

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



HISTORIC PRESERVATION REVIEW BOARD
APPLICATION FOR HISTORIC LANDMARK OR HISTORIC DISTRICT DESIGNATION

New Designation X for: Historic Landmark X Historic District _____
Amendment of a previous designation _____
Please summarize any amendment(s) _____

Property name The Hampshire
If any part of the interior is being nominated, it must be specifically identified and described in the narrative statements.

Address 5000-5040 New Hampshire Avenue, NW

Square and lot number(s) Square 3400, Lots 1 and 2

Affected Advisory Neighborhood Commission ANC 4D

Date of construction 1935-1936 Date of major alteration(s) N/A

Architect(s) Louis T. Rouleau Architectural style(s) Tudor Revival

Original use Apartments Present use Apartments

Property owner Wesley New Hampshire LLC

Legal address of property owner 5515 Cherokee Avenue, Suite 200, Alexandria VA 22312

NAME OF APPLICANT(S) Shelley Murphy, Wesley New Hampshire LLC

If the applicant is an organization, it must submit evidence that among its purposes is the promotion of historic preservation in the District of Columbia. A copy of its charter, articles of incorporation, or by-laws, setting forth such purpose, will satisfy this requirement.

Address/Telephone of applicant(s) 5515 Cherokee Avenue, Suite 200, Alexandria VA 22312;
(703) 642-3830

Name and title of authorized representative Shelley Murphy, CEO and President

Signature of representative Shelley Murphy Date 5/3/2021

Name and telephone of author of application Jennifer Hembree and JulieAnn Murphy,

MacRostie Historic Advisors LLC, (202) 483-2020 x7011

Date received _____
H.P.O. staff _____

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: 5000 – 5040 New Hampshire Avenue, NW

Other names/site number: The Hampshire

Name of related multiple property listing:

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

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

2. Location

Street & number: 5000 – 5040 New Hampshire Avenue, NW

City or town: Washington State: DC County: _____

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____	_____
Signature of commenting official:	Date
_____	_____
Title :	State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District

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Site

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th & 20th CENTURY REVIVALS: Tudor Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Walls: Brick

Other/Decorative Elements and Sills: Brick, Cast Stone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Located at 5000 and 5040 New Hampshire Avenue, Northwest in Washington, D.C., this two-building property, 5000-5040 New Hampshire Avenue, N.W., occupies Lots 1 and 2 in Square 3400.¹

Historically, the property was referred to simply by street addresses. In recent times, due to an ownership change, the property has received this new moniker. For ease of reference, the property will therefore be referred to as “The Hampshire” hereto forward.

Designed by local Washington, D.C. architect Louis T. Rouleau and constructed in 1935 and 1936, the property is comprised of two, three-storied, plus basement brick buildings that occupy the triangular-shaped Square 3400. Square 3400 is bounded by New Hampshire Avenue at the east, Gallatin Street at the north, 2nd Street at the west and Farragut Street at the south. The property is inclusive of both lots – Lots 1 and 2. As defined by the *Multiple Property Documentation Form*,

¹ D.C. Building Permit No. 187323, dated December 20, 1935 and D.C. Building Permit No. 187859, dated January 21, 1936.

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Apartment Buildings in Washington, D.C. 1880-1945, The Hampshire is a conventional low-rise apartment building. The buildings illustrate Rouleau's ability to execute revival styles (in this case, Tudor Revival) in a restrained fashion for the target rental market, which was those of modest means. This execution is exhibited in the low-scale and modest red brick buildings that yet feature crenellated parapets, quoin-like affects and Tudor arches at main entries, as well as cast stone heraldic ornamentation on the façade and, in the case of 5040 New Hampshire Avenue, use of clinker bricks for texture and differentiation. The location and siting of the buildings also reflects the growth of transportation networks and residential construction patterns in the interwar period, as the population of the city expanded north from central Washington, D.C.

The buildings each have an irregular-shaped footprint, however both are oriented with their primary elevations towards New Hampshire Avenue. Both buildings are set back from the street on a low-sloped embankment behind the sidewalk. 5000-New Hampshire Avenue is situated in the southern portion of the Square, with 5040-New Hampshire Avenue in the northern portion. The north elevation of 5040-New Hampshire runs an expansive 132-feet along Gallatin Street. Concrete sidewalks traverse the perimeter of the Square with concrete walkways and steps providing access to a single main entry at each of the buildings' New Hampshire Avenue elevations. Main entries are noted by their heavy and exaggerated Tudor-style stone surrounds with Tudor-inspired wood transoms. Additional walkways extend from the sidewalk at 2nd Street, providing access to a tertiary egress at the rear of each building. A secondary entry to 5040-New Hampshire Avenue is located on its Gallatin Street side, indicated by the stone surround. Each main entry leads to a short, narrow foyer with steps up that provide access to double-loaded corridors and hence, units within the buildings. Exterior alterations are mainly limited to replacement windows and doors. The buildings are in good to fair condition.

Narrative Description

Site and Setting

The Hampshire is strategically located at the nexus of multiple streets, along a major transportation route. The two-building complex is located on the west side of New Hampshire Avenue, Northwest, situated -and the sole property- in Square 3400 which is bound further by Farragut Street to the south, Gallatin Street to the north, with 2nd Street directly behind and to the west. A tall wooden fence spaces between the two buildings. This location provides direct access to the northeasterly-southwesterly New Hampshire Avenue transportation route as well as proximity to that of Georgia Avenue. 5000-New Hampshire Avenue is situated south of 5040-New Hampshire Avenue, and they are roughly centered on the rise of the Square or parcel. The parcel slopes at all sides down to the associated streets. As stated above, the buildings are oriented towards New Hampshire Avenue and set back behind the sidewalks that traverse the perimeter of the triangular Square. Concrete walkways extend from the sidewalks to the building entries, one main and one egress on each, with 5040-New Hampshire also featuring a secondary entry off its Gallatin Street side. The lawn surrounding the property on all sides is minimally manicured. Large shrubs are focused primarily on the New Hampshire Avenue elevations and the corner of New Hampshire and Gallatin, with mature trees featured both towards the southern tip of the Square as well as between the two buildings. Two, short, dirt drives off of 2nd Street access dumpsters situated behind

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each building. The immediate neighborhood is mainly residential. A combination of rowhouses and multi-family apartment buildings are located across the streets in all directions, most of which are contemporaries of The Hampshire, dating to the mid-1930s. A row of one-to-two story commercial buildings is situated across and to the south of The Hampshire. Also constructed in the mid-1930s, this small commercial strip has continuously provided easy access to some limited retail amenities for the residents.

Exterior

The two buildings comprising The Hampshire, 5000 and 5040 New Hampshire Avenue, Northwest are similar in height, materials, design, and ornamentation, but differ in size and footprint (albeit both are irregular-shaped).

5000-New Hampshire Avenue is the southern building on the property and is three-stories in height with a raised basement. It is 8,541 square feet. The roof is flat behind a parapet that is capped by a modern metal coping. The roof is comprised of black TPO roofing. A red brick stair penthouse is situated near the northeast corner of the roof and a short sawtooth skylight, in poor condition, is situated near the center of the roof.

The red brick building is laid in common (American) bond with six courses of stretchers between headers. A cast stone belt course delineates the raised basement from the first-floor level, serving also as a continuous sill to first floor window openings, with the exception of the window openings that are shorter and narrower in stature, reflective of the bathrooms in the units beyond.

The building faces east with its primary elevation towards New Hampshire Avenue. The east elevation spans nine bays with the main entry located at first floor level, centered. As the primary elevation, the east elevation features the most ornamentation. As such, the main entry is ornamented with a heavy, exaggerated Tudor-style cast stone surround with tabs of cut stone projecting into the surrounding brick masonry, giving a quoin-like effect. The door opening is Tudor-arched (a flattened pointed arch) and features a Tudor-arched wood transom above the single door. The door is recessed into the opening, the walls of which have been red tiled at either side as is the ceiling. The door is a fully glazed modern replacement with sidelight. In addition to the belt course and cast stone sills (found on all elevations), the parapet of the east elevation is crenellated, in this case with three wide crenellations – one at each of the north and south ends and one above the central bay. The crenellations are bound on either side by cast stone; additionally, heraldic shields of cast stone are set in their centers. Additional smaller heraldic shields of cast stone are hence located between second and third floors below the crenellations. Fenestration of the east elevation is evenly spaced; above the central entry are single window openings at each floor level. The window openings in the remainder of the bays are either paired openings, such as those at either end, or are single openings with some, shorter and narrower as noted above. Basement level window openings are in the bays east of the central bay due to the change in grade. Cast stone sills are featured below window openings. Windows are modern replacements (on all elevations), generally consisting of one-over-one hung metal windows and exterior screens.

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The south elevation of 5000-New Hampshire Avenue is a secondary elevation and faces towards the tip of the triangular-shaped parcel where 2nd Street, New Hampshire Avenue and Farragut Streets meet. Set back substantially from the intersecting streets (over 100-feet), the eastern portion of this elevation spans two bays. A setback to the north of some 44 feet then occurs with the western portion of this elevation spanning three bays. A red brick exterior chimney extends from grade to above the roofline between the westernmost bays. The elevation features the same red brick bond and cast stone belt course as the east. Two heraldic shields of cast stone are featured at the parapet of the eastern portion, with a third located between second and third floors of the westernmost bay. Fenestration is similar to that of the east; basement window openings are limited to the western bays and most first floor window openings have received metal security grilles.

The west elevation looks towards 2nd street. The recessed or southern portion is five bays wide as is the northern portion, for a total of ten bays. A slight bump-out is located at the northern end. Due to the downward slope of the grade, the northern portion's basement level is fully exposed. As such, this area is a service area indicated by the dumpsters and associated egress/service door at basement level. Materials and fenestration are however otherwise similar to the other elevations and despite service use, the northern and southern end bays feature heraldic shields of cast stone at the parapet and between second and third floor levels.

The north elevation is a tertiary elevation as it fronts the southern elevation of 5040-New Hampshire Avenue. It spans seven bays in width; the eastern three bays are recessed back from the western four bays. The materials and fenestration are similar to the other elevations; heraldic shield cast stonework is featured at the easternmost bay, likely due to certain visibility vantage points of this portion from the New Hampshire Avenue-Gallatin intersection.

5040-New Hampshire Avenue is the northern building on the property and is three-stories in height with a raised basement. Larger than 5000-New Hampshire, this building is 8, 870 square feet. The roof is flat behind a parapet that is capped by a modern metal coping. The roof is comprised of black TPO roofing. A red brick stair penthouse is situated near center of the roof with a short sawtooth skylight in poor condition to its east.

The red brick building is laid in common (American) bond with six courses of stretchers between headers. Differentiated from the southern building, however, 5040-New Hampshire features the use of red and black clinker bricks throughout. Popularized during the rise of the Arts and Crafts and Tudor Revival movements in the 1920s, the rustic, irregular aesthetic of clinker brick also became popular in some cities as a tool to differentiate otherwise similar structures, especially with the rise of multitudes modern brick faced apartment dwellings. Clearly, the architect Rouleau was influenced to use clinker bricks for both reasons, providing color and textural differentiation from 5000-New Hampshire Avenue. A cast stone belt course delineates the raised basement from the first-floor level, serving also as a continuous sill to first floor window openings, with the exception the openings that are shorter and narrower in stature, reflective of the bathrooms in the units beyond.

The building faces east with its primary elevation towards New Hampshire Avenue. Its east elevation spans seven bays. The five southern bays are recessed back 26 feet from the adjacent

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sixth bay to the north; with the northern end stepped out an additional 7.5 feet. The main entry located at first floor level spans the northern two bays of the recessed portion and is ornamented with a heavy, cast stone Tudor-inspired surround. The surround encompasses a single door opening with wood window transom above and two adjacent narrow window openings to the south delineated by cast stone. The transom features five Tudor-arched lights. The entry surround is flat arched with a classical cornice. The southern side of the surround features tabs of cut stone projecting into the surrounding brick masonry, giving a quoin-like effect, whereas the northern side which is flat appears to disappear fully into the adjacent projecting brick wall. The entry door is slightly recessed into the opening and is a fully glazed modern replacement with sidelight. The parapet of the east elevation features a single crenellation at the northernmost bay. The parapet of this bay is also bound at its ends by cast stone; additionally, a heraldic shield in cast stone is set just below the crenellation. Additional smaller heraldic shields of cast stone are located between second and third floors of the east elevation's two end bays and in the sixth from the south. Fenestration is evenly spaced; above the central entry are two single window openings at each floor level. The window openings in the remainder of the bays are either paired openings, such as those in the northern projecting portion, or are single openings with some single openings, shorter and narrower as noted above. Basement level window openings are elongated, narrow rectangular openings in the northern projecting portion where the slope of the grade provides for a raised basement. Cast stone sills are featured. Windows are modern replacements (on all elevations), generally consisting of one-over-one hung metal windows and exterior screens.

The north elevation of 5040-New Hampshire Avenue fronts Gallatin Street and is a secondary elevation. It spans fifteen bays creating a continuous massing of brick. Visual depth however is created along the solid wall through use of clinker brick and two minimally-projecting bays located at the fifth and ninth bays from the east. A secondary entry is situated at the third bay from the east end. Although it has a Tudor-style cast stone surround, this surround is flat arched and the tabs of cut stone in this case are short stubs, indicating its secondary nature. Used for egress, the door is a modern replacement of solid metal. This elevation's parapet features crenellations at each of the east and west end bays with heraldic shield cast stone ornamentation like that found at the east side's crenellated bay. Fenestration is also like that found on the east, with the exception that due to flat grade, the basement is fully exposed and basement level window openings are full size.

The west elevation of 5040-New Hampshire Avenue faces 2nd Street. It is six bays wide with a substantial, approximately 70-foot setback of the four southernmost bays. The materials, fenestration and ornamentation is similar to that found on other elevations. A dirt drive for dumpster access at the second bay from the north is featured at grade. Despite use as a service side, crenellations are featured at the parapet at the two westernmost bays, as are heraldic shields of cast stone.

The south elevation of 5040-New Hampshire Avenue is a tertiary elevation as it fronts the northern elevation of 5040-New Hampshire Avenue. It spans ten bays; the eastern two bays project out from the remainder. The materials are like those of the other elevation, with heraldic shield cast stonework limited to the westernmost bay. A red brick chimney extends from grade to above the roofline between the third and fourth bays from the west. Basement level egress is provided by concrete steps near to this location. Fenestration is like that of the other elevations; basement level

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windows in this case however are a combination of full size and small narrow openings. They have received metal security grilles.

Interior

The interiors of The Hampshire's two buildings are similar in design and materials, with the exception that the circulation patterns differ due to their differing footprints. However, each main entry leads to a short, narrow foyer with steps providing access up to units, which generally located off of double-loaded corridors within the buildings. The steps have marble treads. The ceiling in the foyer is coved; a light fixture (likely non-historic) hangs from the center. Mailboxes have been recessed in a wall at one side with a radiator recessed in the opposite wall. The flooring consists of block tiling in hues of oranges, gold and gray. The walls are painted with a textured finish.

In 5000-New Hampshire Avenue, beyond the steps up from the foyer is the main circulation corridor. Its' corridor is a squat zig-zag shape, double-loaded and mirroring the building footprint to provide units at either side. Two stairwells are featured; one at the north that extends from basement to roof and one in the center which extends from first to third floor only. Upper floor levels generally repeat the layout of the first floor.

In 5040-New Hampshire Avenue, the corridor is the form of a squat T-shape with an elongated arm; units are featured along either side of the arm. Two stairwells are featured, one to either side of the stem. One stair extends from basement to roof and the other between first and third floors only. Upper floor levels generally repeat the layout of the first floor.

Units in both buildings are a combination of studio, one or two-bedrooms. Each unit consists of a living area, bathroom and kitchen (or kitchen nook). There are currently 22 units in 5000-New Hampshire Avenue and 29 in 5040-New Hampshire Avenue.

Finish treatments in both buildings are the same. The block tiling of each foyer continues through as the floor finish the length of the corridors. At first floor, marble or stone base is featured in corridors. The corridor ceilings have a flat painted finish, while the walls of the corridors are painted, textured. This treatment is in contrast to upper floor corridor ceilings and walls, which both have a flat painted finish; however, the same block floor tiling continues with a stone base at the upper levels. Stairwells are accessed via fully glazed swing doors that are non-code compliant. Stairwells are painted concrete with metal pipe railings. One stair in each features a skylight above. Unit entry doors are non-descript flush metal replacements. Some unit entries retain historic louvered wood doors, albeit many are in poor condition. Units range in condition from good to poor. Walls and ceilings are painted plaster, but some have evidence of water damage; some ceilings at third floor levels have been nailed to prevent failure. A combination of wood base (in various profiles and depths) exists as does a combination of wood and stone sills. Windows lack interior trim. Interior unit doors are generally recessed paneled wood doors with some modern replacements; a few units have glazed wood doors to kitchens. Tudor-style arched openings are featured in some unit hallways. Floor finishes are generally either wood or carpet in living areas with bathrooms having block tile or replacement ceramic tiles. Tile wainscoting, in a range of

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conditions, remains in baths. Kitchen areas have non-historic linoleum, vinyl or ceramic tile flooring. All kitchen and bath cabinetry, appliances and furnishings are modern replacements.

Alterations

The Hampshire retains a high degree of integrity with alterations namely cosmetic. Exterior alterations, for instance, are limited to replacement of windows and doors, as well as installation of a modern metal parapet coping and downspouts. Interior alterations include replacement of unit entry doors, and unit floor finishes in the secondary spaces of baths and kitchens. On a more limited basis, interior unit doors have been replaced on an as-needed basis, as has kitchen and bath cabinetry, appliances and furnishings.

Interior layout appears to remain unchanged, with the unit count increasing by only one in each building, likely evidencing the current use of a basement level unit and/or previously underutilized basement level space as rentable space. The buildings' common areas continue to reflect the stylistic evidence of Rouleau's Tudor Revival motifs. This is seen through the entry foyers' coved ceilings, the use of warm colored hues in corridor floor block tiling and Tudor-style arched openings in some unit hallways.

Integrity

As required by the **Multiple Property Documentation Form**, The Hampshire retains the seven aspects of integrity.

- It has not been moved from its original location and thus, has integrity of **location**. The property continues to display evidence of original landscape features including manicured lawn and shade trees. The property remains situated within the Brightwood Park enclave of Brightwood, in the continued immediate vicinity of contemporary rowhouses, other multi-family apartments and the small commercial strip on the east side of New Hampshire Avenue. The property also retains its significant association with New Hampshire Avenue and Georgia Avenue and their associated transportation networks. The complex exhibits integrity of **setting**.
- It is a low-rise conventional apartment building that reflects the stylistic influences, as well as the popular building forms and materials in the city. In this instance, influences of the revival style, specifically, Tudor Revival, consisting of crenellated parapets, heavy and exaggerated Tudor-style stone surrounds with Tudor-inspired wood transoms, and quoin-like and heraldic motifs of cast stone. Reflecting the proclivity of many apartment architects who drew inspiration from the Medieval styles, The Hampshire exhibits an influenced vocabulary, too, in the use of clinker bricks. Replacement of original sash and entry doors is common for this housing type and does not detract from the historic character. The interior floor plan of the building is also unaltered even though upgrades relating to some finishes in units have occurred. The building thus, has integrity of **design, materials and workmanship**.
- By retaining the original design, majority of materials, workmanship and setting and remaining a multi-family residential apartment, The Hampshire retains integrity of **feeling and association**.

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8. Statement of Significance

Applicable National Register Criteria

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

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

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 grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Criterion A – Community Planning and Development

Criterion C – Architecture

Period of Significance

1935 - 1936

Significant Dates

1935 (construction)

1936 (construction)

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Louis T. Rouleau, Architect

Eastern Construction Company, Inc. (Owner and Builder)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Hampshire, located east of 14th Street in the Brightwood Park subdivision of the broader Brightwood neighborhood, is significant for its contribution to the development of residential construction on New Hampshire Avenue, Northwest. It is also significant in the context of apartment buildings designed by master architect Louis T. Rouleau, specifically as being representative of the diversity of Rouleau's designs while also signifying his ability to execute revival styles, in this case, Tudor Revival, in a restrained fashion for the target rental market of those of modest means. Rouleau's architecture career spanned from 1922 (after his release from the Naval Air Service) until his untimely death in 1937.² During this brief time, he completed over 150 commercial, single-family homes, rowhouses, and apartments buildings in Washington, D.C. Despite his career being cut short, Rouleau used the large number of commissions to develop a varied body of work reflective of the popular and emerging architectural styles of the time, showcasing the breadth of his architectural abilities while meeting the evolving needs of the growing city. The Hampshire is representative of the diversity of Rouleau's career and furthermore reflects the transformation in the development patterns of the city.

The Hampshire illustrates Rouleau's depth of vocabulary in revival styles, in this instance of Tudor Revival, and the ability to execute such in a modest fashion. In The Hampshire design, using orderly fenestration and a traditional brick façade, while also incorporating irregular setbacks, harkens to a stripped-down revival tradition with elements of the modern aesthetic. Rouleau thence evidences specific Tudor expressions through the application of quoin-like effects and Tudor arches at main entries, crenellated parapets at the roofline and cast stone heraldic ornamentation. Rouleau's use of clinker brick at 5040-New Hampshire, too, is especially notable for providing differentiation and visual interest in an otherwise growing sea of similar structures (low-rise garden-style apartments of red brick). Additionally, the buildings' location along the bustling corridor of New Hampshire Avenue is representative of the efficient housing solutions sought for a rapidly expanding city population.

Between World Wars One and Two, the federal government's expansion in the city brought many employees to the D.C. metropolitan area. Without adequate numbers of single-family houses, architects—Rouleau being one of the District's prolific, considering his limited number of years in practice—often in collaboration with builders, sought to construct apartment buildings as suitable alternatives, effectively re-shaping the once rural landscape of Washington, D.C. north of Florida Avenue. Apartment buildings were initially associated with overcrowded tenements and considered unnecessary in Washington due to the large amount of undeveloped land available for detached houses.³ Primarily out of necessity, however, apartment buildings were soon accepted as comfortable solutions for middle-income individuals and families. The Hampshire was built to

² *The Washington Post*, "Louis Rouleau, D.C. Architect is Dead at 41," February 20, 1937.

³ *Apartment Buildings in Washington, D.C. 1880-1945*, NR Nomination, p. E – 6-7.

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house 49 families. The modest size of the buildings, yet spacious layout of units, and location adjacent to major transportation networks made apartments, such as these, an attractive and convenient alternative to single-family housing.

The Hampshire is nominated with a local level of significance under D.C. Inventory of Historic Sites criteria **(b) History, (d) Architecture and Urbanism, and (f) Creative Masters** under the context provided in the Multiple Property Documentation Form entitled *Apartment Buildings in Washington, D.C. 1880-1945* prepared by Tracerics and adopted by the D.C. Historic Preservation Review Board and listed in the National Register of Historic Places in 1994. Interestingly, The Hampshire meets much of the same criteria specified for the Homestead Apartments, designated as a D.C. Historic Landmark in 2017. Both were constructed in the late 1930s in Brightwood Park and illustrate the growth of residential construction in revival styles near to major transportation lines.⁴ The Hampshire varies, however, in that its' buildings were designed by Louis T. Rouleau and they were constructed directly on New Hampshire Avenue, NW, immediately along the northeasterly bus transportation route while also near streetcar routes on Georgia Avenue. Thus, the property's lack of garage (unlike that of The Homestead) emphasizes the commuting nature of the residents intended to and seeking to live at The Hampshire.

The Hampshire is classified as a **Conventional Low-Rise Apartment Building subtype** and meets several criteria specifically developed to evaluate apartment buildings pursuant to the D.C. Apartment Building Survey and adopted by the Historic Preservation Review Board in December 1989. These criteria correspond to **National Register Criterion A** (Association with events that have made a significant contribution to the broad patterns of our history) and **National Register Criterion C** (Distinctive physical characteristics of design or construction) and include:

- A-3: Buildings that are part of clusters, corridors, or districts that illustrate the patterns of development of the city.
- A-4: Buildings that reflect economic forces, both external and internal, that altered the development of the city.
- C-5: Buildings that reflect changes in aesthetic philosophies.
- C-6: Buildings that illustrate expressions of architectural styles, rare, notable, or influential to the aesthetic development of the apartment building or architecture in general.
- C-7: Buildings that are the work of skilled architects, landscape architects, urban planners, engineer, buildings, or developers.

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

Neighborhood Context

The Hampshire is located in the Brightwood Park subdivision of the broader Brightwood neighborhood of northwest Washington, D.C. The Hampshire is also in close proximity to the

⁴ *The Fort View Apartments Designation by the Historic Preservation Review Board*, Historic Landmark Designation Case No. 09-09.

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neighborhood of Petworth to the south and the residential enclave of Manor Park the north. Long a nexus of various transportation routes, both military and civilian, the lots in this once rural landscape were gradually defined by more specific neighborhoods with distinct identities and names as commercial and residential patterns were established along transportation routes north to the border with Maryland. The Hampshire illustrates the extended residential patterns east of Georgia Avenue and the rise of apartment houses in Brightwood and more specifically, Brightwood Park to accommodate a growing population.

Established primarily between 1810 and 1940 in response to infrastructure developments and population growth in the capital city, the area referred to as Brightwood encompassed a large, rural area north of downtown Washington, populated by farmers and livestock. The area became more clearly defined and developed after Congress funded a project to construct three turnpikes extending from Washington City to the northern border with Maryland. The 7th Street Turnpike (presently Georgia Avenue, NW) opened in 1822 and remained a dirt road until a toll was established for travelers of the turnpike to fund the paving of the road with wooden planks. The road connected the Potomac River to Rockville, Maryland, allowing for people to travel north from the city to enjoy nature and recreation and for produce to travel south to markets in more populous communities.⁵

The construction of additional roads allowed for the further development of the Brightwood neighborhood in a still rather rural area. In the 1860s, several roads were constructed with the primary purpose of connecting northern fortifications, notably Fort Stevens, in order to better protect Washington, D.C. during the Civil War. Military Road was completed in 1862 with the intention of protecting the city from the north, becoming the third road to transverse the Brightwood neighborhood.⁶ At this same time, the area received the name "Brightwood" for the nearest post office, located on Milkhouse Ford Road and the 7th Street Turnpike. The construction of a post office illustrates the infrastructure needed to service a growing area. The completion of Piney Branch Road in 1871, a result of clever citizens attempting to circumvent the 7th Street Turnpike toll, and the electrification of streetcars in 1893, sealed the fate of Brightwood as an accessible, yet removed, residential suburb of downtown Washington, D.C.⁷

Despite the relatively small population residing north of Florida Avenue and south of the Maryland state line, an elaborate network of additional transportation lines was established over the next thirty years at the behest of a fairly vocal minority. The construction of an electrified streetcar to Brightwood was the result of lobbying done by the Brightwood Citizens Association. Established two years earlier in 1891, Brightwood Citizens Association's founding members had the primary goal of securing more reliable transportation to people living "far out in the country" who were otherwise dependent on unreliable and often exhausted horses to travel uphill to the remote Brightwood region.⁸ The establishment of an electric streetcar to Brightwood and the 1893 Highway Act both had profound impacts on the rapid development of Brightwood's infrastructure.

⁵ Cultural Tourism D.C., *Battleground Community: Brightwood Heritage Trail*, (Washington, D.C.: Cultural Tourism D.C., 2008), 17.

⁶ Katherine Grandine, *Brightwood*, 128.

⁷ Cultural Tourism D.C., 21.

⁸ "Brightwood Proud of Thirty-Year Fight for Civic Improvement," *The Washington Herald*, 1 January 1922, 4.

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The Highway Act required that the L'Enfant Plan of grid streets with radial avenues be applied to all neighborhoods across D.C. Rather than a tangle of roads built on an as needed basis, the Highway Act made the growing Brightwood neighborhood an attractive place with orderly streets, sidewalks, and accessible modes of transportation.⁹ Over the next twenty years, the Citizens Association, led by Louis Shoemaker, also secured funding for the “widening, grading, macadamizing, and finally asphaltting” of Georgia Avenue, 14th Street and 16th Street, the establishment of a sewer, and the expansion of the Brightwood Elementary School. The Citizens Association essentially reconfigured the previously rural landscape of Brightwood and established the foundation and associated infrastructure for a great deal of residential development.

With increased accessibility and modern urban amenities, Brightwood attracted rapid residential construction, former farmlands were shuttered, and lots were sold for development. In 1891, the subdivision of Brightwood Park was established when a descendant of James White sold 82 acres of land to be divided into 34 lots. Brightwood Park is generally known today as the area between Georgia Avenue, Missouri Avenue and Emerson Streets. By 1907, four additional subdivisions had been established in Brightwood. A few years later in 1910, the area had three times as many houses as it had thirty years earlier. Builder and developer Harry Wardman was very influential in Brightwood, building prolifically in the area after World War I. Wardman responded to Herbert Hoover's request to provide adequate, single-family housing to middleclass military families by building 700 brick semidetached row houses.¹⁰ As the population of Washington grew however, it became clear that the need for denser housing simply necessitated the construction of more apartment buildings, in lieu of row, semi-detached, or single family houses. Although no firm would build as extensively in Brightwood as Wardman, other developers viewed Brightwood as a locational solution for the housing shortage due to the area's attractive amenities, such as proximity to Georgia Avenue, 14th Street, and 16th Street stores, shops, and bus and streetcar lines, well into the 1940s.¹¹ In fact, apartment buildings, with accompanying speculative investment potential, became Washington's prime real estate venture.¹² The Hampshire directly along the eastern boundary of Brightwood Park was one such venture.

Despite Brightwood Park's extensive development, it was not open to all future residents. The real estate developers of “North Washington,” including Brightwood Park used deed covenants to restrict ownership and occupation of much of the new housing to exclude African Americans. In many cases, deed restrictions were applied to lots in new subdivisions before they were constructed. Before the city expanded, several Black families owned land in what is now Brightwood as early as 1837. As formerly enslaved people fled north during the Civil War, they settled around military facilities, including Fort Stevens, Fort Slocum, and Fort Totten.¹³ The Hampshire is immediately west of the area that was formerly Fort Totten. In the Civil War era, military encampments provided security and offered jobs and medical care. Additionally, freed

⁹ Katherine Grandine, *Brightwood*, 132.

¹⁰ *Ibid*, 135.

¹¹ “8 New Homes Nearly Ready in Brightwood,” *Washington Post*, Nov 3, 1935, R1.

¹² *Apartment Buildings in Washington, D.C. 1880-1945*, p. E-55.

¹³ “Mapping Segregation in Washington DC: How Racially Segregated Restricted Housing Shaped Ward 4,” <https://jmt.maps.arcgis.com/apps/MapJournal/index.html?appid=fa4f8464b8b24f819301e54290958d0e#>.

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families were able to find shelter. Former barracks were converted to housing and schools. In the following years, communities in the area were racially mixed and survived as such into the 1940s.

The Hampshire, constructed in 1935 and 1936 does not appear to have been restricted by covenant, but the areas immediately north and east of the properties were restricted by deed. Additionally, several larger subdivisions to the north and west of The Hampshire including Chillum Castle Heights, Longfellow Terrace, North Randle Heights, and Sherwood were all deed-restricted subdivisions. Brightwood Park's Black and racially mixed communities were displaced by whites-only developments. As a result, the neighborhood was predominately white. A reflection of this, by 1940, The Hampshire residency was only 4% non-white and remained so through 1960.¹⁴

In 1948, the Supreme Court ruled that racial covenants were unconstitutional. Over the next decade, Black residents moved back into the community, driving up the demand for housing from which they had previously been excluded. In 1954 when the Supreme Court ruled that schools must be desegregated, white out-migration further increased, reducing the tax base for schools and public services. By 1970, the neighborhood was predominantly Black. By that time The Hampshire was nearly 90% black occupied.¹⁵

Development of The Hampshire

The Hampshire buildings appear to be the first and only structures built upon Square 3400, Lots 0001 and 0002. Little is known of the builder – the firm, Eastern Construction Co., Inc., with the exception that it is associated with six known structures constructed in D.C. between 1936 and 1939, all of which are scattered in the city's Northwest quadrant. After The Hampshire was completed, the property was immediately sold by the initial owners of record, Charles L. Hughes and his wife, Alvena (5000 New Hampshire Avenue) and Bader Hower (5040 New Hampshire Avenue). The Hughes' and the Howars (Bader and her husband, Abraham Joseph) were likely partners in Eastern Construction Co., Inc. Hughes' personal description of "Investment" as his occupation and "working on own accord" in the 1940 D.C. Census solidifies this likelihood. This is further evidenced by the fact that the Howars were owners of two other Eastern Construction Company buildings at the time of The Hampshire's construction. Additionally, Joseph Howars' profession in the 1940 census was "builder." Howar, in fact, ultimately became a well-known D.C.-developer and builder in his own right. Having arrived in the United States in 1904 from Palestine, one of his greatest achievements was his role in the development and construction of the District's first mosque, now the Islamic Center of Washington, D.C. (1954).¹⁶

The Hampshire was sold in 1936 and 1937 to Waggaman & Bowman (now Brawner Company Inc.), a D.C.-company established in the 1880s that retained the two-building complex until 1997.

¹⁴ Covenants Map, Mapping Segregation DC, <http://mappingsegregationdc.org/#maps>.

¹⁵ Covenants Maps, Mapping Segregation DC, <http://mappingsegregationdc.org/#maps>.

¹⁶ Arab American National Museum, "Abraham Joseph Howar," <http://cdm16806.contentdm.oclc.org/cdm/about/collection/p16806coll2>.

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Excluding the Hampshire Gardens Apartments (1928), a grouping of nine garden-style apartments between Farragut and Emerson Streets just south of 5000-5040 New Hampshire Avenue, this particular area of Brightwood Park was minimally developed through the mid-1930s. However, in 1936 and 1937 the Squares to the east, north and west of The Hampshire along 2nd Street and Gallatin and New Hampshire Avenue were substantively built-out mainly with swaths of rowhouses, but also included apartment buildings. By 1940, the nearest public school (Rudolph Cuno School (now Washington Latin Public Charter) was constructed to meet the needs of surrounding families.

The Hampshire's residents were young professional commuters, namely couples of modest means starting their first home together. The 1940 United States Federal Census of those living at 5000 and 5040 New Hampshire Avenue indicates that mainly administrative workers resided in the buildings, including clerks, typists, stenographers, and secretaries as well as civil servants, specifically several policemen. A few upper-level professionals such as an attorney and manager are noted as residents and only two children under the age of ten, are listed. With rents generally limited to either \$40 or \$53/monthly, The Hampshire provided a sufficient size, convenience of location, and affordable price for new professionals in a rapidly developing tract of the city. In several instances, individuals noted they shared their apartments with lodgers.

In addition to The Hampshire, other multi-family buildings erected in Brightwood Park within the vicinity at this time include the nearby grouping of nine apartment buildings at 110 Gallatin, 5030-5061 1st and 5051-5061 New Hampshire Avenue (1936 and 1937); 220 Hamilton (1936); and the grouping of four apartment buildings at the northwest corner of Hamilton and 3rd Streets (1936). This added a slew of moderately-sized apartment buildings to the Brightwood landscape, all typically located near to the major thoroughfares inclusive of New Hampshire Avenue, as well as Georgia Avenue and 14th Street.

Multiple Property Documentation – Apartment Buildings in Washington, DC 1880-1945

The Hampshire is nominated with a local level of significance under D.C. Inventory of Historic Sites criteria **(b) History, (d) Architecture and Urbanism, and (f) Creative Masters** under the context provided in the Multiple Property Documentation Form entitled *Apartment Buildings in Washington, D.C. 1880-1945* adopted by the D.C. Historic Preservation Review Board and listed in the National Register of Historic Places in 1994.

The Hampshire is classified as a **Conventional Low-Rise Apartment Building subtype** and meets several criteria specifically developed to evaluate apartment buildings pursuant to the D.C. Apartment Building Survey and adopted by the Historic Preservation Review Board in December 1989. These criteria correspond to **National Register Criterion A** (Association with events that have made a significant contribution to the broad patterns of our history) and **National Register Criterion C** (Distinctive physical characteristics of design or construction) and include:

- A-3: Buildings that are part of clusters, corridors, or districts that illustrate the patterns of development of the city.
- A-4: Buildings that reflect economic forces, both external and internal, that altered the development of the city.

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- C-5: Buildings that reflect changes in aesthetic philosophies.
- C-6: Buildings that illustrate expressions of architectural styles, rare, notable, or influential to the aesthetic development of the apartment building or architecture in general.
- C-7: Buildings that are the work of skilled architects, landscape architects, urban planners, engineer, buildings, or developers.

The Hampshire meets **Criterion A-3** as a representative example of the interwar development of low-rise apartment buildings following developments of increased transportation networks along the thoroughfares of the city.¹⁷ Bus lines used New Hampshire Avenue for traveling northeast, to and from, downtown Washington, D.C. with easy transfer to additional options, including street car lines on Georgia Avenue, NW.¹⁸ The extension of public transportation to the northern suburbs of the District encouraged associated residential development farther from downtown. The construction of The Hampshire and without dedicated garages, demonstrates that most residences commuted to work by bus, streetcar and/or a combination thereof and relied heavily on this nexus of several transportation routes.

The Hampshire meets **Criteria A-4** as a representative example of a building that reflects the unprecedented growth of multi-family units in northwest Washington, D.C. Between 1935 through 1941, of the \$102 million expended for residential housing, sixty percent went toward apartment buildings.¹⁹ The buildings were constructed in response to the influx of federal workers moving to Washington to service the New Deal government. However, salaries for federal workers did not keep pace with the cost for single-family housing, which in Brightwood was approximately \$6,750 - \$8,250 for a semidetached house.²⁰ Comparatively, rent in the recently opened The Hampshire ranged from \$38.00 to \$60.00 with the average generally at either \$40 or \$53.00 monthly. This was on the average to lower end of the rental spectrum for apartments. A 1937 Federal Housing Administration analysis of rental housing by city block within the District found that generally, rentals within Brightwood Park averaged between \$40 and \$49.99 monthly, with a limited number averaging between \$50 and \$74.99. In the overarching Brightwood neighborhood, especially along 14th and 16th Streets, average rentals were found to often be over \$75 per month.⁷ Thus, The Hampshire filled a void for the individual or couples of more modest means.

Additionally, the need for housing was made more acute as apartment buildings downtown were converted to offices, pushing residential needs north, necessitating the dramatic increase of cheaper and more concentrated housing. Prior to the early 20th century, the Brightwood region was largely rural farmland and served as grounds for summer cottages and entertainment on the outskirts of downtown Washington, D.C. Fourteenth Street developed as an off-shoot of the toll road established on 7th Street (now Georgia Avenue) in 1818 and the surrounding area was gradually made more accessible by streetcar lines carrying residents along 14th Street and Georgia Avenue out of the city to racetracks and pleasure grounds north of downtown. Although initially void of much development along the road, the area received more infrastructure with the

¹⁷ *Fort View Apartments National Register Nomination*, section 8, page 5.

¹⁸ Capital Transit, "Street Cars and Bus Lines, Washington - Guide Map," 1 June 1942.

¹⁹ *Apartment Buildings in Washington, D.C. 1880-1945*, section E, page 55.

²⁰ "Thriving Brightwood Section Can Recall Rich Historical Past," *The Evening Star*, September 4, 1950.

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development of Fort Stevens during the Civil War. The end of the war brought a transition to a more populated area with the development of single-family houses, prompting the establishment of new city services such as electric streetcars. The 1893 Highway Act further changed the shape of a burgeoning urban enclave by re-drawing the grid pattern of the streets, transitioning a still somewhat rural region into a fully suburban community.²¹ The Hampshire, constructed in 1935-36, is representative of the type of apartment development that evolved along transportation corridors, as the population grew, creating housing for workers in a location convenient to commercial amenities and providing a brief commute to and from downtown D.C. jobs. Commercial amenities in the immediate vicinity in fact coincided with construction of The Hampshire. For instance, opposite the apartment buildings on New Hampshire Avenue is a grouping of six commercial structures built in 1936 and 1937, which continue to operate as 1-story retail or 1-2 story retail / apartments for use by nearby residents.

The Hampshire meets **Criteria C-5, C-6 and C-7** because it reflects the evolution of architectural styles used in Washington, D.C. and the diversity of designs by Louis T. Rouleau in the interwar period. Rouleau is a prolific architect in the history of Washington, D.C., designing over 150 buildings, including commercial buildings, office buildings, bus terminals, private residences, and apartment buildings, during a short yet productive career spanning just 15 years.

Louis T. Rouleau was born in Washington, D.C. in 1896, but spent his boyhood in Europe with his family, his early education having occurred in France. Returning to the United States as an adult, he attended the Catholic University of America where he received his BA (1916) and his MA in architecture (1917), being one of the early graduates of that school's fledgling architecture program. After serving as a lieutenant in the Navy during the First World War, by 1923, city directories indicate that he had established his own architectural office in Washington, D.C. He appears to have worked independently throughout his subsequent design career.

Rouleau designed in the dominant architectural styles of his time. Trained in the Beaux Arts style, his very early work employs the elements that define that style, albeit at a smaller scale. One extant example is the two-story commercial building at 1625 Connecticut Avenue, NW which features an active roofline of stone dentils and balustrade and an over-scaled central storefront entrance with entablature; he received a Board of Trade award for architectural merit for this building's design.²² His immediate subsequent work in the early 1920s consisted mostly of rowhouses and apartments done in a partnership with local developer, Boss and Phelps. His buildings during this partnership were mainly in the Colonial Revival style, evidencing his ability to simplify design. This work is concentrated in the Northeast quadrant of the city, where he designed, for example, 50 two-story brick rowhouses in the Near Northeast neighborhood, along 3rd Place NE and 3rd Streets, between M and N Streets NE. These 'daylight' rowhouses with flat facades are setback from the street, providing the novelty of a small front yard and generally feature short mock mansard roofs carried out in shingles.

²¹ Katherine Grandine, *Brightwood: From Tollgate to Suburb*, ed. Kathryn Schneider Smith (Baltimore: The Johns Hopkins University Press, 2010), 132.

²² *The Washington Post*, "Buildings Selected by Board of Trade for Architectural Merit," March 13, 1927.

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It was also during this period that Rouleau took on the role of developer/architect. He designed several single-family homes and small apartment buildings that he subsequently re-sold, generating income to support his independent practice. As he expanded his individual projects and his partnerships, his commissions began to be concentrated in the Northwest quadrant of the city. By 1928, he had established his physical office, too, prominently in downtown at 1420 K Street, NW -- a 5-story office building (no longer extant) that he both designed and owned.²³

His work during the mid-1920s to early 1930s continued to consist of rowhouses and apartment buildings, mostly constructed of brick. His designs of this time however reflect the trends of the 1920s and therefore include elements of both Tudor Revival and Art Deco architecture, both of which were popular up to the Great Depression. For example, a 5-story stately apartment building at 5420 Connecticut Avenue NW (1928, extant) features Tudor Revival elements such as ornamental stone window surrounds, in addition to Art Deco elements including a stepped-back façade and fluted detailing around the entryway.²⁴ Rouleau fully embraced Art Deco architecture the following year with his design of the substantive five-story addition to Woodley Park Towers apartment hotel at 2737 Devonshire Place NW, as reflected in its geometric ornamentation, decorative stonework, and fluted pilasters in the grand lobby.²⁵

Though Rouleau filed for bankruptcy in 1930, he continued to work throughout the District and in neighboring Maryland during the Great Depression, completing several architect/developer projects, likely to re-stabilize his business. His work in the initial years of the 1930s consists of a return to the symmetry and stripped down nature of Colonial Revival architecture as seen through the 2-story brick or frame single-family homes with columned porches designed along 4401-4409 Garrison Street, NW.²⁶ But, by the mid-1930s, his practice had again flourished, and he began to experiment with emerging design trends, blending traditions, while also evidencing an ability to execute high-style revival styles, in this case, Tudor Revival, in a restrained fashion for the target rental market of those of modest means.

Built in 1935 and 1936, The Hampshire is representative of this ability. This moment in Rouleau's career was also reflected in the evolution of architectural styles across D.C. at large. The Hampshire represents this evolution of architecture through its use of orderly fenestration and a traditional brick façade, with the incorporation of irregular setbacks, together which harken to the stripped-down revival tradition with elements of the modern aesthetic. Tudor expressions are then evidenced through Rouleau's application of quoin-like effects and Tudor arches at main entries, the crenellated parapets at rooflines and cast stone heraldic ornamentation. Rouleau's use of clinker brick at 5040 New Hampshire is especially notable. Clinker brick are those that, because they were placed too close to the heat in the kiln during firing, become disfigured, rough, or bulge. In the late nineteenth century as brick production became more standard, clinker brick was eliminated. However, as the Arts and Crafts and Tudor Revival movements gained popularity, the

²³ D.C. Architects Directory: 1822 to 1960, "Rouleau, Louis."

²⁴ District of Columbia Historic Building Permits Database, D.C. Building Permit #118909, November 11, 1928, accessed June 2019.

²⁵ *The Washington Post*, "Woodley Park Towers Rises Imposingly," November 24, 1929.

²⁶ District of Columbia Historic Building Permits Database, D.C. Building Permits #159568-71, December 7, 1932, accessed June 2019.

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rustic, anti-industrialist, and irregular aesthetic of clinker brick were embraced despite the somewhat contradictory increase in manufacturing and labor costs associated with its use. Especially in the 1920s, clinker brick was utilized to differentiate buildings in an increasingly growing metropolis of similar structures. This was especially true in some major cities (such as New York and Queens). The material was used in conjunction with varied architectural styles (apart from the two it was primarily associated with).²⁷

Although employed by Rouleau a decade later than the norm –in the 1930s– clinker brick usage at 5040 New Hampshire clearly differentiates the two otherwise not dissimilar buildings from one another. It also distinguishes the property from other similar properties in the immediate vicinity, such as the grouping of six, 3-story red brick apartments across New Hampshire Avenue to the east, also built in 1936. With The Hampshire design Rouleau reflects the restraint held in architecture for the emerging middle class who would reside in these modestly price, low-rise apartments. He does so by maintaining tradition of design through red brick and orderly fenestration. However, he also experiments with elements of modern architecture through use of setbacks and flat roofs, while at the same time, providing restrained Tudor Revival elements including use of visual differentiation and interest through clinker brick and cast stone ornamentation.

Rouleau’s grasp of the architectural trends of his training, those of the time and place and those emerging is evident. Although his life was cut short in 1937, one of his final commissions following The Hampshire is his design for the Century Apartments at 2637 16th Street NW (1936, extant). With its clean lines and bank windows, this building is considered an early expression of the International Style in Washington, D.C.²⁸

The Hampshire is also representative of the **Conventional Low-Rise Apartment Building** subtype, as defined by the Multiple Property Documentation Form, *Apartment buildings in Washington D.C. 1880-1945*, as it meets the following criteria:

- Is a purpose-built apartment building;
- Contains at least five self-sufficient units;
- Is at least two stories high and no more than four;
- Does not contain an elevator;
- Retains sufficient architectural integrity and historic characteristics to enable identification with the subtype, including façade appearance;
- Was constructed primarily between 1880 and 1945;
- Is located within the District of Columbia.

The *Multiple Property Documentation Form* states that the Conventional Low-Rise Apartment Building subtype “holds the principal role as the basic and most prevalent example of the building

²⁷ Akhtar, Alafia. *One’s Man’s Trash is Another Man’s Treasure: The Transition of Clinker Brick from Disposable to Decorative*, Master’s Thesis, Graduate School of Architecture, Planning, and Preservation, Columbia University, May 2013, 3 and 29.

²⁸ Meridian Hill Historic District, Washington D.C., National Register # 14000211

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type that defines the apartment building in its seminal period in the District of Columbia.”²⁹ It is this very prevalent form of apartment buildings exemplified in The Hampshire that helped to define the spread of the population northeast along New Hampshire Avenue, a major transportation thoroughfare in the District. The Hampshire is comprised of two, three-story plus basement buildings containing a total of 51 (originally 49) self-sufficient units that are accessed solely by interior stairwells.

The buildings retain integrity of materials, design, workmanship, setting, feeling, location, and association to communicate their significance within the context of the Conventional Low-Rise Apartment buildings and of apartment building architecture in Washington, D.C. The largely intact exterior and interior of The Hampshire indicates few alterations over the years. Character-defining features such as red brick, clinker brick and stone detailing remain, as do the irregular setbacks and flat roofs, illustrating Rouleau’s blending of both traditional revival and modern aesthetics. Tudor Revival elements also continue to be evident, consisting of crenellated parapets, heavy and exaggerated Tudor-style stone surrounds with Tudor-inspired wood transoms, and quoin-like and heraldic motifs of cast stone. The location of the property retains its significant association with New Hampshire Avenue and its transportation corridor and the commercial amenities across the street, as well as in the surrounding Brightwood neighborhood.

Today, the current owner, Wesley Housing Development Corp. dba Wesley New Hampshire LLC (Wesley), is an organization that specializes in the development, operation, and preservation of quality affordable housing communities for low- and moderate-income families and individuals. Wesley intends to rehabilitate the property to the *Secretary of the Interiors’ Standards* for continued use as deeply affordable housing. Utilizing federal historic tax incentives, the owner shall be able to, for example, remedy deferred maintenance, install modern, efficient plumbing, electrical and HVAC systems, and provide certain accessible/barrier-free living units. The project will meet the *Standards* and preserve both the historic character and features of the property.

The Hampshire shall continue to provide affordable housing for those of modest means and remain as an intact representative that reflects one of Rouleau’s final design commissions evidencing, but moreover, the development of the Brightwood neighborhood, inclusive of that of the Brightwood Park enclave, which grew from a rural to a residential, commuter neighborhood prominently situated near and strongly associated with ties to crucial transportation lines.

²⁹ *Apartment Buildings in Washington, D.C. 1880-1945*, p. F-6.

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Washington Post

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.71

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 38.952183 Longitude: -77.013371

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- | | |
|------------------------|-----------------------|
| 2. Latitude: 38.952213 | Longitude: -77.012680 |
| 3. Latitude: 38.951356 | Longitude: -77.013311 |
| 4. Latitude: | Longitude: |

Or
UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The Hampshire is located at 5000 – 5040 New Hampshire Avenue, NW, Washington DC, occupying Lots 0001 and 0002 in Square 3400. The buildings are bounded by Gallatin Street, NW to the north, 2nd Street NW to the west, Farragut St NW to the south, and New Hampshire Avenue NW to the east.

Boundary Justification (Explain why the boundaries were selected.)

The selected boundaries encompass the two buildings occupying Lots 0001 and 0002 in Square 3400.

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11. Form Prepared By

name/title: Jennifer Hembree with JulieAnn Murphy
organization: MacRostie Historic Advisors LLC
street & number: 1400 16th Street, NW Suite 420
city or town: Washington state: DC zip code: 20036
e-mail jhembree@mac-ha.com
telephone: 202-483-2020
date: September 27, 2021

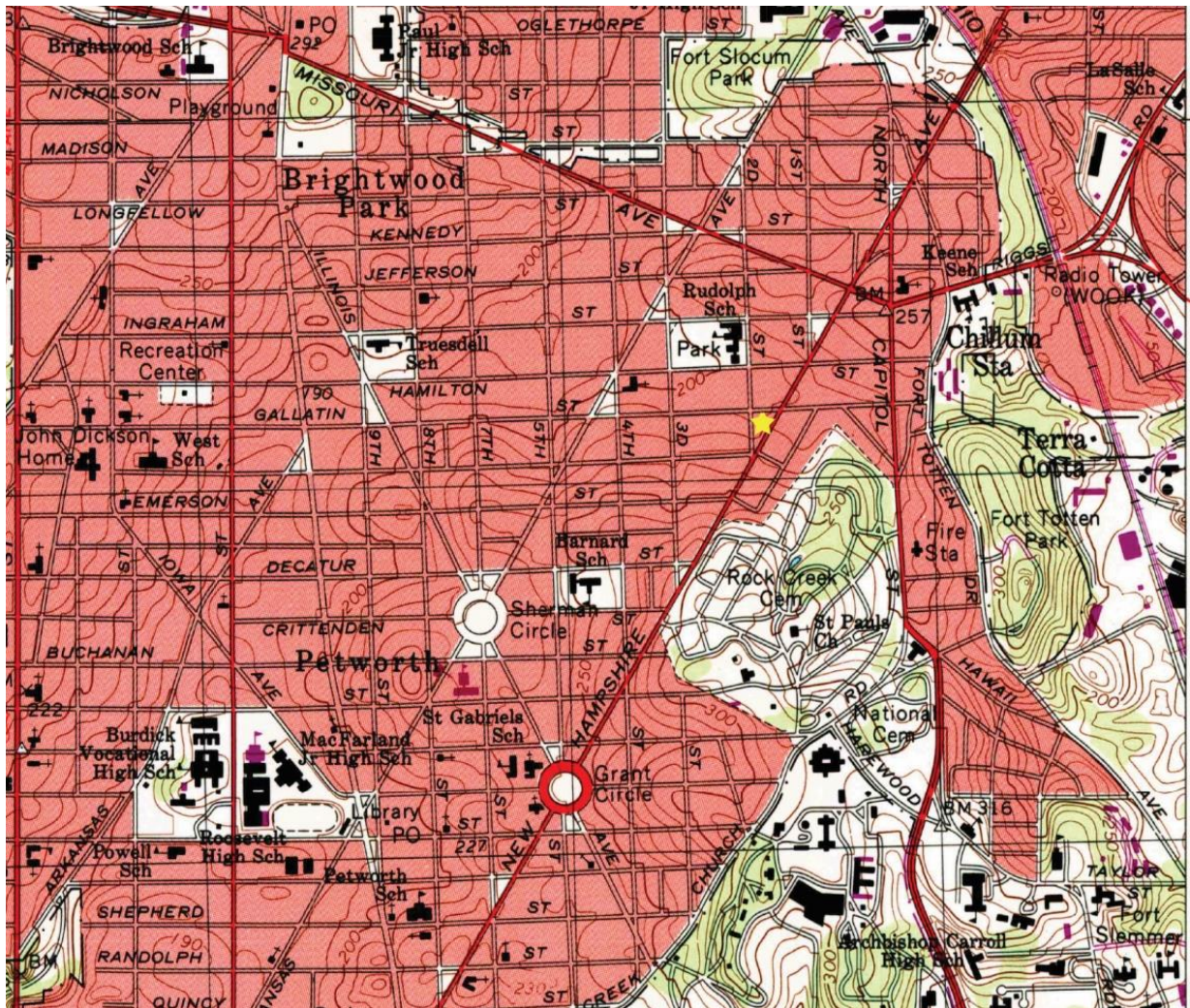
Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

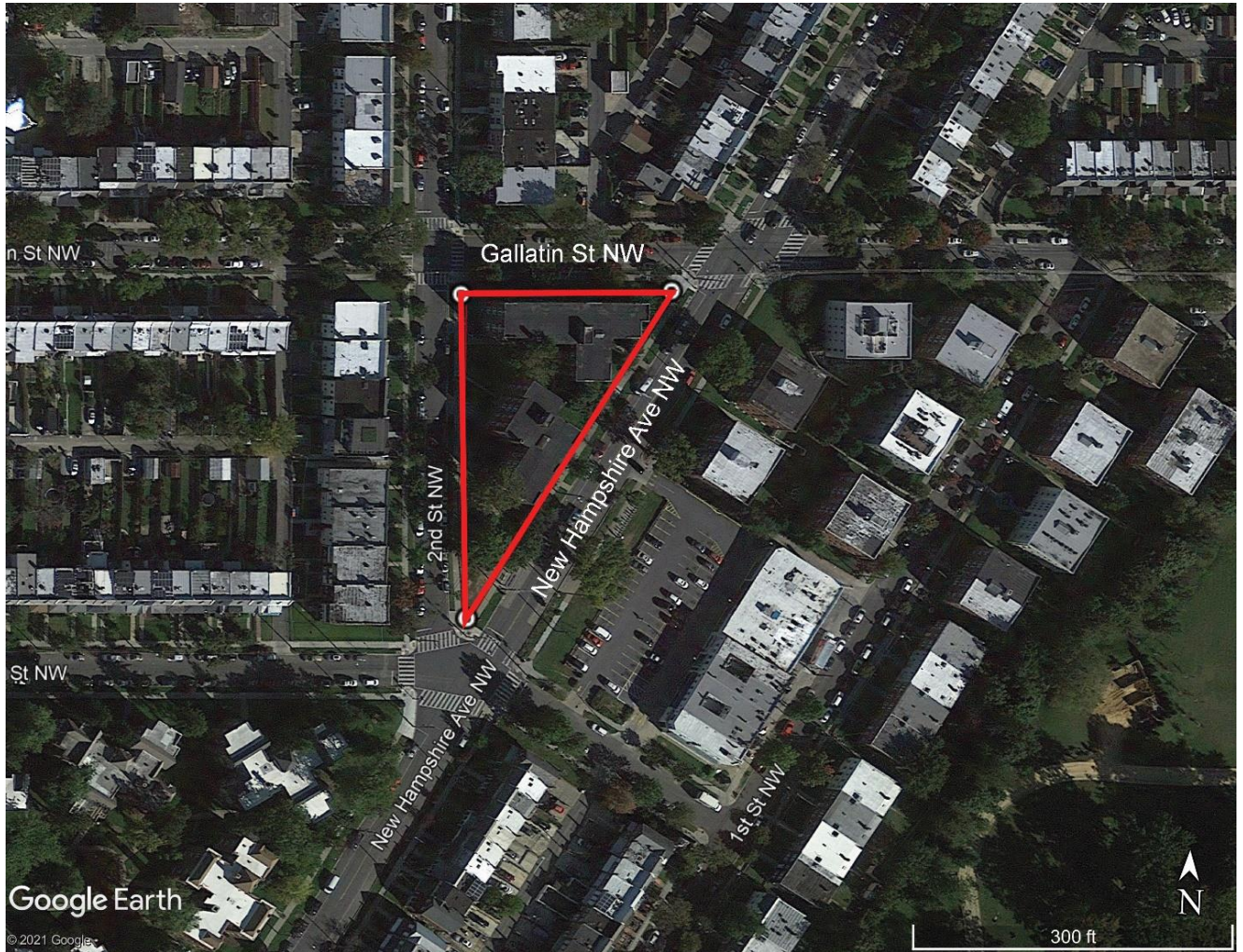


Maps: USGS Quad Map, Washington West, 1983, Scale 1: 24,000

★ Property Location

5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

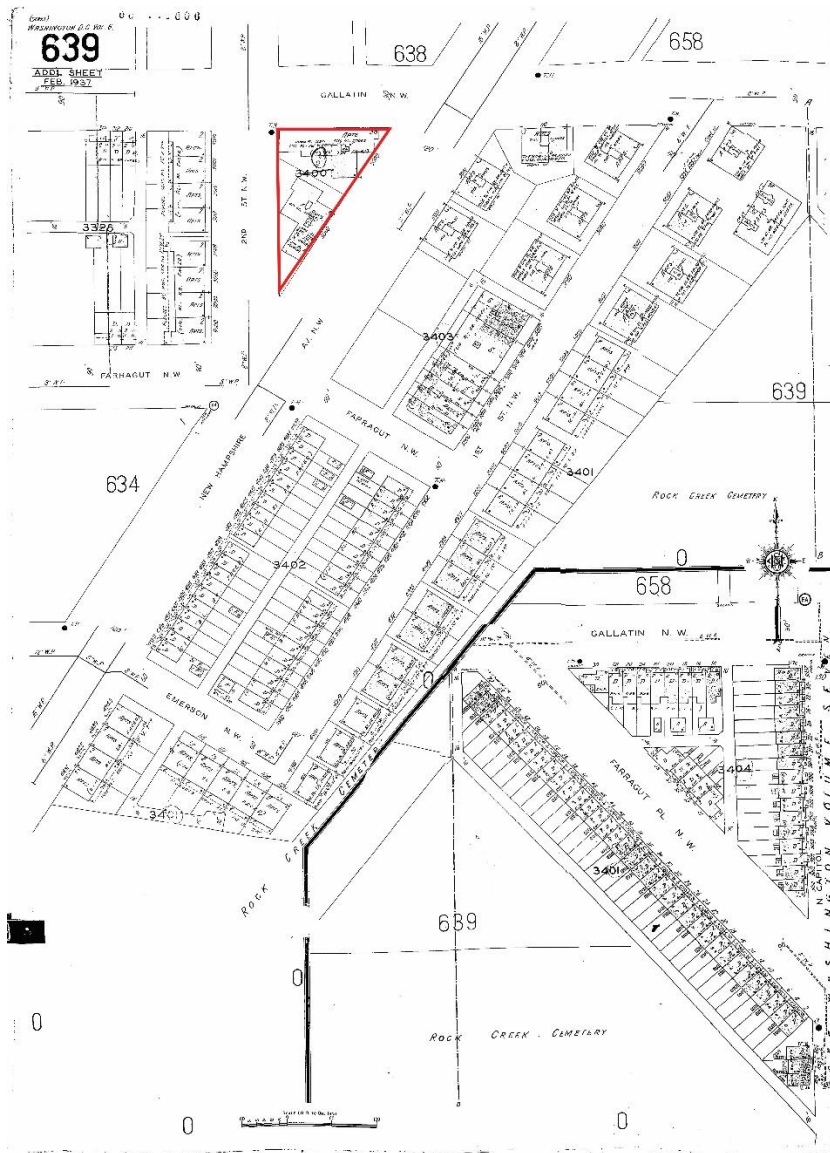


Maps: Google Earth Map showing location, 2021, Scale – 300 ft.

 Property Location

5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

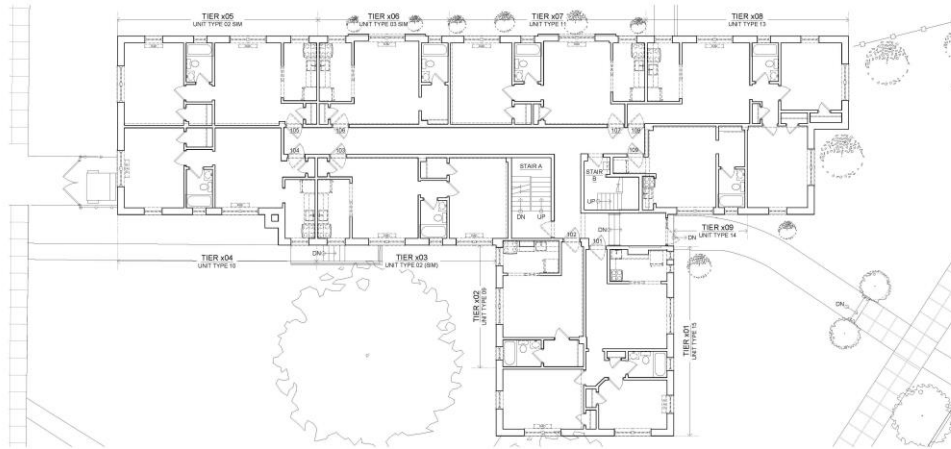


Additional Items: 1937 Sanborn Map

 Property Location

5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State



5040 New Hampshire Avenue



5000 New Hampshire Avenue

Additional Items: First Floor Plans



5000-5040 New Hampshire Avenue, N.W.
Name of Property

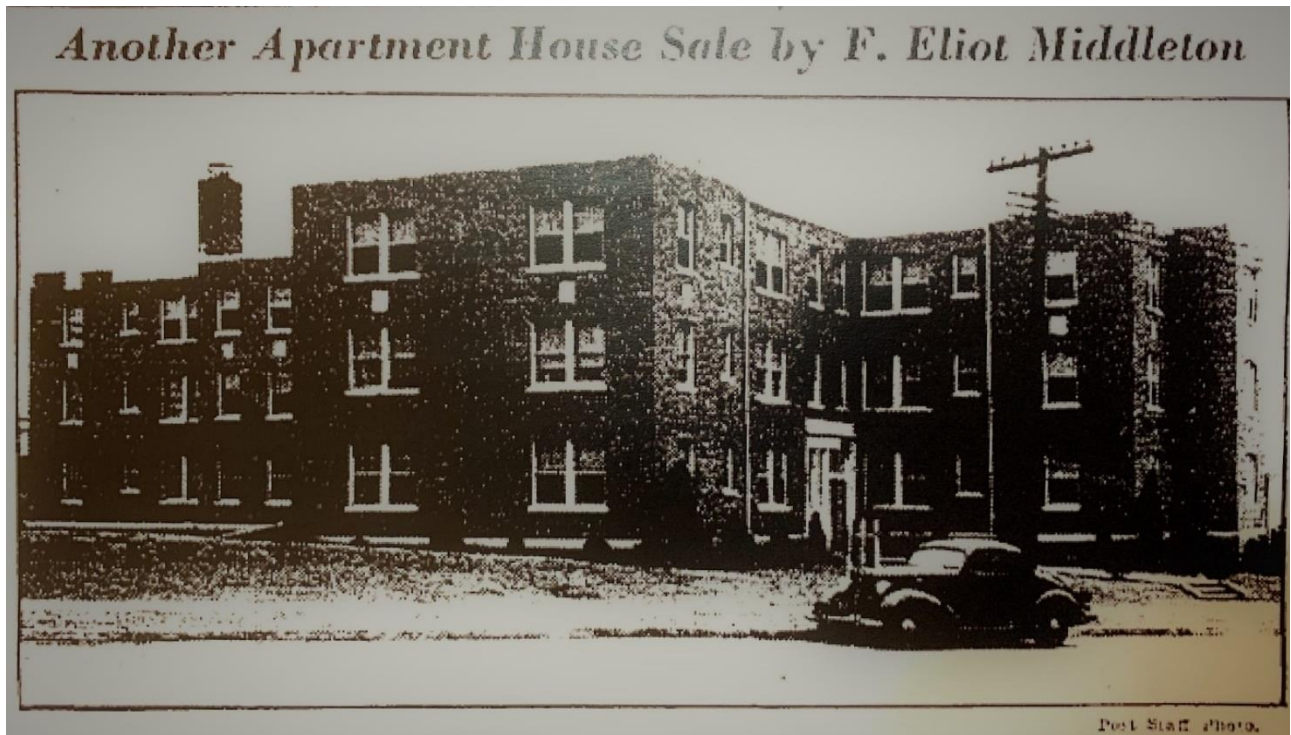
District of Columbia
County and State

Eastern Construction Co. was
issue a perm recently by the
office of District Building Inspector
Oehmann to erect a three-story
brick apartment building at 5040
New Hampshire avenue northwest,
costing \$65,000; L. T. Rouleau is the
architect.

Additional Items: Announcement for construction of 5040 New Hampshire Avenue, NW,
Washington Post, 2 February 1936

5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State



Additional Items: Historic image of 5040 New Hampshire Avenue, NW, view from New Hampshire Avenue looking northwest, announcing sale of building, *Washington Post*, 7 March 1937

5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: April 2019

East elevation of 5000 New Hampshire Avenue NW, camera facing west.

1 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: April 2019

East elevation of 5040 New Hampshire Avenue NW, camera facing southwest.

2 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: April 2019

Main entry of 5040 New Hampshire Avenue NW, camera facing west.

3 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: April 2019

5000 and 5040 New Hampshire Avenue NW from 2nd Street NW, camera facing south
4 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: April 2019

5040 New Hampshire Avenue NW east elevation, camera facing west

5 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: April 2019

5000 New Hampshire Avenue NW south and west elevations, camera facing northeast
6 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: April 2019

5040 New Hampshire Avenue NW north elevation from Gallatin Street NW, camera facing east

7 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: April 2019

5000 and 5040 New Hampshire Avenue NW from Gallatin Street NW, camera facing southeast

8 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: April 2019

Crenellated parapet detail with heraldic shield ornamentation at 5000 New Hampshire Avenue NW, camera facing west

9 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: April 2019

Main entry to 5000 New Hampshire Ave NW, camera facing west
10 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: April 2019

Cast stone quoin detail at 5000 New Hampshire Avenue NW, camera facing west
11 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: April 2019

Crenellated parapet, heraldic shield ornamentation and clinker brick detail at 5040 New Hampshire Avenue NW, camera facing east

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5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: April 2019

Detail of clinker brick at 5040 New Hampshire Avenue NW, camera facing east
13 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: April 2019

Entry foyer and first floor corridor of 5040 New Hampshire Avenue NW, camera facing west
14 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: April 2019

First floor corridor, long view, at 5040 New Hampshire Avenue NW, stairwell door at left,
camera facing north

15 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: August 2019

Unit living room featuring wood flooring (typical) and Tudor-arched hallway opening (typical of some) of 5040 New Hampshire Avenue NW, camera facing east

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5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: August 2019

Unit bedroom featuring wood flooring (typical of most) of 5040 New Hampshire Avenue
NW, camera facing south

17 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: August 2019

Upper floor corridor unit entries with historic louvered wood doors (typical of some), 5040
New Hampshire Avenue NW

18 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: April 2019

Entry foyer in 5000 New Hampshire Avenue NW, camera facing east
19 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: April 2019

Upper floor corridor in 5000 New Hampshire Avenue NW (typical of second and third floors), camera facing south

20 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: August 2019

Unit interior in 5000 New Hampshire Avenue, view from hallway to living room and kitchen beyond (Tudor-style arch and glazed kitchen door, typical of some), camera facing south
21 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: August 2019

Unit interior in 5000 New Hampshire Avenue, view from living room with kitchen at right, wood flooring (typical); glazed kitchen door (typical of some), camera facing west

22 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: August 2019

Unit bedroom in 5000 New Hampshire Avenue NW, featuring historic doors (typical of most) camera facing northeast

23 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Name of Property: The Hampshire

City or Vicinity: Washington

County: N/A

State: District of Columbia

Photographer: MacRostie Historic Advisors LLC

Date Photographed: August 2019

Stairwell (typical) in 5000 New Hampshire Avenue NW, camera facing northwest
24 of 24



5000-5040 New Hampshire Avenue, N.W.
Name of Property

District of Columbia
County and State

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.