

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property
County and State
Name of multiple listing (if applicable)

Section number _____ Page _____

Supplementary Listing Record

NRIS Reference Number: SG100004500

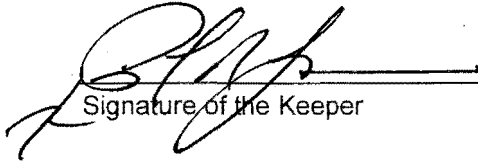
Date Listed: 10/10/2019

Property Name: Wardman Flats

County: District of
Columbia

State: DC

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



Signature of the Keeper

10/10/2019

Date of Action

=====
Amended Items in Nomination:

Location:

The Location box is completed as: *City-Washington; State-District of Columbia (DC)*.

The DISTRICT OF COLUMBIA SHPO was notified of this amendment.

DISTRIBUTION:

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

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: Wardman Flats

Other names/site number: _____

Name of related multiple property listing: N/A

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

2. Location

Street & number: Square 519 bounded by 3rd and 4th streets and R St and Florida Ave NW

City or town: _____ State: _____ 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Not For Publication: Vicinity: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 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 at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

<p><u>DAVID MALONEY / DC SHPO</u></p> <p>Signature of certifying official/Title:</p> <p><u>DC HISTORIC PRESERVATION OFFICE</u></p> <p>State or Federal agency/bureau or Tribal Government</p>	<p><u>8/27/2019</u></p> <p>Date</p>
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p>	<p>_____</p> <p>Date</p>
<p>_____</p> <p>Title :</p>	<p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

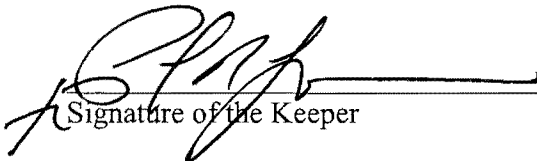
Wardman Flats
Name of Property

Washington, DC
County and State

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

10/10/2019
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

Wardman Flats
Name of Property

Washington, DC
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>26</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>26</u>	<u>1</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

COMMERCE/restaurant

Wardman Flats
Name of Property

Washington, DC
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Queen Anne

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick

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

The Wardman Flats complex occupies almost a full city square (Square 519) in the District of Columbia bounded by Florida Avenue NW to the north, R Street NW to the south, 4th Street NW to the west, and 3rd Street NW to the east. Constructed in 1902-1903, it is the first large-scale project by prolific Washington developer Harry Wardman. The square features four groupings of 26 attached, two-story Victorian rowhouse flats (duplexes) built by Wardman. One recent non-contributing multi-dwelling unit, built 2014, replaced one of the original Wardman duplexes mid-row on 4th Street NW. The collection is divided largely into four groupings, each of which face the four streets bounding the square. Each grouping, built under its own D.C. Permit to Build, is distinguished by slight variations in ornament.

The twenty-six Wardman buildings were all designed by architect Nicholas R. Grimm, with whom Wardman worked in the period from 1898 to 1905. Each of the duplex flats has one apartment unit on the first floor and one in the second floor, both of which are accessed from the exterior by a single door at the front façade. The collection of Queen Anne-style urban rowhouse flats exemplifies the planning and design of Wardman and Grimm's early housing developments. The brick and stone rowhouse flats demonstrate an attention to craftsmanship, clearly intended to draw middle-class residents.

Wardman Flats

Name of Property

Washington, DC

County and State

The square's interior is bisected by three alleyways accessible by four entrances; one on 4th Street NW, one on Florida Avenue NW, and two on 3rd Street NW. There are no buildings in the square's alleyways, but the alley network provides service access through the block and to the rear of the buildings.

The property includes 27 buildings: the 26 rowhouse flats (contributing), and the one, non-contributing, infill building at 1717 4th Street NW that replaced an original Wardman rowhouse flat. A one-story commercial building, constructed in 1921, is located on the square at the corner of Florida Avenue and 4th Street NW, but it was not constructed as part of Wardman's development and is not consistent with it, so is not included within the boundaries of this nomination

Despite the loss of one of the original buildings, the collection retains integrity of location, setting, design, workmanship, materials, feeling and association.

Narrative Description

Site

The Wardman Flats consist of 27 buildings in Square 519, bounded by Florida Avenue to the north, 4th Street NW to the west, R Street NW to the south and 3rd Street NW to the east. Florida Avenue, a combination residential and commercial corridor, is a major traffic artery coming into and out of the city from the east. The three other streets forming the square are entirely residential and, with their rows of late Victorian flats, are representative of the architectural character of the larger area.

Twenty-six of the 27 rowhouse flats were designed by architect Nicholas R. Grimm and developed and built by Harry Wardman in 1902-1903; the condominium at 1717 4th Street was constructed around 2014 on a long-vacant lot of a demolished flats building. The Wardman Flats are all two-story brick buildings distinguished by standard late-Victorian rowhouse forms and detailing, including projecting bays and towers, rusticated lintels, and single-entry doors. These entries, however, lead not into a single-family dwelling as in the standard rowhouse, but into two separate apartments, with one flat per floor. The flats were constructed in several independent groups with each group occupying the four streets forming the square, with minor variations in form and details.

A series of service alleys provides access through and into the center of the square. The alleys allow access to the rear of the buildings, and in some cases provide parking pads for vehicles. There are no alley buildings within the alley network.

Architectural Description

The attached, two-unit rowhouse flats were built in street-long clusters and executed in a late Victorian Queen Anne style. The buildings are characterized by their projecting bays, turrets, cornices, rusticated stone beltcourses and slate-clad false mansard roofs and are representative of the immediate residential neighborhoods of Truxton Circle and Bloomingdale. While these buildings share many design features of the standard Victorian-era rowhouses of D.C., they also represent a transition away from the Victorian aesthetic towards a more regularized and compact

Wardman Flats

Name of Property

Washington, DC

County and State

model of early 20th century rowhouse forms (defined by second decade of the 20th-century by two-story height, flat-fronted facades and front porches).

Although the duplexes are largely similar in terms of size, there are differences in configuration and size among the rows forming the square. For instance, larger and more ornamental rowhouse flats are located along the alley entrances, while those at the intersection of streets feature corner towers and turrets.

The following is a description of the various groups of buildings comprising Wardman's Flats:

301-319 R Street NW (lots 38-47)¹

These ten attached rowhouse flats extend from 3rd to 4th Street along the north side of R street. They are all two stories in height with projecting polygonal bays and a single entrance bay to the right of the projecting bays. The ten dwellings have raised foundations, with front doors set above grade and reached by stone stairs. The single windows in the projecting bays have continuous rusticated lintels, while the single, entry door and the window above are each topped by their own rusticated lintels. The projecting bays are capped by three-sided pyramidal turrets intersecting with the main false mansard roof. A hipped dormer sits in the front slope of the mansard, above the entrance bay.

The two semi-detached corner buildings—301 and 319 R Street NW—are larger than the attached flats between them and have a slightly higher level of ornamentation. In both cases, the buildings sport robust corner towers capped with full, eight-sided conical roofs that are taller and more robust than the projecting bays and turrets of the attached neighbors. The tower at 301 R Street is further enhanced by a frieze decorated with an applied garland swag that does not exist on the other buildings in the row. The corner building at 319 R Street may have the same garland ornamentation, but the frieze is covered with aluminum siding and it is not visible.

Both corner buildings turn their corners on 3rd and 4th Streets and extend the lengths of the lots with two projecting bays on either side of a flat wall surface. The front bays are three-sided with single windows in each canted wall section; the end bays are rectangular with two single windows in the front walls of the bays; and the flat wall between has three single windows spanning its width. The projecting bays on these side elevations are not capped with turrets but have a slightly overhanging cornice.

1709-1715 and 1719 4th Street NW (lots 48-51 and 53) and 1721 4th Street (Lot 54)²

The six flats on 4th Street (1709-1715 and 1719) were historically a row of seven flats, but the one at 1717 4th Street was demolished, and a new building erected on the vacant lot in 2014. The row spans the block between two alleys that cut through the irregular-shaped square where the southernmost alley cuts east-west through the square, and the northernmost one cuts through at a NW-SE angle, following the orientation of Florida Avenue.

¹ See DC Permit to Build 0889 and 0889A (1902).

² See DC Permit to Build 0756 and 0757 (1902).

Wardman Flats

Name of Property

Washington, DC

County and State

While all of the buildings share similar two-story brick massing, projecting bays, turrets, and architectural details with those on R Street, this 4th Street row of flats offers four different building forms along the row: the two end buildings have their own distinct forms, and the attached flats between them follow an alternating A-B building pattern. Building pattern A is a two-story building with a polygonal projecting bay covered by a turret that rises above a broad brick frieze above the second-story windows of the polygonal bay; and building pattern B features a similar polygonal bay, but the turret capping it is lower in height as it is set directly above the second-story window lintels of the projecting bay. In form B, the turret sits atop a wooden frieze that narrowly separates the area between the lintels and cornice (there is no broad brick frieze as in form A). This A-B building pattern historically defined the five buildings from 1713-1719 4th Street. However, the flat at 1717 4th Street has been demolished and replaced with a building that deviates from the pattern.

The two end buildings—1709 and 1721 4th Street—buttress the south and north ends of the row, respectively. The flat at 1709 4th Street is the southernmost end of the row with its side wall extending along the alleyway. The two-story brick building features a square projecting bay and single entrance bay next to it. The bay is capped by a partial pyramidal roof that intersects with a false mansard. A broad cornice with modillions, set above a decorative frieze, supports the turret whose main slope features a pedimented dormer. Rusticated lintels span the single window openings. The side wall of the building extends along the alley with single window openings at the first and second stories punched into the undecorated brick wall surface.

The building at 1721 4th Street occupies a triangular lot at the northernmost end of the row. Its northern side wall extends along the diagonal alleyway that gives the lot its triangular shape. The dwelling is distinguished from the others in the row most notably for its wide projecting bay that occupies the center of the façade with two single bays side to either side (the southernmost bay holds the building's entrance). The projecting bay is covered by a pyramidal roof that intersected a false mansard roof behind. This mansard was recently raised making the attic level a full, occupiable third story. The new mansard has full dormers that replaced smaller pedimented dormers in the front roof slopes. An end chimney that rose above the roofline at its north corner has been removed, or embedded in the new, higher roof. The raised roof does not detract from the character of the row.

The building at 1717 4th Street NW, built in 2014 on the vacant lot of the demolished building, is a three-story, flat-fronted brick building that is set upon a raised basement level and is capped by a flat roof that rises higher than the adjacent towers.

300-312 Florida Avenue NW (lots 67-73)³

The seven rowhouse flats fronting the 300 block of Florida Avenue NW are nearly identical to the R Street NW row, save for the corner building at 300 Florida Avenue. Like the other corner buildings in the group of flats on the square, 300 Florida Avenue is larger and more architecturally distinguished than the other buildings to which it is attached. 300 Florida Avenue features a robust rounded corner tower topped by a conical roof form and a side wall that extends along 3rd Street

³ See DC Permit to Build 1065 (1902).

Wardman Flats

Name of Property

Washington, DC

County and State

with two projecting bays and flat wall surfaces between. The projecting bay towards the front is polygonal, while that at the end is rectangular. Both are capped by turrets that intersect with the mansard roof of the building. Two pedimented dormers are located on this roof slope between the projecting bays. The tower at 300 Florida Avenue is the only rounded tower in the collection of 26 flats.

1708-1712 3rd Street NW (lots 64-66)⁴

The three attached flats on 3rd Street NW are located mid-block on the street, on the three lots framed by the two alleyways cutting generally E-W through the square. These three flats have an A-B-A pattern where the two end buildings (Form A) have rectangular projecting bays capped by pyramidal roofs intersecting the false mansard behind, and the center building has a polygonal projecting bay capped by a three-sided turret also intersecting the false mansard. This row features the same projecting cornice with modillions and rusticated lintels and beltcourses that define all the flats in the grouping. Both 1708 and 1710 3rd Street NW have pedimented dormer windows above the entrance bays; 1712 3rd Street NW has no such window, but it likely did exist, but has since been removed. Both 1708 and 1712 3rd Street NW have brick chimneys rising above the roofline along their alley elevations. Both chimneys have simple decorative cornices.

INTEGRITY

Of the 27 rowhouse flats forming the square, 26 survive in original form, massing, detail and materials. All retain their original massing and character-defining features such as projecting bays, turrets, rusticated lintels and beltcourses; together they are clearly distinguished as a single entity, designed and built as a collection. While many of the buildings have replacement windows, the 1/1 double-hung configuration of the original design remains consistent and the openings remain intact to their original size with the original rusticated lintels and beltcourses surmounting them.

One building, 2021 4th Street, has been altered slightly by a raised roofline in recent months, but the alteration does not detract from the whole. Similarly, although the replacement building at 2015 4th Street breaks the rhythm of the row in height, it does not compromise the overall integrity of the entity. The group of rowhouse flats retains integrity of location, setting, design, materials, craftsmanship, feeling and association.

⁴ See DC Permit to Build 0819 (1902)

Wardman Flats
Name of Property

Washington, DC
County and State

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

Wardman Flats
Name of Property

Washington, DC
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1903

Significant Dates

1903

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Nicholas R. Grimm (Architect)

Harry Wardman (Builder)

Wardman Flats
Name of Property

Washington, DC
County and State

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.)

Begun in 1902 and completed in 1903, the group of two-unit rowhouse flats, referred to collectively as Wardman Flats today, is the first large-scale development project of Washington's most notable developer, Harry Wardman. Built by Wardman on land owned by him and designed by Nicholas R. Grimm (Wardman's then preferred architect), the buildings, arranged in four groups along the four streets forming the square, were all designed as two-unit flats for two families, with one on each floor. Unlike the earlier sanitary houses that Wardman had built for Washington Sanitary Improvement Company (WSIC) that had two separate entrances, these duplexes were designed with just one entrance, giving the flats the outward appearance of being single-family dwellings. In building this collection of flats, Wardman established, for the first time, a system of construction with an economy of scale and vertical integration that came to be known as "the Wardman method" and defined Wardman's success as a developer. This first major speculative real estate venture of Wardman catapulted him into the development world and contributed importantly to a city-wide boom in the construction of flats. During the first part of the 20th century, Wardman developed and built so extensively over the next several decades that at his death in 1938, it was estimated that ten percent of the District's population lived in a building constructed by him.

These flats were built at a time of growth in the federal government and a need to house the growing numbers of government workers. This growth included both white and blue-collar workers who were not as affluent as the traditional middle-class resident and who could not afford to buy single-family dwellings. Nonetheless, they aspired to housing that met modern standards of comfort and sanitation, and some social standing. Recognizing the limitations in the rental housing market—apartment buildings were not always family friendly, boarding houses were transient in nature, and "sanitary housing" was intended for the city's poorest residents—Wardman offered an important rental housing option by building rowhouse flats, and in the case of Wardman Flats, almost an entire block of them. Once completed, Wardman marketed his flats to investors who then rented them out. Overall, the residents of the Wardman Flats met the profile of the new wave of federal government workers; they were native-born whites who held white and blue-collar jobs.

The Wardman Flats meet National Register Criteria A and C with Architecture and Community Planning and Development as the Areas of Significance. The buildings meet Criterion A because they are associated with the patterns of growth and change that contributed to the development of the District of Columbia; in particular, the flats are the earliest, large-scale and cohesive residential development of Harry Wardman. In addition, the flats, erected on an under-developed square just within the city's limits and intended to accommodate the expanding population of lower-to middle-class rental residents, illustrate the residential patterns of growth within the city.

The Wardman Flats meet National Register Criterion C as they embody the distinguishing characteristics of architectural styles, building types, or methods of construction, or are expressions

Wardman Flats

Washington, DC

Name of Property

County and State

of urban planning, siting, or design significant to the appearance and development of the District. Specifically, the Wardman Flats are an excellent example of the rowhouse flat, a type of residential building that provided quality housing at affordable rental rates for the city's lower, middle-class residents. Wardman Flats represents an innovative example of the type by the developer-architect team of Harry Wardman and Nicholas R. Grimm.

The Wardman Flats includes 27 buildings (26 contributing and one non-contributing) and comprises all building lots in Square 519, exclusive of Lot 801 (322 Florida Avenue) at the intersection of 4th Street and Florida Avenue, NW.

The Period of Significance is 1903, the year the flats were completed.

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

Development History of Square 519

Square 519 lies just south of Florida Avenue (originally Boundary Street) at the northern edge of the original Washington City as laid out by Peter L'Enfant in 1791. Despite being within the city limits, this area remained largely rural until after the Civil War. The 1857 Albert Boschke map shows a single small structure located at the southwest corner of the square and only scattered farmhouses on surrounding squares.⁵ The major north-south road through the area was the Seventh Street Turnpike, a key artery that connected farmlands north of the city to the city, and in particular to Northern Liberties Market at Mount Vernon Square and Center Market at 7th Street and Pennsylvania Avenue NW.⁶

Urbanization of the area—now considered part of the Greater Shaw neighborhood—began with construction in 1862 of the Washington & Georgetown Railroad's 7th Street line, which ran from the Seventh Street wharves on the Southwest Waterfront through downtown and north to N Street NW. The introduction of the streetcar was expedited during the Civil War to help move troops through the city. Several Union Army encampments were located in close proximity to Square 519: the Wisewell Barracks at 7th and P Streets NW and the Campbell Hospital at Boundary Street (Florida Ave) between 5th and 6th Streets NW. Another installation, Camp Barker, was located a bit farther away at 13th and R Streets NW.

Following the Civil War, the streetcar lines provided transportation beyond the walking city and thus opened it up to real estate investment to areas beyond downtown. A post-Civil War population boom and improvements to city infrastructure, including more and expanded streetcar lines in the 1870s and 1880s accelerated speculative development. The 7th Street line was later extended to Boundary Street, and by the late 1880s, the Brightwood Railway offered streetcar service along the Seventh Street Turnpike all the way to the District border.⁷

⁵ A. Boschke, Map of Washington City, District of Columbia, Seat of the Federal Government (Washington, DC: 1857). Retrieved from <https://www.loc.gov/item/88694030/>.

⁶ James A. Miller, "Greater Shaw" in Kathryn Schneider Smith, ed., *Washington At Home: An Illustrated History of Neighborhoods in the Nation's Capital*, 2nd ed., (Baltimore, MD: Johns Hopkins University Press, 2010), 196.

⁷ LeRoy O. King, Jr., *100 Years of Capital Traction*, (Taylor Publishing Co., 1972), 17.

Wardman Flats
Name of Property

Washington, DC
County and State

By the 1880s, many of the blocks adjoining Square 519 had been divided into house lots, and many houses were already built or under construction (although none of the streets in this area were yet paved). An analysis of the 1880 Census reveals that most of the blocks in this area were inhabited by mixed clusters of working-class African Americans and white immigrants. The larger Truxton Circle area was populated by 57 percent whites and 43 percent blacks, with “more domestic servants, laborers and tradesmen than clerks or other professionals” making their homes in this area.⁸

As documented on the 1887 Hopkins real estate map, Square 519 was occupied solely by German immigrant and florist George Glorius (1822-1909) and his family (*see Historic Images*). Born in Prussia, Glorius came to America at an early age and was naturalized in 1840.⁹ He was “one of the pioneer florists of Washington, DC,”¹⁰ and maintained a large greenhouse as well as his own home on the southwest corner of the square. Perhaps the rest of the square, which is empty on the Hopkins map, was used for a nursery. Glorius sold flowers at the local markets, such as Center Market, Northern Liberties Market, and O Street Market. In 1871, Glorius was compensated \$332.92 for his losses from the destruction of the Northern Liberties Market, ordered by Governor Alexander Shepherd.¹¹ By the early 1880s, Glorius was exhibiting and winning prizes at local horticultural fairs, including the 1880 and 1881 National Fairs held on the National Mall.¹²

It was probably inevitable that Glorius’s square would eventually be developed for residential housing. The 1892 Hopkins map shows the square subdivided into house lots and alleys (*see Historic Images*). At that time, only three new houses had been constructed on the square—all along Florida Avenue. Glorius’s brick house and adjoining frame structure—perhaps a store—remained on the site, though Glorius’s large greenhouse had been removed.

Nearby “suburban” residential development went into high gear during this timeframe, filling in much of what had previously been rural Washington County. Immediately north of Florida Avenue, the gated community of LeDroit Park was developed in 1873 by Amzi Barber, one of the founders of nearby Howard University, and Andrew Langdon, a real estate developer. It was intended to be a “romantic suburb” of landscaped streets and picturesque houses.¹³ In 1888, developer George Truesdell inaugurated the community of Eckington, another suburban enclave, which was connected to the city by the District’s first electric streetcar line, the Eckington and Soldiers Home Railway.¹⁴ Between LeDroit Park to the west and Eckington to the east, the Bloomingdale neighborhood was developed in stages beginning in 1892.¹⁵ Unlike the previous two suburbs that consisted of detached suburban “villas” from the start, Bloomingdale was made

⁸ M. Marie Maxwell, “Ethnic Divides in an 1880 DC Neighborhood” (undated). Retrieved from <http://www.truxtoncircle.org/reports-and-documents/ethnic-divides-in-a-dc.pdf>.

⁹ As reported in the 1900 U.S. Census, District of Columbia, enumeration district 64, sheet 5.

¹⁰ *The Florists’ Review*, Nov. 26, 1914, 290.

¹¹ “Get Checks Next Week” in *Washington Post*, Apr. 9, 1899.

¹² *Washington Post*, Oct. 5, 1880 and Oct 6, 1881. *Evening Star*, Oct. 10, 1881.

¹³ Ronald M. Johnson, “LeDroit Park” in *Washington At Home*, 228.

¹⁴ John DeFerrari, *Capital Streetcars: Early Mass Transit in Washington, D.C.* (Charleston, SC: The History Press, 2015), 88.

¹⁵ Mara Cherkasky and Sarah Jane Shoenfeld, Bloomingdale Historic District National Register nomination, 2017.

Wardman Flats

Name of Property

Washington, DC

County and State

up of densely spaced row houses from its inception, reflecting the high demand for affordable, middle-class housing.

With developers targeting regions to the north and northwest of the L'Enfant city for development of exclusive, upper middle-class suburbs, older blocks such as Square 519 and the blocks immediately to the south and east never had the same cachet. Located several blocks east of the 7th Street transportation corridor, houses in this area were somewhat less accessible and thus the area likely was considered a less desirable neighborhood to live in. The row houses in these blocks tended to be smaller and simpler in decoration than houses to the west, such as those in the vicinity of Logan Circle.

Around 1900, a traffic circle was constructed at the intersection of Florida Avenue and North Capitol Street, approximately four blocks to the southeast of Square 519. The square was named for Commodore Thomas Truxton (1755-1822), an early naval commander. The traffic circle, which was removed in 1947 because it was deemed hazardous to traffic¹⁶ gave rise to the neighborhood's name, Truxton Circle. The available land, the need for housing, and the transportation improvements were more than enticing for a Harry Wardman, a young, ambitious builder looking to enter the city's speculative building market.

Harry Wardman's Life and Career

Harry Wardman was a textile mill hand, a clerk in his father's dry goods emporium, a department store floorwalker, a carpenter's apprentice, a floor-layer, a finish carpenter, a building contractor, a real estate magnate, a financier, a stock promoter, a hotel owner with American and European properties, and a bankrupt. Eighty years after his death, the architectural texture of residential Washington remains his most well-known legacy, especially because of the rows of dwellings which brought housing of high-quality design and construction to middle-class residents.

Details about Wardman's early life are obscure and accounts provide varying dates for his life's significant events. Born in Bradford, England, in 1869, 1871, or 1872, Harry worked in his father's dry goods shop and in a textile factory before leaving home at 17.¹⁷ In approximately 1886, he landed in New York with \$2.75 in his pockets. He found work as a department store salesman but soon migrated to Philadelphia, where he sold clothing at Wanamaker's Department Store and peddled insurance. In that city he encountered a Bradford classmate, whose father convinced him to apprentice himself to a carpenter. Wardman quickly mastered the trade and became a foreman. He also married a young woman from Bradford.

¹⁶ "Truxton Circle Hazard To End This Summer," *Star*, Mar. 24, 1947.

¹⁷ There are many discrepancies in the chronology of Wardman's early life. Most accounts state that he was born April 11, 1872, as does his 1938 Social Security Death Claim. However, some records, including his passport applications state that Wardman was born April 11, 1871. The 1900 Census recorded Wardman's birth as being April 1869. The same census gives his emigration date as 1886, conforming with Wardman's statement to Donald Wilhelm of the *Philadelphia Daily Ledger* that he left home at age 17 and soon afterwards came to the United States. However, records show a twenty year-old passenger named Harry Wardman arriving in New York on the Cunard steamer *Majestic* on March 18, 1891. Wardman is listed in the Washington, DC City Directory as early as 1892; three years later he married his first wife, Mary Hudson, in Philadelphia. All records agree that Wardman became a U.S. citizen in Washington, DC in 1900.

Wardman Flats

Name of Property

Washington, DC

County and State

By 1892, Wardman was living in Washington and working as a carpenter. Among his early employers was real estate developer Bates Warren, for whom he laid floors, and he was said to have worked on the construction of the Willard Hotel. In 1898, the permit for a two-story stable for the Japanese Legation listed Wardman as builder and Nicholas T. Grimm as architect. This project began an association that would produce more than 100 buildings. Grimm (1863-1931), a Kentuckian, was more prominent in the building industry than Wardman. In the dozen years since he received his first Washington permit, he had worked as a draftsman for the DC public school system and designed a dozen freestanding dwellings, as well as approximately 40 row houses. While Wardman used him as his architect almost exclusively, Grimm continued to accept commissions from other builders during the seven years they worked together.

Wardman at first built on a small scale. Although he opened an office in downtown Washington in 1899, he continued to work as a carpenter, riding his bicycle between construction sites with his toolbox attached to its handlebars. Although a later newspaper biography described his business as “buying with his savings one lot and making a building loan to put up a house, which then he would then sell,” most of his building was done as a contractor.¹⁸ In early 1899, Wardman built two Grimm-designed frame houses in Brightwood on his own account, and two others nearby for the partners Edward and Harry McAleer. Eighteen months passed before his next building project. This hiatus probably reflected personal tragedy and a professional reversal. Wardman’s wife Mary had died at age 26 on July 2, 1898, leaving him to raise an infant daughter with the help of a sister-in-law. His biography mentions a serious loss at the hands of an unnamed “dishonest partner” who left debts that he paid off after a struggle.

By the fall of 1900, Wardman’s building career had revived. He constructed individual brick dwellings in Foggy Bottom and Columbia Heights and a frame house in Georgetown for other owners. He also built a row of three two-story brick flats at 610-614 Park Road NW on his own account. Like Wardman’s original Brightwood house, this row was designed by Nicholas Grimm.

In the spring of 1901, two new clients expanded the scope of Wardman’s career. A perhaps apocryphal story states that, in the mid-1890s, Wardman was an enthusiastic patron of L. E. Breuninger’s ice cream parlor at 13th and G Streets, NW, and had inspired its proprietor to become a real estate developer. In April 1901, Breuninger (1859-1942) hired Wardman to build a three-story flat near his store and almost immediately completed the row in the 600 block of Park Road with flats designed by Grimm and constructed by Wardman. Later that year, he hired Wardman to construct six, two-story brick dwellings, whose architect was unnamed, on the opposite side of the street.

Within weeks of beginning Breuninger’s flat, Wardman received two major commissions from the Washington Sanitary Improvement Company (WSIC). Founded in 1897 by a coalition of progressive reformers, the WSIC was modeled after the “philanthropic housing” corporations that had been appearing in European cities since the mid-nineteenth century. It raised capital by selling stock to shareholders, whose annual dividends were capped at 5%, and invested it in housing for working-class tenants. Built on city streets rather than alleys, these “sanitary houses” were

¹⁸ EHT Traceries, “Harry Wardman.”

Wardman Flats

Name of Property

Washington, DC

County and State

standardized duplexes of concrete block with brick veneer. Each provided an upper and lower flat of three to five rooms with running water, indoor toilets, adequate ventilation, and heat at affordable rents.¹⁹

Wardman's projects deviated somewhat from the existing sanitary housing model. Since constructing its first units on Bates Street NW, the WSIC had added dozens of duplexes in the Shaw neighborhood, just northwest of North Capitol Street. Wardman was hired to construct a row of sixteen duplexes in a new area, the 200 block of Quincy Street NE in Eckington. He also became the builder of a cluster of twenty sanitary duplexes in the unit blocks of O and Bates Streets NW. Although the WSIC later built hundreds of duplexes designed by its long-time president, Appleton Clark, it hired a variety of architects in its early days. Wardman built duplexes designed by Major D. Bayliss (1848-1919), a specialist in hospital construction who worked for Dr. George Sternberg, the WSIC's founding president, at the Department of War.²⁰ Bayliss' duplexes differed stylistically from earlier sanitary units designed by James G. Hill and Arthur B. Heaton. While Hill and Heaton's units had flat, symmetrical facades broken only by a central second story bay window, the facades of Bayliss' duplexes were divided into two-story protruding and receding bays. However, these houses shared a long-time hallmark of sanitary dwellings; separate entrances for the upstairs and downstairs flat.

The year 1902 brought Wardman more important projects from Breuninger, for whom he erected ten substantial three-story houses in the 3200 block of Thirteenth Street NW and the 1200 block of Girard Street NW. He also became Breuninger's partner in a row of five three-story houses at 2473-2477 Eighteenth Street NW. That spring Wardman received a commission from a new client who proved instrumental to the development of his career. Henry Bergling, a prosperous tailor and businessman who had hired Wardman to build his house at 1219 Sixth Street NW, recommended him to other clients and helped him obtain financing through the Home Savings Bank. Wardman's career as a developer then accelerated rapidly. Just weeks after the permit for Bergling's house was issued, he received permits to build a row of six two-story Grimm-designed flats at 1638-1646 New Jersey Avenue NW. A month later, he commenced work on the five row houses he constructed as Breuninger's partner, rather than his employee. Then, on October 22, 1902, Wardman sought permits to build the first units of the first large development project on his own account – the 26 two-story flats in Square 519 (*see Historic Images*).

After completing his unified collection of 27 duplexes on Square 519 in 1903, Wardman increasingly acted as his own developer-builder. In 1903-1904, he continued to build intermittently for developers including Breuninger, Henry B. Willson, and David Moore. However, the average size of his own projects was growing, witnessed by his 15-house development in Square 1045 and 24 houses in Square 956. By 1905, Wardman had become a developer-builder exclusively. Although no exact count of all Wardman's projects exists, he received permits to construct more

¹⁹ Elizabeth Hannold, "Comfort and Respectability: Washington's Philanthropic Housing Movement," *Washington History*, 4, 2 (Fall/Winter, 1992/1993), 27-28; 30-31.

²⁰ "Major William Bayliss," *National Cyclopaedia of American Biography. Volume 12*. New York: James T. White & Co., 1904 and *Who Was Who in America. A component volume of Who's Who in American History. Volume 1, 1897-1942*. Chicago: A.N. Marquis Co., 1943, and "Capt. M.W. Bayliss Dead.: Veteran Federal Employee and Mason Succumbs at 70 Years," *Washington Post*; Feb 16, 1919; 6.

Wardman Flats

Name of Property

Washington, DC

County and State

than 2,800 buildings, the vast majority of which were row dwellings. When Wardman died in 1938, it is estimated that 10 percent of the District's population resided in a structure he had constructed.

Wardman's large scale construction methods greatly influenced the local building industry by his methods of organization, which enabled him to produce housing affordable for middle- and working-class customers while setting a high standard for craftsmanship and design. He planned projects and bought materials on an almost industrial basis. He said that his business was "organized like a department store. There are departments, each with a responsible head. We have our own architectural department, our own finishing, [and there are] the excavators, cementers, painters and the other groups, all of which are kept busy throughout the year, under individual heads, who report to me."²¹

Square 519 Takes Shape

Wardman's Square 519 project attracted attention in the local press even before its first permits were issued. In September 1902, the *Washington Post* reported on the young developer's current projects, noting that his rows of more opulent houses in Columbia Heights and on Eighteenth Street were nearing completion. While striking an elegiac note about the coming destruction of the Glorious greenhouse and gardens, the *Post* noted that Square 519's new duplexes would offer apartments of five rooms with a bath and will be "strictly up-to-date in all features." This project was a larger-scale sequel to Wardman's row of five two-flat buildings on New Jersey Avenue, all of which had been sold before completion. Wardman's goal was to have the duplexes ready for sale by April 1, 1903.

Construction in Square 519 preceded rapidly even during the winter. In early January 1903 Wardman advertised for floor layers in the *Washington Evening Star*. In March 1903, the *Washington Times* noted that each flat would make two apartments with separate entrances available at "reasonable" rents. The firm of Moore & Hill soon sold 300 Florida Avenue for \$5,500, while the R.J. Marshall Company sold 1708 Third Street and 303 R Street for \$5,000 each. In April, Wardman began selling duplexes directly to investors, all of whom appear to have been absentee landlords. Homer Link, a post office clerk who lived in Northeast Washington, purchased one duplex, as did Herbert Jenner, a patent attorney and mechanical engineer who resided at the Lincoln Hotel. G. Percy McGlue, who purchased two houses, was a lawyer living at 643 Louisiana Avenue NW. Charlotte Dailey, who purchased four houses, was "one of the wealthiest and prominent society women of Washington," as well as an active real estate investor who lived in Washington Heights. She later commissioned several apartment buildings erected by Wardman on Columbia Road NW. Developer Harry B. Willson was another Wardman client who purchased a duplex.

The Wardman Flats and Their Residents

The earliest in-depth portrait of the residents of Wardman's Square 519 flats did not come until the 1910 Census. When the enumerator called on April 10th of that year, all 27 duplexes were

²¹ Kohler, Sue A. (2013). pp. 20-1. *Sixteenth Street Architecture* (Vol. 2). (Reprint. London: Forgotten Books, 2013. 23. Accessed at http://www.forgottenbooks.com/readbook_text/Sixteenth_Street_Architecture_v2_1000030631/57, Dec 9 2015.

Wardman Flats

Name of Property

Washington, DC

County and State

rental properties with seven vacant apartments among them. The 47 occupied apartments had a total of 158 occupants, all of whom were white. Although more than 90% of the flats' residents were native-born, roughly a quarter of its households included an immigrant. R Street's immigrant residents included German-born Yetta and Fannie Butzfelder at 313, Frederick Selinger at 317, and Mary Glorious at 319 and English-born Mary Baker at 309. Sarah and Delia Dillon of 1713 Fourth, Rae Giles of 1709 Fourth, T.R. Armstrong of 1712 Third, and Robert Davidson of 1708 Third had emigrated from Ireland. Florida Avenue residents George Taylor at 306 and Margaret Simonton at 300 came from England. All foreign-born residents except Davidson and Baker were naturalized citizens.

While they were not racially diverse, the Wardman flats' households varied in size and structure. Six were headed by unmarried women, all of whom were widows. Households ranged in size from the eight-member Simonton family at 300 Florida to that of Agnes Alcott, an elderly dressmaker who lived alone at 1713 Fourth. Although at the time it was common for even middle-class dwellers to take in unrelated boarders, only one such arrangement existed in the Wardman flats. Eight households with a working head included an employed adult child while seven had a more distant employed relative, such as the head's sister or nephew. Still, over two-thirds of the flats' households had only a single wage-earner.

While the residents of Wardman flats were most likely to be clerical or sales workers, a significant proportion were skilled tradesman or entrepreneurs in blue collar occupations. Wesley White and his nephew Rand Francis at 308 Florida worked as "house" carpenters, while William Adamson at 1711 Fourth and T.R. Armstrong at 1712 Third were house building contractors. Five residents worked in the printing trades, which was unsurprising in that the Government Printing Office and Bureau of Engraving were readily accessible by streetcar. Other blue-collar workers included a powerhouse engineer, a car inspector, a house painter, and an apprentice electrician.

The Wardman flats' white-collar workers included a piano tuner, a draftsman, a music teacher, two collection agents, pairs of messengers, telephone, and telegraph operators, and four stenographers. Retail occupations included selling pianos, department store goods, cigars, or shoes and managing a junk store. Although the flats were home to bank, laundry, office, insurance, furniture, confectionery, and department store clerks, the most common occupation was government clerk, with 10 representatives. In total, 23 of the flats' 63 employed residents were government workers and 21 of its 47 households included a civil servant.

Wardman Flats and the Growth of Washington's Middle Class

In her study of Albert Beers, who succeeded Nicholas Grimm as Wardman's architectural collaborator, architectural historian Laura Harris noted that the rapid development of apartment houses in the early twentieth century paralleled a surge in federal building.²² The federal government was also in the midst of great building operations; five new government buildings were under construction in 1905—the municipal building, the senate and house buildings, the national museum building, and the agriculture department building. This parallel increase in

²² Harris, Laura L. (1988). *The Apartment Buildings of Albert H. Beers 1905-1911*. (Masters Thesis). University of Pennsylvania, Philadelphia, PA.

Wardman Flats

Name of Property

Washington, DC

County and State

government facilities was a sound indication that the growth of Washington was based on strong economic grounds and that the city was expanding with the government.

This expansion presumably reflected the government's increasing functions and size, as well as its role as an employer under activist president Theodore Roosevelt and the emergence of the United States as a world power after its victory in the Spanish-American War. Much of the government workforce was clerical in character, and its growth paralleled that of a new middle class of private industry employees necessary to make increasingly complex and bureaucratic business operations function. It included workers with "soft" technical skills such as stenographers and telephone operators, as well as specialized salespersons who were not multi-tasking proprietors and clerks with a myriad of specialties. It also included blue-collar workers with the skills necessary for processes of increasing technological complexity, such as plate printers and linotypers. While this new stratum of workers was not as affluent as the traditional middle class of professionals, merchants, and entrepreneurs, its members aspired to housing that met modern standards of comfort and sanitation. It was a core customer base for Wardman's multi-unit dwellings. As Harris notes,

Wardman knew that, given a choice, federal employees would quickly abandon their boarding houses and transient lifestyle to 'live in small apartments, with the ability to keep house and create a semblance of the homes they left in other cities to take the jobs in the Capital'. Wardman also saw that the owners of apartment buildings in Washington greatly objected to families with children and their 'destructive small boys' and 'noisy babies.' Wardman on the other hand welcomed families and their children and provided playing space...

The residents of the Wardman flats in Square 519 clearly represent the growth of this new class and embody its growing influence on the patterns of development of Washington, DC.

Wardman's Legacy

After his Square 519 project, Wardman built increasingly on his own account. In December 1903, Wardman announced that he planned to build one hundred more such units. His projects were major contributors to a citywide boom in the construction of "flats." As the *Washington Post* observed:

Two family flats...have become a recognized factor in the real estate operations of not only Washington but other cities. That there is a fad for this sort of building in Washington at this time is evident by the numbers in the course of construction. They are regarded as good rent producers. They are taken for the most part by small capitalists.

Wardman's flats also appear to have influenced other builders. In April 1904 the *Post* reported that the firm of Karrick and Metcalf would build a row of 10 "sanitary improvement" style houses in Foggy Bottom which would modify the usual two-flat form by having separate entrances and backyards.

Wardman Flats
Name of Property

Washington, DC
County and State

During these years the number and average size of Wardman's own projects expanded in size and scope, although it was some time before any single project exceeded the number of houses in Square 519. Wardman continued to build two-story flats, while he also turned his attention to row houses and apartment buildings. By 1905, Wardman had become a developer-builder exclusively, and the rest was history. Although no exact count of all his projects exists, he received permits to construct more than 2,800 buildings, the vast majority of which were row houses and flats. When Wardman died in 1938, it is estimated that 10 percent of the District's population resided in structures he constructed.

Harry Wardman's significance to the development of the District of Columbia can scarcely be over-estimated. His career made him famous during his lifetime. Testifying about the severe housing shortages of the World War I era, lawyer Julius Peyser told the House District Committee in 1922:

Take a man like Harry Wardman, whom, I may say, was the savior of Washington. If we had no men like Harry Wardman in 1916, 1918, and 1920, we would have had panic, riots, and insurrection. When it was a hard job to get a preference permit from the Treasury Department, Wardman went ahead and built and built and built... This man was a savior to the city of Washington.²³

A 2005 *Washington Post* profile noted that,

By 1925, Wardman claimed that his buildings housed ten percent of the city's population. If accurate, that would have amounted to 46,000 people. That same year, *The Buffalo Evening News* reported, "Harry Wardman, almost alone, has solved the housing problem in Washington's scholarly ton after carrying the capital through the period of war expansion."²⁴

In 1925, the *New York Times* observed that "so many are his buildings in the city of his adoption that he may properly lay claim to having dominated its architectural life."

Nearly eighty years after his death, Wardman is an iconic figure known by the average resident and celebrated in the local press. In 2012 the widely-read *DC Urban Turf* blog noted "Wardman has arguably made a bigger impact on DC's residential real estate scene than any other developer."²⁵ The *Bloomingdale* blog is among the neighborhood websites that has acknowledged his contributions, noting that "Harry Wardman has often been credited as the man who built Washington, DC and by looks of it, he can be credited as the man who built much of Bloomingdale."²⁶ Wardman has indeed become a brand in modern Washington; Brooke DeCamp

²³ *Amending the Food Control and District of Columbia Rents Act: Hearings Before the Committee on the District of Columbia, House of Representatives, Sixty-seventh Congress, Second Session, on S. 2919.* Government Printing Office, 1922, 210.

²⁴ Sandra Fleishman. "Wardman's World," *Washington Post*, October 15, 2005

²⁵ Shilpi Paul. "What's in a Wardman? A Short Overview of DC's Most Prevalent Architectural Style," DC Urban Turf website, http://dc.urbanturf.com/articles/blog/whats_in_a_wardman/5419.

²⁶ <http://www.bloomingdaledc.org/wardman.htm>

Wardman Flats

Name of Property

Washington, DC

County and State

Myers, broker-owner of City Houses in Dupont Circle noted that "The name Wardman has always denoted a certain type of architecture and a certain level of detail on the interior."²⁷ Real estate broker Donna Evers wrote in *Washington Life Magazine*:

When real estate agents describe their listings in Northwest Washington, they are always happy to add "It's a Wardman" if the house or apartment building was built by Harry Wardman, one of the most successful real estate developers in the city's history.²⁸

In recent years, Wardman's career has been the subject of scholarly attention, including a chapter in *Housing Washington*, edited by Richard Longstreth.²⁹ "Celebrating a Century of Wardman Row-House Neighborhoods," a traveling exhibit created by architectural historian Sally Berk, has been displayed at the District Building and many of the District's libraries. The *Wardman's Washington* website, funded by a grant from the Washington Humanities Council and devoted to the documentation of his career, notes that Wardman "was responsible for more landmark buildings in the nation's capital than any other developer before, during, or since his time."³⁰

Indeed, some of the most compelling evidence for the significance of Wardman's career and projects is presented in the statements of significance for his National Register listed works. The characteristics which establish the significance of a Wardman project are neatly summarized in the nomination for the Wardman Row at 1416-1440 R Street NW:

Wardman Row is associated with the most important builder/developer in Washington during the early decades of the twentieth century. Wardman's houses, apartment buildings, and hotels changed the appearance of Washington and, at one point, provided housing for over ten percent of the city's population. Therefore, Wardman Row is identified with a builder/developer whose work influenced and significantly contributed to the development and architectural heritage of the District of Columbia. Wardman Row is an important and perhaps unique example of Harry Wardman's housing for the middle class. Although more noted for his luxury buildings, Wardman's fortune was made providing housing for people of limited means. This coordinated row is significant in the social and architectural evolution of the apartment building and as an important example of the majority of Wardman's work. Wardman Row has value as part of the development, history, culture, social and architectural heritage of the District of Columbia.

Harry Wardman's buildings were characterized by their solid construction, fine craftsmanship and attention to amenities. While most obvious in his more luxurious buildings, these features are also found in Wardman's Row, where solid masonry

²⁷ Fleishman, *Washington Post*, October 15, 2005.

²⁸ <http://washingtonlife.com/issues/june-2006/historical-landscapes/index.php>

²⁹ Hickman, Caroline Mesrobian and Sally Lichtenstein Berk. "Harry Wardman's Row House Development in Early Twentieth-Century Washington." in Longstreth, Richard, ed. *Housing Washington: Two Centuries of Residential Development and Planning in the National Capitol Area*. 2011. Chicago. Center for American Places at Columbia College Chicago.

Wardman Flats

Name of Property

Washington, DC

County and State

construction, elaborate and varied metal cornices, and plaster and wood decorative lobbies contribute to this handsome row. Wardman Row embodies elements of design, detail material, and craftsmanship which are significant to the District of Columbia.

The nomination also noted that the Wardman row was a significant example of master builder. It concluded that, "to date, no other developer has emerged to rival Harry Wardman's influence on the architectural fabric of the District of Columbia."

The Wardman flats in Square 519 exhibit many of the characteristics cited in the Wardman Row nomination. They exhibit the same unity of conception, integration of individual buildings into an ensemble, and high-level design and craftsmanship for buildings designed for a middle-class market. Among the amenities it offered that were rare in affordable rental housing were backyards and a single exterior doorway for each duplex evocative of a single-family house.

The Legacy of Square 519

Wardman's flats in Square 519 also mark a significant development in his career. While they were neither the first project he built on his own account, the first duplex flats he constructed, nor his first row, the flats in Square 519 were Wardman's first large-scale, speculative development and one that characterized his later projects. They were architect-designed houses of high-quality construction that were nonetheless meant to be affordable. The projecting bays, the front and rear windows of each unit offer enhanced natural light and ventilation espoused for good health and were a hallmark of modern "sanitary" construction. The dwellings on New Jersey Avenue that Wardman built immediately previously had paired side-by-side entrances for each unit which plainly identify them as flats. The duplexes in Square 519 have a single entrance giving egress to the individual apartment entrances. This arrangement, as well as the presence of architectural embellishments including rusticated sills and lintels, faux mansards, and conical turrets, give these dwellings for lower-middle class renters the appearance of single-family row houses designed for more affluent occupants.

To provide amenities and quality construction at a cost affordable to renters and purchasers of limited resources meant that Wardman had to operate on an extremely efficient basis. He achieved this was by realizing economies of scale by operating on a mass basis and vertically integrating his operations. These efficiencies are characteristic of what came to be known as "the Wardman method," a set of organizing principles. As Wardman summarized in an interview, his firm was organized like a department store. "There are departments, each with a responsible head. We have our own architectural department, our own finishing, [and there are] the excavators, cementers, painters and the other groups, all of which are kept busy throughout the year, under individual heads, who report to me."³¹

The Square 519 houses are the best early example of these methods. They were built on land Wardman owned and occupied the majority of a square which Wardman controlled, giving him the power to align them in the manner best suited to his purposes. The duplex houses were of an

³¹ Kohler, Sue A. *Sixteenth Street Architecture* (Vol. 2). (Reprint. London: Forgotten Books, 2013. 20-1.

Wardman Flats
Name of Property

Washington, DC
County and State

efficient standardized design, with rows modified to fit their sites, by Wardman's established architectural collaborator, Nicholas Grimm. They were constructed by skilled tradesman and most were sold directly by Wardman. The Square 519 flats thus represent the best early canvass for Wardman's extensive development of middle-class row housing that transformed neighborhoods from Eckington, Bloomingdale, and Columbia Heights to Capitol Hill and indeed much of the rest of the city.

Wardman Flats
Name of Property

Washington, DC
County and State

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Name of Property

Washington, DC

County and State

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Wardman Flats
Name of Property

Washington, DC
County and State

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 1.7 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 38.91312 Longitude: -77.01547
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Wardman Flats
Name of Property

Washington, DC
County and State

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 National Register boundaries of Wardman Flats occupies most of the trapezoidal-shaped Square 519, bounded by Florida Avenue NW to the north, 4th Street NW to the west, R Street NW to the south, and 3rd Street NW to the east and including the system of alleyways that cuts through the square. All of the building lots and the buildings thereon are included in the historic district boundaries except Lot 801, located at the northwest corner of the square, consisting of two joined buildings having the combined address of 322 Florida Avenue NW.

Boundary Justification (Explain why the boundaries were selected.)

The National Register boundaries include all of the 27 lots that were built upon in 1902-1903 by developer Harry Wardman and that represent the intact and cohesive collection of rowhouse flats.

11. Form Prepared By

name/title: Peter Sefton, John DeFarrari, Jacqueline Drayer
organization: DC Preservation League
street & number: 1221 Connecticut Avenue NW
city or town: Washington, DC state: _____ zip code: 20036
e-mail jacqueline@dcpreservation.org
telephone: 202 783-5144
date: August 2019

Wardman Flats
Name of Property

Washington, DC
County and State

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.)

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: Wardman Flats
City or Vicinity: Washington, D.C.
County: State: D.C.
Photographer: Kim Williams

Date Photographed: June 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

View looking southwest showing intersection of 3rd Street and Florida Avenue NW
1 of 14

View looking southwest showing corner building at 300 Florida Avenue NW
2 of 14

View looking westerly from 3rd Street to 4th Street showing 300 block of Florida Avenue NW
3 of 14

View looking westerly from 304 to 312 Florida Avenue NW
4 of 14

Wardman Flats
Name of Property

Washington, DC
County and State

View looking westerly showing 1708-1712 3rd Street NW with alleyway running along north side of 1712 3rd Street NW
5 of 14

View looking north from R Street at intersection of 3rd and R Streets NW showing corner building at 301 R Street NW
6 of 14

View looking north at 300 block of R Street NW from south side of street, mid-block between 3rd and 4th streets NW.
7 of 14

View looking east along 300 block of R Street from intersection of 4th and R streets NW
8 of 14

View looking north from intersection of 4th and R streets NW showing corner building at 319 R Street NW
9 of 14

View looking north along R Street from intersection of 4th and R streets NW
10 of 14

View looking northeast along 1700 block of R Street between R Street and Florida Avenue NW
11 of 14

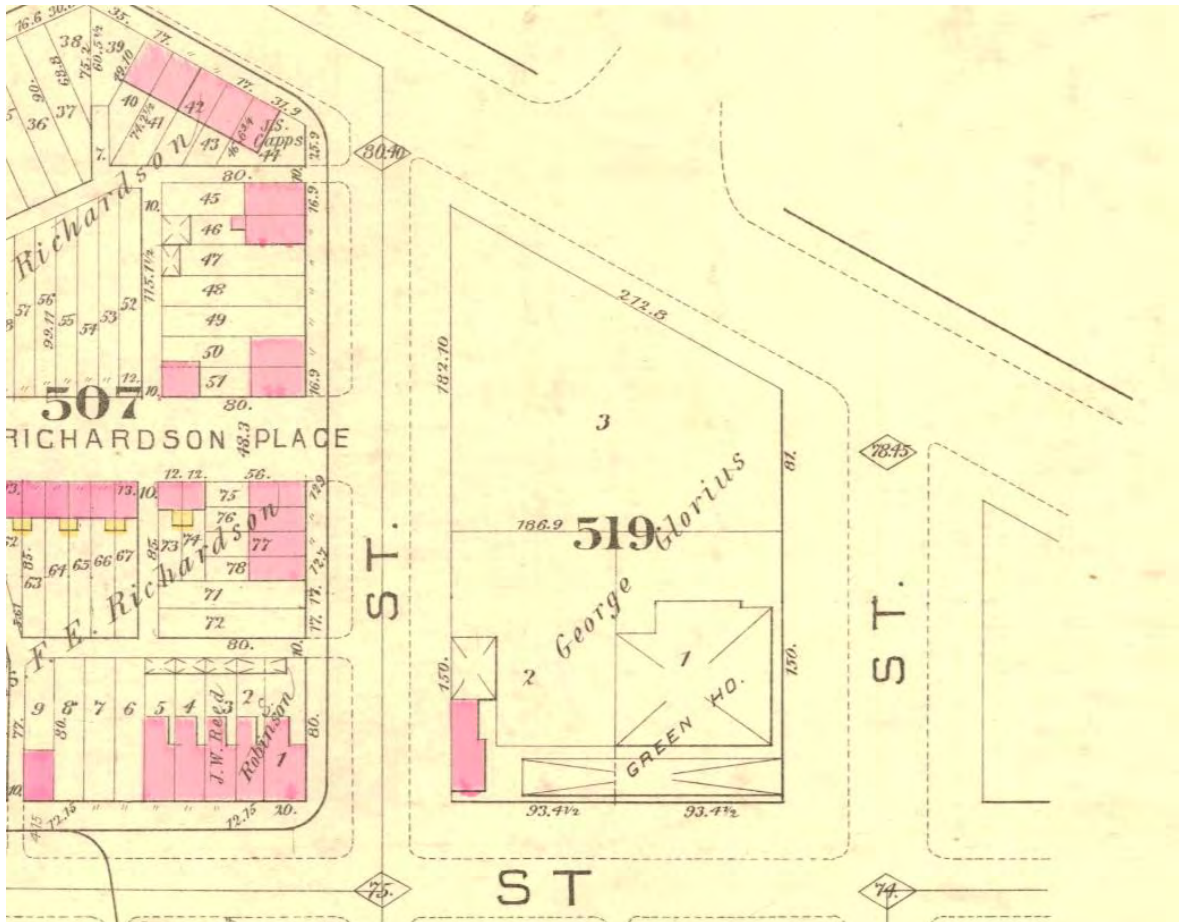
View looking northeast at side elevation of 1709 4th Street NW along alleyway that bisects the square, east-west, between 3rd and 4th Street NW
12 of 14

View looking east down alleyway with wall of 1709 4th Street NW spanning the alley on its north side
13 of 14

View looking west down same alleyway from 3rd Street NW
14 of 14

Wardman Flats
Name of Property

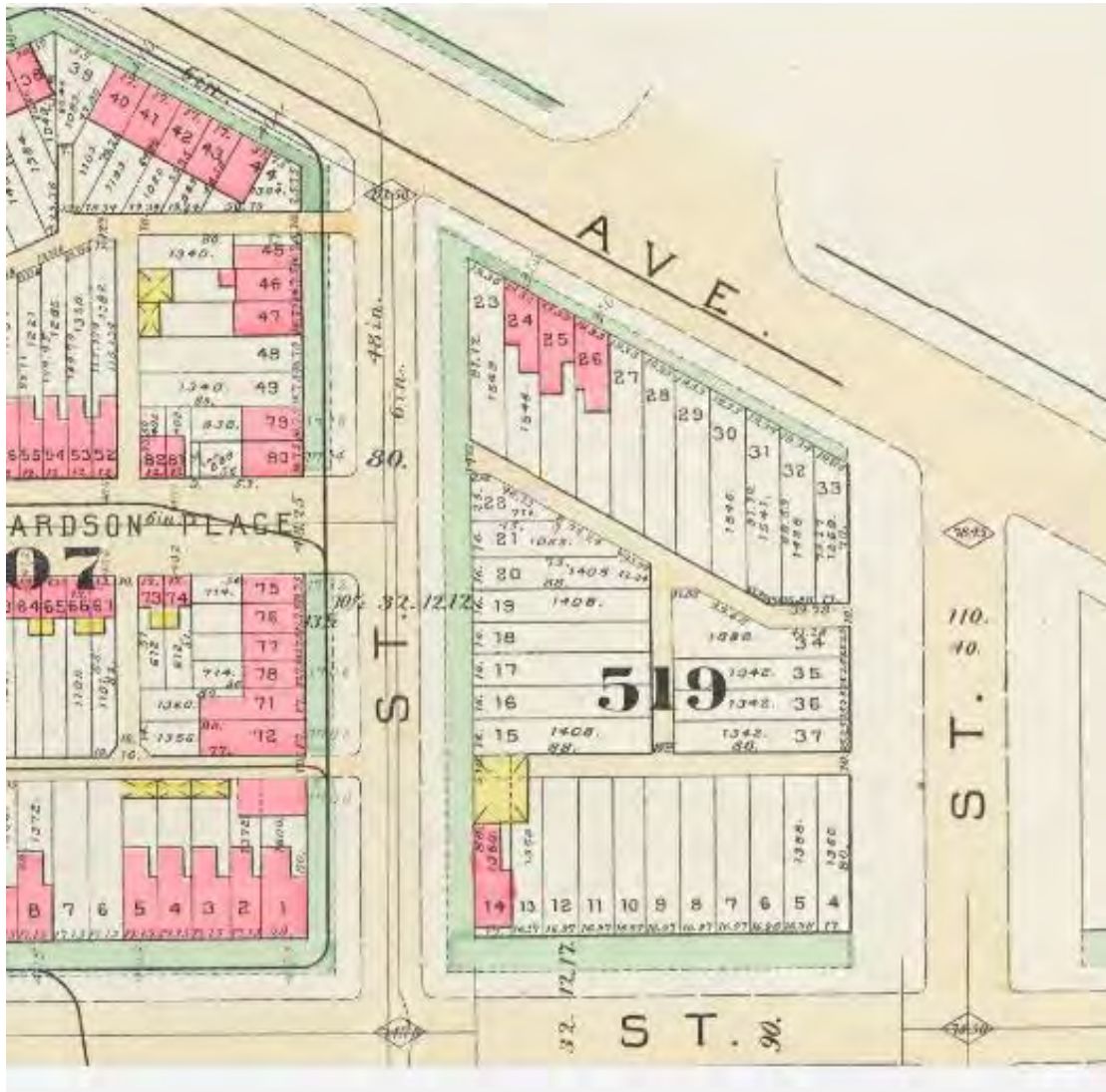
Washington, DC
County and State



Historic Image: Detail of G.M. Hopkins Map, 1887, showing Square 519

Wardman Flats
Name of Property

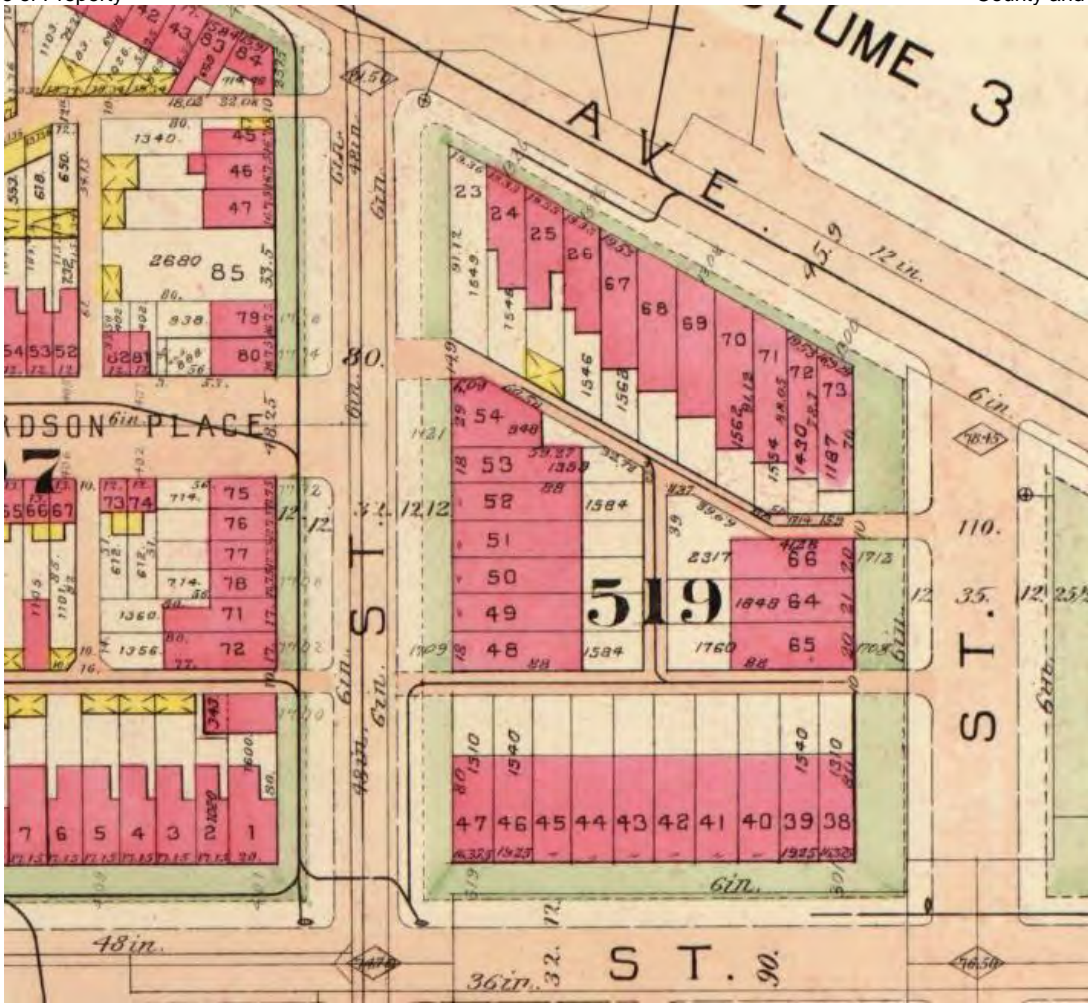
Washington, DC
County and State



Historic Image: Detail of G.M. Hopkins Map, 1892 showing Square 519

Wardman Flats
Name of Property

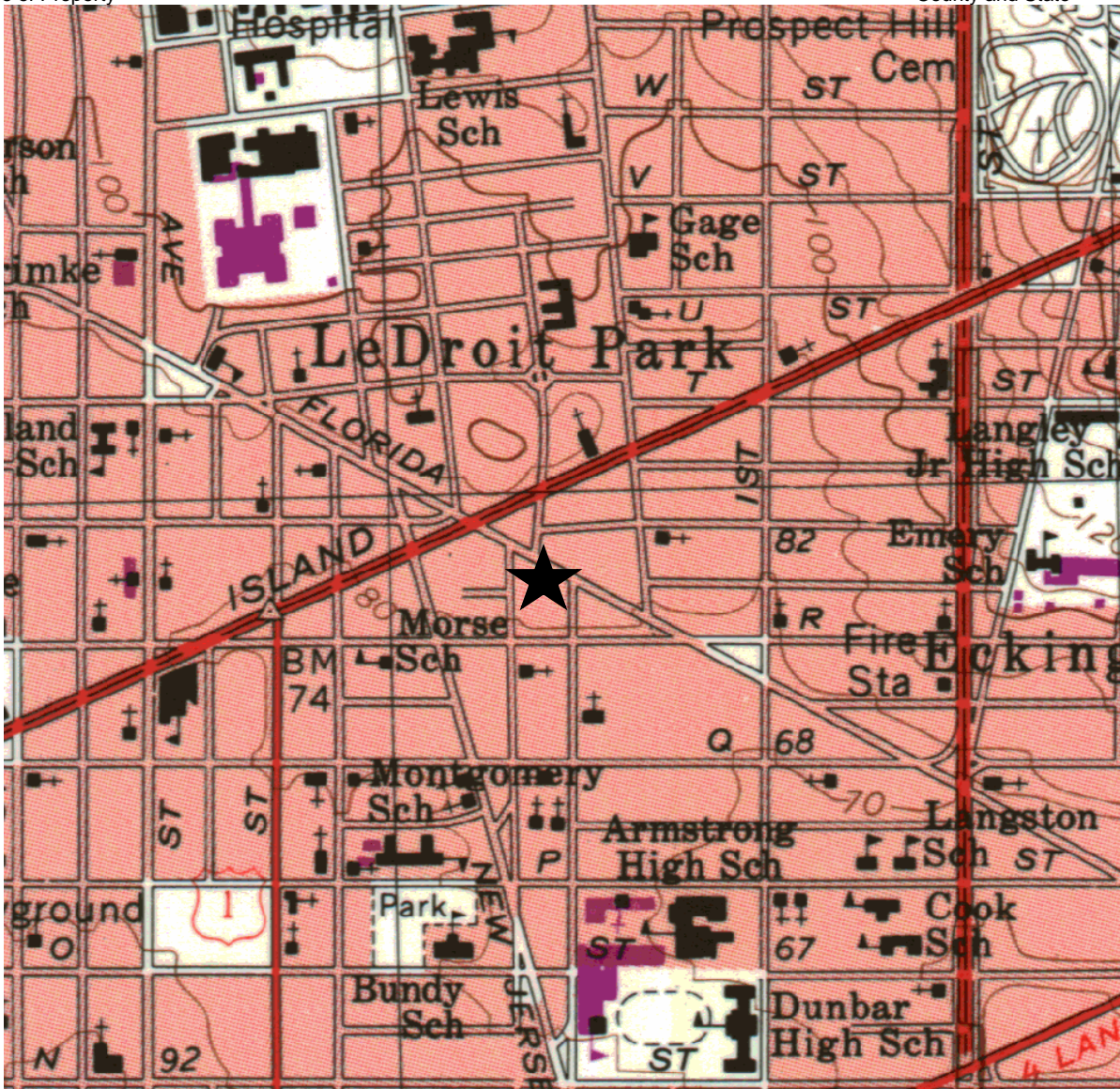
Washington, DC
County and State



Historic Image: Detail of Baist Map, 1909, showing Square 519

Wardman Flats
Name of Property

Washington, DC
County and State



USGS Washington West Quad Map showing site of Wardman Flats

(Latitude: 38.91312 Longitude: -77.01547)

Wardman Flats
Name of Property

Washington, DC
County and State



Site Map showing National Register Boundaries of Wardman Flats

Wardman Flats
Name of Property

Washington, DC
County and State



Key to Photographs

Wardman Flats
Name of Property

Washington, DC
County and State



Photo 1 of 14



Photo 2 of 14

Wardman Flats
Name of Property

Washington, DC
County and State



Photo 3 of 14



Photo 4 of 14

Wardman Flats
Name of Property

Washington, DC
County and State



Photo 5 of 14



Photo 6 of 14

Wardman Flats
Name of Property

Washington, DC
County and State



Photo 7 of 14

Wardman Flats
Name of Property

Washington, DC
County and State



Photo 8 of 14

Wardman Flats
Name of Property

Washington, DC
County and State



Photo 9 of 14

Wardman Flats
Name of Property

Washington, DC
County and State



Photo 10 of 14

Wardman Flats
Name of Property

Washington, DC
County and State



Photo 11 of 14



Photo 12 of 14

Wardman Flats
Name of Property

Washington, DC
County and State



Photo 13 of 14

Wardman Flats
Name of Property

Washington, DC
County and State



Photo 14 of 14

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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



ANXO

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3rd St
1700



ANXO

CIDERY & PINTXOS BAR

3 ST NW 1700

FLORIDA AVE 200

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Penske.com

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LEASE
903-499-6999

NO PARKING
EXCEPT FOR
LOADING AND UNLOADING
PASSENGERS
OR PASSENGER
CARRIAGES
OR TAXI CABS
OR DELIVERIES
OR PICKUPS
OR PASSENGER
CARRIAGES
OR TAXI CABS
OR DELIVERIES
OR PICKUPS

WSS



SNOW
EMERGENCY
ROUTE

NO PARKING
IN FRONT
OF FIRE
HYDRANTS
OR
STAIRWAYS

NO
PARKING

304

306

308

SPD



NO PARKING
IN FRONT OF
BUS STOP
EXCEPT
FOR BUS

NO PARKING
IN FRONT OF
BUS STOP
EXCEPT
FOR BUS

PEACE
CITY OF PHILADELPHIA

412

TOW AWAY
NO
STANDING
OR PARKING
ANYTIME

PATINER
CIDER

USDOT 327574
GVW 14500
191086



NO PARKING
TWO HOUR PARKING
NO PARKING





TOW AWAY
RESERVED
PARKING
SPECIAL PERMIT
NUMBER 5-222
7 DAYS CALL 311





R Street
Development

COMPASS



ONE WAY

R Street
Development







DETOUR
AHEAD

WEST HWY

NO HOV
PARKING
EXCEPT
FOR
HOV 3+
OR
HOV 2+
WITH
TWO
ADULTS
OR
CHILDREN
OR
CHILDREN
OR
CHILDREN
OR
CHILDREN

17113

17111







★ ★ ★
DISTRICT OF COLUMBIA
GOVERNMENT

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination
Property Name: Wardman Flats
Multiple Name: _____
State & County: DISTRICT OF COLUMBIA, District of Columbia

Date Received: 8/27/2019 Date of Pending List: 9/18/2019 Date of 16th Day: 10/3/2019 Date of 45th Day: 10/11/2019 Date of Weekly List: _____

Reference number: SG100004500
Nominator: SHPO

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

X Accept Return Reject 10/10/2019 Date

Abstract/Summary Comments: The Wardman Flats are locally significant and meet National Register Criteria A and C in the areas of Architecture and Community Planning and Development. Designed by architect Nicholas R. Grimm and built by Harry Wardman in 1902-1903, the 26 extant late Victorian, Queen Anne-style rowhouse (duplex) flats represent the first large-scale development project completed by Washington's premier turn of the century residential builder/developer Harry Wardman. The success of Wardman's speculative real estate ventures directly contributed to the significant growth and expansion of the city's residential areas during the early twentieth century, and significantly changed the appearance of Washington. The cohesive collection of buildings that comprise the Wardman Flats reflect excellent local examples of rowhouse flat construction from the historic period, in particular Wardman's efforts to provide quality housing to the city's emerging middle and working class populations.

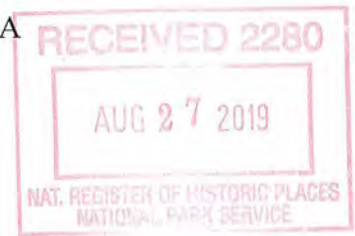
Recommendation/ Criteria: Accept NR Criteria A and C

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 10/10/2019

DOCUMENTATION: see attached comments : No see attached SLR : **Yes**

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



MEMO

DATE: August 27, 2019

TO: Paul Lusignan

FROM: Kim Williams 

RE: Transmittal Letter for Wardman Flats National Register Nomination

Please find enclosed two disks for the Wardman Flats National Register Nomination. The enclosed disk, Disk 1 of 2 contains the true and correct copy of the nomination. The enclosed Disk 2 of 2 contains photographs as per the NR photo requirements.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



MEMO

DATE: September 6, 2019

TO: Paul Lusignan

FROM: Kim Williams *KW*

RE: Transmittal Letter for Wardman Flats National Register Nomination—Photo Disk

Please find enclosed a new disk 2 of 2 for the Wardman Flats National Register Nomination. The enclosed disk is to replace the previously submitted disk that was blank.