

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JUN 28 1984
date entered JUL 27 1984

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Walton, Arden, Ripley, Dudley, Morton, Ashton and Newlon

and or common Wardman Row

2. Location

street & number 1416-1440 R Street, N.W. N/A not for publication

city, town Washington N/A vicinity of

state D.C. code 11 county N/A code 001

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name See attached sheet entitled "Owners of Wardman Row"

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder of Deeds

street & number 515 D Street, N.W.

city, town Washington state D.C.

6. Representation in Existing Surveys

title District of Columbia Inventory of Historic Sites has this property been determined eligible? _____ yes no

date December 21, 1983 _____ federal state _____ county _____ local

depository for survey records Historic Preservation Division Department of Consumer and Regulatory Affairs

city, town Washington state D.C.

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Summary

Wardman Row consists of seven nearly identical four-story brick apartment buildings. Each building houses approximately 27 one bedroom and efficiency apartment units disposed to either side of a central corridor. Neo-classical detailing is employed on the exteriors and in the entry halls of the buildings. While the interiors of the buildings are particularly dilapidated, the exteriors and entry halls retain sufficient integrity to convey the intent of the original architect and builder and are in a condition that will permit restoration. Two of the buildings, the Arden and the Ripley, have been rehabilitated in accordance with the Secretary of the Interior's Standards and the proposed rehabilitation of the remaining five structures have also been reviewed for certification under the ERTA of 1981.

Architectural Description

The following description was contained in the application for the designation of Wardman Row as an historic landmark submitted by the owners of the properties to the Joint Committee on Landmarks on May 16, 1983.

Wardman Row, which faces north, occupies all but the extreme east end of the 1400 block of R Street, N.W. There are additional four-story apartment buildings directly across R Street from the row. While late 19th and early 20th century commercial buildings line 14th Street, the neighborhood within which the row is located consists primarily of three and four story brick row houses with projecting bays. Although the seven apartment buildings are wider and slightly taller than individual row houses, the streetscape created by the apartment row respects the scale, siting, and pattern of projections established by the earlier dwellings. Because the apartment buildings are built up to the property line, there are few landscape features.

Each of the buildings rests on a raised basement and is topped by a flat roof. Only the front of each building to the north is treated as a primary facade. The description that follows pertains to the north elevation. Two building types are alternated within the row. The Walton is representative of one, the Dudley of the other. All of the buildings have central entries and projecting rectangular end bays. The bays on the Walton extend up four floors to the cornice. The trabeated door surround consists of an entablature supported by brackets above pilasters. On the upper three floors there are four double-hung windows within the recessed central portion of the facades framed by the bays. Paired ornamental cast iron balconies grace the 3rd and 4th floors.

In contrast, the bays on the Dudley extend up only three stories and are surmounted by the fourth floor. A rusticated arched surround frames the central entry. The balcony placement within the central recessed element of the facade is identical to the Walton. While the Walton has four window openings on each floor within the central element, the Dudley has only two. In the Dudley, French doors flanked by narrow double-sash windows filled the openings on the 3rd and 4th floors; the pattern is maintained on the second floor by the substitution of a single double-sash window for the French doors. A further contrast between the Walton and the Dudley are the deeper, more vigorous brackets that support the central balconies on the latter building.

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8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
			Housing & Community Development	

Specific dates 1911-1912 **Builder/Architect** Albert Beers (Architect) Harry Wardman
 (Builder/Developer)

Statement of Significance (in one paragraph)

The Historic Preservation Review Board designated Wardman Row a Category III Historic Landmark in the District of Columbia's Inventory of Historic Sites for the following reasons:

1. Built in 1911-12 by Harry Wardman, 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.
2. 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.
3. 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 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 following information was contained in the application for the designation of Wardman Row as an historic landmark submitted by the owners of the properties to the Joint Committee on Landmarks on May 16, 1983.

9. Major Bibliographical References

See Attached Sheet

10. Geographical Data

Acreage of nominated property approximately 1.06 acres

Quadrangle name Washington West, D.C. - MD. - VA.

Quadrangle scale 1:24,000

UTM References

A

1	8	3	2	3	6	60	4	3	0	8	8	00
Zone		Easting				Northing						

B

Zone		Easting				Northing						

C

Zone		Easting				Northing						

D

Zone		Easting				Northing						

E

Zone		Easting				Northing						

F

Zone		Easting				Northing						

G

Zone		Easting				Northing						

H

Zone		Easting				Northing						

Verbal boundary description and justification Wardman Row occupies lots 122, 123, 124, 125, 126, 127, and 128 in Square 208 in the northwest quadrant of the District of Columbia. The property is approximately 90' deep and 500' long on the south side of R Street, N.W.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Anne Adams, Architectural Historian

organization Historic Preservation Division
Dept. of Consumer & Regulatory Affairs date January, 1984

street & number 1133 North Capitol Street, N.E. telephone (202) 535-1282

city or town Washington state D.C. 20002

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Carol B. Thompson

title _____ date MAY 30 1984

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I hereby certify that this property is included in the National Register

[Signature]
Keeper of the National Register

date 7/27/1984

Attest:

Chief of Registration

date

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With the exception of the entries, the interiors of the buildings are fairly plain. A small, neoclassically detailed entry hall opens onto a central stair. The decorative cornice features dentils and ovolo moulding. Flush panels decorate the walls. With the exception of parquet floors, there are no significant interior features within the apartment units. The recent front doors on several buildings constitute the most obvious alteration. Additionally, double-sash windows have replaced the French doors on some facades.

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STATEMENT OF SIGNIFICANCE

Wardman Row, built in 1911-1912, is the only known example of an entire row of apartment houses erected by Harry Wardman, Washington's most significant early twentieth century builder /developer. Additionally this is the only row of apartment buildings attributed to the architect A. H. Beers. Wardman Row is an excellent example of the role developers can play in the determination of architectural form. Although the buildings were designed for middle class tenants, they possess the same solid construction, superb workmanship, and attention to amenities that characterize Wardman's more luxurious buildings.

Wardman Row meets National Register Criterion B ("associated with the lives of persons significant in our past") and Criterion C ("that embody the distinctive characteristics of a type, period or method of construction...") for National Register designation through its association with Harry Wardman and his influence on the physical development of the District of Columbia, particularly his role in establishing standards for the speculative development of middle class housing. Additionally Wardman Row may also meet Criterion C ("the work of a master") as a good example of the collaboration between Wardman and Beers on apartment houses for people of modest means.

HISTORICAL BACKGROUND

To date, no other developer has emerged to rival Harry Wardman's influence on the architectural fabric of the District of Columbia. At the time of his death in 1938, it was estimated that he had erected housing for ten percent of the District's population. A New York Times article in 1925 stated that "so many are his buildings in the city of his adoption that he may properly lay claim to having dominated its architectural life during the period of its greatest growth." Born in England in 1872, Wardman entered this county penniless in 1889. He worked as a carpenter and contractor, then formed his own real-estate corporation in 1913. By 1930 he had lost his development empire. Nevertheless he was attempting a comeback when he died in 1938.

His skill and experience in the building trades contributed to the solid construction and superb workmanship that distinguish his buildings. Although Wardman's buildings are literally too numerous to list, his work includes the Carlton, the Hay-Adams, the Dresden, the Northumberland, the Roosevelt, the Broadmoor, the Clifton Terrace Apartments, The Wardman (now Sheraton) Park Hotel, the Cathedral Mansions, and the subdivisions of Woodley Park and English Village. He was also chosen to construct the British Embassy designed by Sir Edward Lutyens.

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In addition to the high quality of his buildings, a major element of Wardman's tremendous success was his ability to interpret and capitalize on the demographics of housing need. In so doing, he set a standard for the programmatic aspects of housing and hotel development in the District that has not yet been equalled. Wardman made his fortune by providing small homes and apartments within the means of government workers. While other landlords were refusing tenants with children, Wardman courted them by providing playgrounds with his apartments. Other builders often ignored Washington's growing middle class; Wardman catered to their needs.

Within the context of Wardman's other apartment houses, the buildings within Wardman Row are clearly suited to individuals living alone on limited means. Each building contains 25-27 one bedroom and efficiency apartments. City directories for the 1920's show a succession of government clerks and salesmen occupying the row. Despite their modest quality, these buildings incorporate the fine construction as well as a number of the amenities found in Wardman's more luxurious buildings. Although the finishes have been badly damaged over the years, the interiors were built with the same parquet floors, French doors, wood trim, and distinctive and efficient use of space that characterize Wardman's more luxurious buildings. Moreover, every small entrance foyer to each building is embellished with neoclassical detailing in a manner befitting much grander structures. This row also displays another element typical of Wardman apartment houses. In keeping with the early twentieth century concern with the hygienic benefits of fresh air, many of Wardman's larger apartment developments, like the Clifton Terrace, featured a balcony for each apartment. Although most of the balconies on Wardman Row are small metal appendages, they further illustrate Wardman's willingness to provide amenities to his lower income tenants. In constructing seven apartment buildings with a total of 183 one-bedroom and efficiency units, he anticipated the needs of white-collar government workers of limited means, a population that would swell with the growth of the federal government during and after World War I. Wardman's personal identification with these apartments is also of interest. The first letters of the names of the individual apartment buildings in this row (Walton, Arden, Ripley, Dudley, Morton, Ashton, and Newton) spell out "Wardman."

The architect who designed Wardman Row was Albert Beers (1859-1911). Unfortunately, documentary evidence does not present a portrait of Beers' life to match the record left by his work. Beers began his career in Bridgeport, Connecticut, moving to Washington by 1904. Building permits show that he designed a variety of structures here ranging from houses and small commercial buildings to large apartment buildings. His large apartment buildings constitute perhaps his most architecturally interesting work. These edifices include the Dresden (2126 Conn. Ave.), the Toronto (2000 P Street, N.W.), the Brighton (2123 California Street, N.W.) and Northumberland (2039 New Hampshire). The Northumberland possesses National Register designation, in part for its architectural significance. These apartment buildings display his sure hand with Beaux Arts eclecticism, particularly with the Italian Renaissance style. Wardman Row provides an excellent example of the more modest aspect of his practice.

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Wardman Row offers an interesting solution to the architectural expression of apartment housing for people of limited means. In the late nineteenth and early twentieth centuries, middle class Americans aspired to home ownership. The concept of non-traditional apartment living, with unrelated families sharing the same building, was less than respectable. Luxury apartment houses, like the Dakota in New York or the Northumberland in Washington, could promote an elegant lifestyle free from the care and expense a comparable home would require. Their imposing facades, grand lobbies, and luxurious units enabled apartment living to be viewed as an alternative to traditional housekeeping that was consonant with the middle and upper class aspirations of their tenants. More modest apartment houses, like the buildings on Wardman Row, could not provide this range of architectural expression. Their builders had to concentrate instead on distinguishing these structures from tenements and boarding houses. Beers accomplished this task in Wardman Row by differentiating the buildings from one another, by using neoclassical exterior detailing judiciously, and by providing elegant ornament in the entry lobbies. These apartment houses show how Beers was able to lend a certain dignity and grace to a building type not in general architectural or social favor at the time Wardman Row was built.

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MAJOR BIBLIOGRAPHICAL REFERENCES

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A. Plans: Elevation drawings filed with building permits at the National Archives.

B. Building Permits filed at the National Archives:

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D.C. Building Permit No. 2391, November 6, 1911
D.C. Building Permit No. 3103, December 27, 1911
D.C. Building Permit No. 3519, January 17, 1912

Index to D.C. building permits taken out by A.H. Beers.

C. Other Unpublished Material:

Alley, Paul Bryant "Toward the Luxury Apartment Building in Washington, D.C., 1900-1915." Unpublished Masters Thesis, Campbell School of Architecture, University of Virginia, May 1982.

Eastman, Stanley, "Harry Wardman, the Story of a Local Legend." Unpublished paper, Collection of the Author, April 1981.

II. Secondary Sources

A. Books:

D.C. City Directories in the Washingtoniana Collection, Martin Luther King Library

Goode, James M. Capital Losses. Washington, D.C.: Smithsonian Institution Press, 1979 .

B. Newspaper and Magazine Articles:

Bernstein, Carl. "The Washington Wardman Built." Washington Post Potomac Magazine, February 16, 1969, pp. 21-33.

"Death of A. H. Beers." Evening Star, November 24, 1911, p. 13.

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"Harry Wardman, D.C. Builder, Dies." Evening Star, March 19, 1938.

"Harry Wardman Dies; Pioneer D.C. Builder." Washington Herald, March 19, 1938.

Hogan, William. "The First Tycoon." Regardie's Magazine, May/June 1981, pp. 60-65.

"Refinancing Firm Tricked Him, Builder Tells House Probers." Washington Herald, June 3, 1935.

"Tenth of D.C. Homes Built By Wardman." Washington Herald, March 19, 1938.

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"Wardman Dies; Made and Lost Riches in Realty." Washington Post, March 19, 1938.

"Wardman Rites to be Tomorrow." Evening Star, March 20, 1938.

"Wardman Sees Plot at Hearing." Evening Star, June 6, 1935.

"Who's Who in Our City." Washington Herald, May 26, 1919.

Wilhelm, Donald. "The Man Who's Rebuilding Washington Tells His Story." Philadelphia Public Ledger, January 23, 1921.

C. Other:

D.C. Landmark Application for the Northumberland Apartments, Inc.
Case 78-1, National Capital Planning Commission.

National Register of Historic Places Nomination Form for the Northumberland, Apartments, January 5, 1979, D.C. Historic Preservation Office.

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OWNERS OF WARDMAN ROW

1416 R Street (Square 208, Lot 128)

Max. L. Friedman (Estate of)
6901 4th Street, N.W.
Washington, D.C.

1420 R Street (Square 208, Lot 127)

R Street Limited Partnership
John B. Ritch, General Partner
1830 24th Street, N.W.
Washington, D.C.

1424 R Street (Square 208, Lot 126)

Same as 1420 R Street

1424 R Street (Square 208, Lot 125)

Raymond L. Rogers
1505 Red Oak Drive
Silver Spring, Md.

1432 R Street (Square 208, Lot 124)

Crone Meyer Associates
Richard Crone, General Partner/Trustee
Apt. 801 Dupont East
1545 18th Street, N.W.
Washington, D.C.

1436 R Street (Square 208, Lot 123)

Same as 1432 R Street

1440 R Street (Square 208, Lot 122)

Same as 1432 R Street