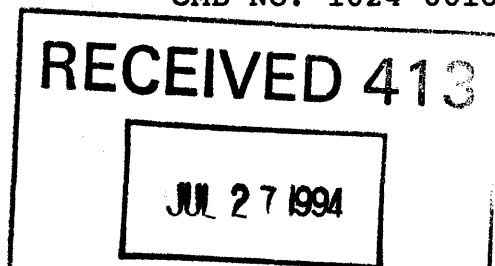


United States Department of the Interior
National Park Service

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 Lafayette Apartment Building

other names/site number _____

2. Location

street & number 1605-1607 7th Street, N.W. not for publication N/A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. Mallitt 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 Andrews 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>1</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
Queen Anne Revival

Materials (Enter categories from instructions)

foundation	CONCRETE
roof	STONE: Slate
walls	BRICK
other	Decorative Elements: 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 1898

Significant Dates 1898

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

Acreeage of Property Less than one acre

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	324700	4308720	3	—	—
2	—	—	—	4	—	—
— See continuation sheet.						

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) Square 444, Lot 801.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) The boundary includes the Lafayette 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 1605-7 7th Street Management Company
street & number 5044 Macomb Street, N.W. telephone _____
city or town Washington state D.C. zip code 20016

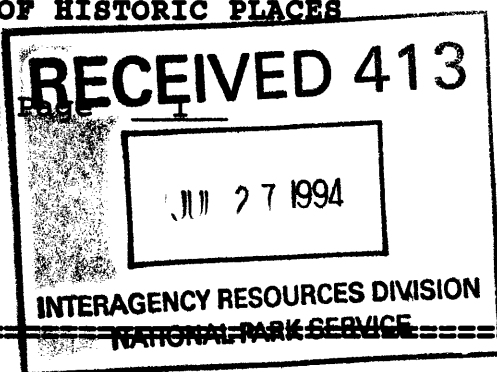
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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

Section 7



Lafayette 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 Lafayette Apartment Building, 1605-07 7th Street, N.W., is an example of a Conventional Low-Rise Apartment Building. It was constructed in 1898 in the Queen Anne style. This four-story, twelve-unit apartment building, is one of 105 purpose-built, multiple-family dwellings constructed in Washington, D.C. between 1880 and 1900 of which thirteen remain. The Lafayette illustrates the effort of late-nineteenth-century architects' use of Queen Anne motifs in non-typical expressions to accomodate urban settings.

Built on a Portland cement foundation, the T-shape building is approximately 46' wide and 91' deep. The four-story structure rises 50' from the sidewalk to the eaves and an additional 9' to the ridge.

The facade is constructed of brick and Hummelstone. The rough-cut Hummelstone base is used at the basement level and the lower portion of the first story. The area is surmounted by a smooth-cut watertable which forms the sill of the three pairs of arched windows. The arch is formed by three courses of brick rowlocks with an oversize stone keystone and a stone impost block which extends between the pairs of arches. The center bay incorporates a three-column stone portico which uses Vincenzo Scamozzi's rendition of the Ionic order. The disproportionately small architrave supports a large frieze which bears the name of the building at its center and wreaths at its corners. The pediment's hipped-roof is metal. Two pilasters frame a pair of rectangular windows and the door (not original). These three openings comprise the only a-symmetrical aspect of the facade, a typical characteristic of the Queen Anne style. The base is defined at its top by a stringcourse.

The second through fourth stories are divided into three bays by brick piers in the same plane as the base of the building. The recessed areas between the piers are achieved through stepped brickwork at the bottom and corbelling at the top. Paired rectangular one-over-one windows with rough-cut Hummelstone lintels punctuate the recessed areas. The piers terminate at the metal fascia, which feature floral swags that echo the portico wreaths. The piers produce the effect of two square bays, or towers--typical of the Queen Anne style, when seen in conjunction with the pyramidal roofs which dominate the mansard roof. The pyramidal roofs are separated by a dormer and two chimneys which align with the central piers. The variety of roof forms, typical of the Queen Anne style, are framed by parapet walls.

Although the Lafayette has been neglected in the recent past, it's exterior retains significant architectural elements which illustrate the early development of the building type.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

Lafayette Apartment Building
Name of Property
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Amidst several late-nineteenth-century commercial buildings, the Lafayette Apartment Building was erected upon the issuance of D.C. Permit to Build #806, dated November 16, 1898. The Lafayette's building permit cites George S. Cooper as the architect, Henry Murray as the owner, and Edmund de Lacy as the contractor. George Cooper, an outstanding local architect, designed many apartment buildings during the early part of his career; 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 Washington's 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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Section 8 Page 2

Lafayette Apartment Building

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Name of Multiple Property Listing

=====

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). The Lafayette (1898) was his third design. In 1899, he designed the Jefferson, 315 H Street, N.W. 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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NATIONAL REGISTER OF HISTORIC PLACES
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Section 8 Page 3

Lafayette Apartment Building
Name of Property
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palazzo prototype. Cooper rarely approached a design without imposing symmetry, formality, and a sense of rhythm over the varied elements. His preference is clearly seen in its contradictory application with Queen Anne elements for the Lafayette Apartment Building.

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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CONTINUATION SHEET

Section 9 Page 1

Lafayette Apartment Building
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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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: 94001044 Date Listed: 9/7/94

Lafayette 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 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)