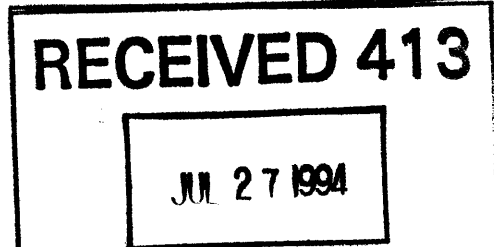


United States Department of the Interior  
National Park Service



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 <sup>INTERAGENCY RESOURCES DIVISION</sup> ~~NPS~~ 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 Gladstone and Hawarden Apartment Buildings  
other names/site number \_\_\_\_\_

2. Location

street & number 1419 and 1423 R Street, N.W. not for publication N/A  
city or town Washington vicinity X  
state District of Columbia code DC zip code 20009 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 7/22/94  
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

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register  
(See continuation sheet).
- determined eligible for the  
National Register  
(See continuation sheet).
- determined not eligible for the  
National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

Patrick Andrus      9/7/94

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of 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

Contributing	Noncontributing
<u>  2  </u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
_____	_____ Total

Number of contributing resources previously listed in the National Register \_\_\_\_\_

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

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

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)

LATE VICTORIAN  
Renaissance  
\_\_\_\_\_

Materials (Enter categories from instructions)

foundation STONE  
BRICK  
CONCRETE  
roof METAL: Tin  
walls BRICK  
  
other HUMMELSTONE  
\_\_\_\_\_

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** 1900, 1901  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates** 1900, 1901  
\_\_\_\_\_  
\_\_\_\_\_

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

Acreage of Property Less than one acre

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	323720	4308850	3	_____	_____
2	_____	_____	_____	4	_____	_____

\_\_\_ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) Square 207, Lots 109, 2105-2145 (old lot 108).

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) The boundary includes the Gladstone and Hawarden 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 Gladstone: A. Bradley Askin  
street & number 5100 Saratoga Avenue telephone \_\_\_\_\_  
city or town Bethesda state MD zip code 20816  
name Hawarden: Hawarden Co-Operative Association  
street & number 1419 R Street, N.W. telephone \_\_\_\_\_  
city or town Washington state DC 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.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

RECEIVED 413

Section 7 Page 1

JUN 27 1994

INTERAGENCY RESOURCES DIVISION  
NATIONAL PARK SERVICE

Gladstone / Hawarden Apartments  
Name of Property  
Washington, D.C.  
County and State  
Apartment Buildings in  
Washington, D.C. 1880-1945  
Name of Multiple Property Listing

At five-stories and twenty-units, the Gladstone and Hawarden Apartment Buildings are examples of a Conventional Mid-Rise Apartment Building. At the present date, they are recognized as the first documented twin apartment buildings constructed in Washington, D.C. The Gladstone and the Hawarden were built by George S. Cooper in 1900 and 1901, respectively, in the Renaissance Revival style. Cooper, an outstanding local architect responsible for many of Washington's apartment buildings, responded economically to the housing need by constructing duplicate designs. The Gladstone and Hawarden were among the first apartment buildings designed to attract Washington's middle-class to this building type. Individually and as a group, Cooper's buildings represent significant changes in patterns of middle-class residential preferences that established apartment living as socially acceptable.

The Gladstone, at 1423 R Street, N.W., was constructed in 1900. The Hawarden, at 1419 R Street, N.W., was built the following year. The freestanding buildings face south on R Street, and are separated by a grass area. The Gladstone is sited on the northeast corner of R and Johnson Streets. The Gladstone and the Hawarden are twin buildings of the Victorian era using motifs associated with the Renaissance Revival style.

The buildings' foundations are comprised of Portland cement, broken stone, and brick. The walls are brick (painted), set in common bond, with Hummelstone trim. The buildings are approximately 44' wide and 140' deep. Their five stories and cellar rise to a height of 60'. The building masses are rectangular and incorporate two four-story polygonal bays on the front facade, and three five-story polygonal bays on the side elevations.

The symmetrical front facades have three bays in an a:b:a pattern. The central bays dominate the elevations. At the ground levels, are stone porticos which feature pilasters and paired columns which incorporate Vincenzo Scamozzi's rendition of the Ionic order. The columns support full entablatures which feature ornament and the name of the building in the frieze. Balustrades are supported by the entablatures. (The Gladstone's original stone balustrade has been replaced by a wrought iron balustrade.) The second floors of the central bays feature three windows with transoms in an a:b:a pattern. They are divided by Ionic half-columns which support full entablatures, that feature swags in the frieze, and pediments. The third story windows support a full entablature. While the fourth stories are framed by large round arches which spring from brackets and connect the polygonal bays. The arches have ornate keystones and feature spandrels with wreaths and ribbons. The round arches allow for a continuous balcony above.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
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Section 7 Page 2

Gladstone / Hawarden Apartments  
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The door surround incorporates pilasters and an arch. The original doors have been replaced by aluminum and glass doors with a glass fan above. The fenestration pattern of the polygonal bays incorporates the original double-hung one-over-one wooden sash windows in each side of the bays. The windows have rock-faced hummelstone lintels and smooth-cut hummelstone sills. The fifth story windows have round arch upper sashes and are grouped in a 3:2:3 pattern by roll mouldings with oversize keystones. The building is crowned by a cornice with deep modillions. The roofs are flat and were originally covered with tin. It is believed that a stone balustrade originally stood on the roof of each building.

The side elevations are designed as a simple variation of the front elevation. Aside from the cornices, the only decorative details are the rough-cut hummelstone lintels and smooth-cut hummelstone sills.

Minor differences in the buildings' appearances are the result of alterations over the years. The Hawarden has a new iron balcony at the center bay on the third and fourth floors, as well as across the full-width balcony at the fifth floor.

Each building contains twenty units with four rooms, a kitchen, bath, and long hall. The original interior details are primarily intact. These include wainscot in the entry hall, transom windows, wood screen room dividers, decorative fireplace mantels with mirrors, built-in china cupboards, and dumbwaiters.



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NATIONAL REGISTER OF HISTORIC PLACES  
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Section 8 Page 1

Gladstone / Hawarden Apartments  
Name of Property  
Washington, D.C.  
County and State  
Apartment Buildings in  
Washington, D.C. 1880-1945  
Name of Multiple Property Listing

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D.C. Permit to Build #141 dated July 7, 1900 was issued to L.S. Fristoe and S.G. Connell to build the Gladstone, an apartment building with twenty units at 1423 R Street, N.W. One year later, on July 2, 1901, the Gladstone Apartment House Company (L. Fristoe, president) was issued D.C. Permit to Build #6 for a second twenty-unit apartment building at 1419 R Street, N.W. This identical structure was to be called the Hawarden. This impressive pair undoubtedly made an impact because the use of a single design for multiple apartment buildings became a common occurrence after their completion. The Gladstone and the Hawarden were designed by George S. Cooper, an outstanding local architect. Cooper designed many of those apartment buildings which attracted Washington's middle-class and represent the significant changes in the pattern 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

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 2

Gladstone / Hawarden Apartments  
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seen as critical to the acceptance of apartment house living by the middle class. 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). In 1898, he designed the Lafayette at 1605-07 7th Street, N.W. In 1899, he designed the Jefferson, 315 H Street, N.W. and 1430 V Street, N.W. (demolished). In 1900, Cooper designed the Gladstone and introduced the concept of multiple construction of a single design by repeating it the following year for the adjacent Hawarden. Interestingly, the estimated cost to build the Gladstone was \$45,000, while the Harwarden's estimate was \$75,000. The buildings' names were derived from the English statesman William Gladstone and that of his country estate, the Hawarden. 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

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NATIONAL REGISTER OF HISTORIC PLACES  
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Gladstone / Hawarden Apartments  
Name of Property  
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Washington, D.C. 1880-1945  
Name of Multiple Property Listing

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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 palazzo prototype. Cooper rarely approached a design without imposing symmetry, formality, and a sense of rhythm over the varied elements. His preference is clearly recognizable at the Gladstone and Hawarden Apartment buildings.

Recognition of Cooper's competence in designing apartment buildings came early in his career. The 1903 *History of the City of Washington* 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 deign for an addition to the Southern Maryland Trust Company when he died in 1929 at the age of 65.

<sup>1</sup> "George S. Cooper," *History of the City of Washington*.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
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Section 9 Page 1

Gladstone / Hawarden Apartments  
Name of Property  
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**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 94001034 Date Listed: 9/7/94

Gladstone and Hawarden 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

9/7/94  
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). The SHPO concurs in this amendment.

**DISTRIBUTION:**

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