from the Italian Renaissance

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palazzo prototype. Cooper rarely approached a design without imposing symmetry, formality, and a sense of rhythm over the varied elements. Recognition of Cooper's competence in designing apartment buildings came early in his career. The 1903 *History of the City of Washington: Its Men and Institutions* noted:

It may be thought that Mr. Cooper's forte lies in the designing of apartment houses, since the handsomest in the city are a result of his genius...

The book also remarked on Cooper's prominence in the development of Washington:

No young man has played a more important part in the active growth and great development of Greater Washington than George S. Cooper...

Equipped with a splendid training acquired in the offices of architects whose names are associated with many of the finest achievements in the building world, Mr. Cooper, when he launched in business for himself, immediately forged to the front, and now has a large clientele, who not only depend upon his judgment as an architect, but rely on his knowledge of realty, entrust him with their funds for building investments. That these ventures have been pre-eminently successful is attested by their continued patronage.

Cooper's artistic skills were not limited to architecture. He was an accomplished singer. He sang at services for two of Washington's most prestigious Episcopal churches, the Church of the Incarnation and St. John's (Sixteenth Street), and served as president of the Damrosch Musical Society. He was also active in the Washington City Club and Board of Trade.

In 1884, he married Margaret H. Steir. They had four children: George S. Cooper, Jr. (later of Pittsburgh); Mrs. R.C. Jeffers (later of Charleston, West Virginia); Mrs. Joseph Brown Metcalf (later of Chestertown, Maryland); and, Mrs. Olinus Smith (of Washington, D.C.). Cooper's financial abilities were recognized by his peers who elected him to the Board of Directors of the Southern Maryland Trust Company (Seat Pleasant, Maryland). He retired sometime in the mid-1920s, but was working on a design for an addition to the Southern Maryland Trust Company when he died in 1929 at the age of 65.

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**National Register of Historic Places  
Continuation Sheet**

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**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 94001046 Date Listed: 9/7/94

Jefferson Apartment Building 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 Andrus  
Signature of the Keeper

9/7/94  
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). Also, the number of contributing resources was not included on the form; it is one building. The SHPO concurs in these amendments.

**DISTRIBUTION:**

- National Register property file
- Nominating Authority (without nomination attachment)