

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received DEC 19 1983

date entered

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

1. Name

historic Wardman Park Annex and Arcade

and/or common Wardman Tower and Arcade

2. Location

street & number 2600 Woodley Road, N.W.

N.A. not for publication

city, town Washington

N.A. vicinity of

congressional district

Walter E. Fauntroy  
Delegate

state District of Columbia

code

11

county District of Columbia

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 type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N.A. being considered	<input checked="" 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 Washington Sheraton Corporation

street & number 2600 Woodley Road, N.W.

city, town Washington

N.A. vicinity of

state D.C. 20008

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder of Deeds

street & number 6th and D Streets, N.W.

city, town Washington

state District of Columbia

6. Representation in Existing Surveys

title District of Columbia's Inventory  
of Historic Sites

has this property been determined eligible?  yes  no

date January 5, 1979

federal  state  county  local

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

city, town Washington

state District of Columbia

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The following description was included in the Application for Landmark designation for the Wardman Park Annex (Wardman Tower) and Arcade submitted to the Joint Committee on Landmarks by Advisory Neighborhood Commission 3-C, dated August 3, 1978:

The Wardman Park Annex rises above Connecticut Avenue from its hilltop site at the intersection of Woodley Road, N.W. Its height--140 feet above street level--has made it a landmark along Connecticut Avenue since its erection and provides its residents with splendid views across Rock Creek Park and the City. The structure is composed of four eight-story wings radiating spoke-like from a central octagonal tower. The arrangement provides all rooms with exterior views and gives the building its distinctive cruciform shape.

The Annex was designed in 1928 by Mihran Mesrobian, an architect in the firm of builder Harry Wardman. Mesrobian was also the designer of the Sheraton Carlton and the Hay Adams, two other luxury hotels located in downtown Washington. The architect used English Colonial Revival details in contrasting white wood and stone to ornament the eight nearly-identical facades of his red-brick building. The choice of style, colors, materials, and the radiating wing design were part of a conscious effort to blend the new building with the main red brick hotel building erected by Wardman in 1917-18 and located immediately to the west on the same property.

The Annex sits on a terrace twenty-four feet above street level and the roofline is an additional 90 feet above grade. The central octagonal core, which houses the building's service facilities, rises 25½ feet above the roof and is topped by an open ironwork globe.

The wings are divided horizontally by two stone belt courses and a stone water table. Vertical accents include projecting bays, tiers of balconies, and tall decorative chimneys. Corners of the wings and bays are set off by brick quoining, and each wing is capped with a bracketed mansard roof.

Centered at the end of each of the wings are a series of semi-circular balconies, rising above an elaborate two-story semi-circular portico supported by four Corinthian columns and two Corinthian pilasters. Recessed French doors, flanked by smaller sidelights, open onto the balconies at each level. Rusticated brickwork extending through the first six stories sets the balcony area off from the remainder of the facade. At the seventh floor, the balcony is flanked by a pair of rectangular stone plaques, embellished with carvings of draped classical figures. The rectangular eighth floor balcony is set into the mansard roof and supported by carved brackets that project slightly beyond the bracketed cornice of the building. It is shielded beneath a pedimented gable which acts as a large central dormer and is flanked by carved volutes. Ionic columns in antis frame the opening which is crowned by a circular window in the pediment. Single windows with eight-over-eight lights flank the balconies on floors one through seven. Dormers with two-over-two lights flank the eighth floor balcony.

(Continued on NPS Form 10-900-a)

# 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/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) social history
		<input type="checkbox"/> invention		

**Specific dates** 1928 **Builder/Architect** Harry Wardman/Mihran Mesrobian

**Statement of Significance (in one paragraph)**

The Wardman Park Annex (Wardman Tower) and Arcade has been designated by the Joint Committee on Landmarks of the National Capital as a Category II Historic Landmark in the District of Columbia's Inventory of Historic Sites. The building, which retains its integrity of location, design, setting, materials, workmanship, feeling, and association, is associated with the lives of persons significant in our past and it embodies the distinctive characteristics of a type and period of construction. The Wardman Park Annex and Arcade form a notable example of English Colonial Revival architecture. It was designed by Mihran Mesrobian, an architect noted for his luxury hotels, for developer Harry Wardman. It was one of the most important buildings constructed by Wardman, the prominent and prolific builder responsible for much of the early-twentieth century development in Washington. The Wardman Park Annex dominates the skyline and is dramatically sited above Connecticut Avenue, N.W. It serves as a visual anchor and entrance to the Woodley Park neighborhood, an area with many Wardman houses. As a residential hotel, the Wardman Park Annex served as an official address for many socially and politically prominent Washingtonians, including presidents, vice-presidents, cabinet members, chief justices, and senators.

The original Wardman Park Hotel has been recently replaced by the new Sheraton Park Hotel. The Wardman Park Annex and Arcade were renovated and retained as part of the building program. The Arcade continues to serve its original function as a link between the two sections of the hotel. A glass extension at the west end of the Arcade (as seen in the attached photograph) links the Arcade to the new hotel. The Arcade and the Annex, therefore, remain intact while being visually separated and distinct from the new construction.

The following information was included in the Application for Landmark Designation for the Wardman Park Annex (Wardman Tower) and Arcade submitted to the Joint Committee on Landmarks by Advisory Neighborhood Commission 3-C, dated August 3, 1978:

The Wardman Tower has been a visual anchor and neighborhood landmark since it was constructed in 1928 on the promontory at the southwest corner of Connecticut Avenue and Woodley Road. Originally called the Wardman Park Annex, the Tower was designed as an apartment hotel addition to the Wardman Park Hotel (now the Sheraton Park Hotel). Over the years, it has been the Washington home of Congressmen, government officials, and diplomats as well as many other celebrities of the nation's capital.

# 9. Major Bibliographical References

See attached sheet.

# 10. Geographical Data

Acreeage of nominated property approximately 2.7 acres

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

Quadrangle scale 1:24000

### UMT References

A 

1	8	3	2	1	9	8	0	4	3	1	0	2	4	0
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

See NPS Form 10-900-a.

### 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 H. Adams

organization Historic Preservation Division  
Department of Consumer and Regulatory Affairs date June 1983

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

city or town Washington state District of Columbia 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  
Director  
title Department of Consumer and Regulatory Affairs date 7/19/83

For NPS use only  
I hereby certify that this property is included in the National Register  
[Signature] date 1/31/1984  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_  
Chief of Registration

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 1

The two long side elevations of each wing are asymmetrical. On each facade, banks of windows, rising one above the other through all floors, flank a projecting bay which is located slightly off-center. Between the projecting bay and the balconied end of the wing (just described) are three windows with eight-over-eight lights grouped together to form a triple window. Between the bay and the octagonal tower at the center of the building, there are four openings on one facade--a wide window with ten-over-ten lights, two single windows, and a double window--and three openings on the opposite facade--two double windows and a single. At the eighth floor all of the windows are dormers.

The projecting bay is pentagonal on the first two floors, rectangular for the next five, and octagonal on the eighth floor. Distinctive wood paneling, with fluted pilasters and carved cornice, articulates the two-story pentagonal base as well as the area between the fifth and sixth floors, adding both texture and color to the brick wall surface. A simple iron railing extends upward from the pentagonal bay to form a balcony at the third story level. French doors, with narrow sidelights, open onto the balcony. Immediately above is a broad double-hung window inscribed in an ornamental stone arch and shielded by a bracketed wooden hood. Small side lights border the window, which opens onto a small rectangular balcony, supported by carved wooden brackets. Crowning this section of the facade at the eighth floor is a large arched window, flanked by paired brick pilasters with Ionic capitals, supporting a wooden cornice and brick parapet.

Small pie-shaped balconies with low curved brick walls extend laterally from the projecting bay on each floor to form a graceful border for the unit. On the first and second floors these balconies are rectangular rather than pie-shaped. Narrow windows open onto the balconies at each level. On the first story, the balconies are enclosed, except for a small arched opening, which in some cases has been partially bricked in.

Directly beneath the octagonal tower at the point where the wings intersect, a diagonal wall blunts the right angle juncture of the adjoining wings. A one-story semi-circular projecting bay, pierced by five windows, forms the base of this narrow facade. Rising from it and continuing upward for four floors is a rectangular projecting bay, topped with a brick parapet. A Palladian window, inscribed in a brick arch, ornaments this portion of the facade at the fourth-story level. A two-story pentagonal bay with decorative wood paneling between the floors and five windows on each floor fills the area above the parapet. Small curved balconies with low brick walls, similar to those described, flank the central projecting bay on the first seven stories. Crowning this section of the facade is a Palladian window, surmounted by a broken-bed triangular pediment with a circular window and decorative carvings. Carved volutes buttress the base of the pediment.

(Continued on NPS Form 10-900-a)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 2

There are three entrances to the Wardman Tower. The main entrance, located on the north side of the building and facing Woodley Road, is a porte-cochere attached to a long one-story entrance gallery that extends out from the base of the octagonal tower. Partially submerged in the sloping hillside, the gallery actually joins the building at basement level. A second gallery to the west provides entrance to the building at the first story level. Pierced by a graceful row of arched windows, this second gallery connects the Wardman Tower with the original hotel building. A rear entrance, located beneath the semi-circular balcony area of the southwest wing, provides access to the building at the sub-basement level. Recessed, the entrance is bounded by a heavy stone entablature and stone posts.

At the main entrance, brick piers, flanked by Ionic columns, support the pedimented porte-cochere. The pediment and its supports are painted white and surmounted by a red brick parapet. In the pediment is a coat-of-arms, executed in bas relief, consisting of a shield inscribed with the letter "W" and bounded by the head of a knight and two winged horses. It is a reminder of the original builder of the hotel. The words "SHERATON PARK HOTEL," identifying the present owners of the building, are lettered in the frieze immediately below. An elaborate brass lamp is suspended from the center of the porte-cochere above the curving drive, which connects the residence with the street, the main hotel building, and the rear of the property.

Two modified exedrae, supporting large carved stone urns, extend outward from the porte-cochere. Linking the porte-cochere with the street level sixteen steps below is a stairway, covered with a barrel-vaulted awning, bearing the words "THE WARDMAN TOWER" along both sides. Brick piers surmounted by colonial lamp fixtures flank the pedestrian entrance at the street level. Similar piers border the entrance and exit to the driveway.

The entrance gallery which extends from the porte-cochere to the building has red brick walls punctuated by a row of circular blank windows and capped by a simple iron railing with regularly-spaced iron lamp fixtures on iron supports. A small vestibule connects the porte-cochere with the entrance gallery. The gallery is extremely plain, the walls are articulated only by blind round windows. It is now used as an art gallery.

Immediately above the point where the main entrance gallery joins the building, and projecting outward somewhat, is an octagonal bay. A triple-hung floor-length window, surmounted by a rectangular transom with fanlight, dominates the central facade of this projecting bay, while arched windows pierce the two parallel sides. A pair of Ionic columns supporting a decorative frieze frame the central rectangular window. A flat stone band wraps around the unit above the windows.

(Continued on NPS Form 10-900-a)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

7

Page

3

The interior of the Wardman Tower retains much of its original character and architectural ornament. A U-shaped stairway with iron railing and brass handrail ascends from the entrance gallery to the main lobby. The lobby, a large irregularly-shaped space which wraps around half of the central service core, is approached through a screen of elaborate Corinthian columns. Immediately to the left upon entering is the hotel desk set into a giant arch. Straight ahead are two elevators also set into an arch filled with raised plaster ornament. This arch motif continues on other faces of the lobby. Three large arches filled with mirrors and plasterwork are found along the south side of the lobby, and an arcade of open and mirrored arches runs along the north side. Rich plasterwork also adorns the cornice around the lobby ceiling and the lowered ceiling beams. Draped classical figures, wreaths, and various floral motifs are common features in the plaster ornament.

Leading from the lobby into the long gallery connecting the Wardman Tower with the main hotel building are French doors, crowned with a semi-circular fanlight and bordered by sidelights, the whole forming a Paladian composition. The doors are flanked by colonnettes topped with Corinthian capitals and carved plaster urns.

On the upper floors an octagonal hallway encircles the service core providing access to each of the four wings. Two of the remaining large suites were visited while preparing this nomination. Both were located at the end of the wings and had windows on three sides. Although different in decoration and layout, they both had a central hallway leading to a large living room at the end of the wing. The hall was flanked on one side by the formal dining room, kitchen and pantry, and on the other by the bedrooms.

The spacious site surrounding the Wardman Tower retains much of the park-like atmosphere which characterized the setting of both the residential tower and the original hotel. The hotel complex was originally constructed in a basically residential area on the heights above Rock Creek Park. The spacious grounds set the complex off from the surrounding community, minimizing the impact of such a large facility and actually enhancing the residential area. The building is surrounded by trees, shrubs, and a generous covering of ground ivy. Recently, a rectangular swimming pool has been constructed immediately adjacent to the building in the angle formed by two rear wings. Brick pavement surrounds the pool, while a shaped brick wall, topped with a canvas curtain, shields the area from the rest of the hotel property.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number

8

Page 1

The hotel and annex occupy a beautifully landscaped 16-acre site at the entrance to the Woodley Park neighborhood. The Wardman complex was a project of one of the city's most prominent and prolific builders, Harry Wardman (1872-1938). Wardman, a native of England, came to America in 1889 at the age of 17. In 1898, after several years in the dry goods business, he apprenticed himself to a carpenter in Philadelphia to learn the building trade. About 1902, he moved to Washington, where he built his first buildings, a modest row of frame houses on Longfellow Street, N.W., in an area of the city that was then still considered to be out in the country. His business prospered and by the early 1920s he had constructed more than 5,000 homes, 250 apartment houses, and numerous other buildings. At the time of Wardman's death in 1938, it was said that nearly one-tenth of all Washingtonians lived in a Wardman-built home. Among his most outstanding projects were the Dresden Apartments at 2126 Connecticut Avenue, N.W.; the Carlton Hotel (now the Sheraton-Carlton) at 16th and K Streets, N.W.; and the British Embassy at 3100 Massachusetts Avenue, N.W.

At the height of his career, Wardman purchased a large tract of property running from the boundaries of Rock Creek Park and the National Zoo north to Klinge Road and the grounds of the Twin Oaks estate. The streetcar connection across the Calvert Street Bridge in 1907 made this semi-rural area of summer homes ripe for the kind of development in which Wardman excelled. On Connecticut Avenue he erected several large apartment buildings including 2700 and 2701 Connecticut Avenue and the Cathedral Mansions complex. By the 1920s, the surrounding side streets were filled with the Wardman-built houses of Woodley Park and English Village.

The most ambitious feature of Wardman's development scheme was the erection in 1917-18 of a huge residential hotel, the Wardman Park. The eight-story, red brick, U-shaped structure with radiating wings was modeled after the Homestead in Hot Springs, West Virginia. The relatively plain facades were articulated primarily by the repeated rows of balconies which opened from every guest room in the building. With 1,200 rooms and 625 baths, the hotel was by far the largest in the city. It was the first of several luxury hotels which Wardman erected and operated in Washington. Because of its tremendous size and its location on what then the fringes of the city, the hotel was originally known as "Wardman's Folly."

But time was to vindicate Wardman. The hotel was built during World War I at the time of a housing shortage in Washington and was quickly occupied. Although it opened shortly after the armistice, there was little fanfare as might have been expected to launch the city's grandest new hotel. Large gatherings were prohibited because of the deadly influenza outbreak.

(Continued on NPS Form 10-900-a)



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

8

Page

2

The hotel was so successful that ten years later, in 1928, Wardman broke ground for an eight-story 350-room residential annex--the Wardman Tower--on a hill to the east of the main hotel. Both the site and the architectural treatment chosen for the annex reflect the fact that it was to contain the grandest suites and most luxurious facilities in the Wardman Park complex. The annex, with its dramatic radiating wings, was built of red brick with white colonial revival details. It harmonized in color and materials with the plainer facades of the original building and also complemented the various revival styles of the Wardman-built houses and apartments which were being constructed in surrounding Woodley Park.

Its steep site at the intersection of Woodley Road and Connecticut Avenue made the annex the most prominent building in the hotel complex and a visual landmark on busy Connecticut Avenue. Like the hotel, the annex was surrounded by spacious landscaped grounds. Ground ivy covers the steep slopes and the site is planted with numerous trees including ornamental flowering varieties. The manicured grounds provided a park-like setting for the enjoyment of hotel residents. The grounds remain one of the most important features of the hotel complex and now serve as a gracious buffer between the busy convention hotel and the tree-lined residential streets that face it. A long one-story gallery of graceful glazed arches was built to connect the hotel and annex and affords views of the hotel grounds.

Architect for the Wardman Tower was Mihran Mesrobian (1889-1975), a Turkish-born Armenian who had studied at the Ecole des Beaux Arts in Istanbul before coming to Washington in 1921. Three years after his arrival, he became associated with the firm of Harry Wardman. Before designing the Wardman Tower, he had designed two other Wardman hotels: the Carlton (now the Sheraton-Carlton) and the Hay Adams.

The annex was noted for the ample size of its accommodations. Large suites usually included an entrance hall, living room, formal dining room, kitchen with butler's pantry, and any number of bedrooms, libraries and dens. Arrangements were flexible and rooms could be added or subtracted as required by changing needs of the tenants. Several of these large suites still remain including that once occupied by Pearl Mesta (I-740) and the Vice Presidential Suite (G-400) which was the home of Lyndon Johnson (beginning in 1961) and Spiro Agnew (beginning in 1969).

(Continued on NPS Form 10-900-a)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

8

Page

3

For those with a demanding schedule, or those who simply desired such luxuries, hotel living at the Wardman Park provided such amenities as balcony views over manicured grounds; recreation facilities, including tennis, swimming, and ice skating; room service and daily maid service; and a post office, florist, dressmaker, beauty salon and other specialty shops, all within the building. These features all fit well with Harry Wardman's philosophy that "happy guests are permanent guests." In the main hotel he provided regularly scheduled concerts in the lobby, a small theater, and an ample supply of bridge and billiard tables. He believed in providing pleasant opportunities for social relations among his guests. In the Wardman Park complex, he sought to combine the best features of a resort hotel with those of a convenient city residence.

Given these luxuries, it is not surprising that the Wardman Park, and its annex in particular, attracted some of Washington's most distinguished citizens as residents. The annex proved an attractive residence for legislators, high government officials, and foreign diplomats whose stay in Washington was not permanent. As one early resident, Mrs. David Blair, recalled, "most of official Washington lived there in the early days." This was still true in 1969 when the list of tenants included Vice President Spiro Agnew, Secretary of the Interior Walter Hickel, Under Secretary of Defense David Packard, Chief Justice Earl Warren, and Senators Barry Goldwater and Spessard Holland. A Washington Post article of that year characterized the annex since its erection as "the most fashionable apartment address in Washington."

One of the longest staying residents was Cordell Hull, Secretary of State under Franklin Roosevelt, who lived in the annex for 20 years beginning in 1935. Among those who occupied Hull's apartment after his death in 1955 were Secretary of the Treasury Robert Anderson, Vice President Lyndon Johnson, and World Bank President George Woods. The list of notables who occupied suites in the annex can also include President Richard Nixon, Vice Presidents Henry Wallace and Hubert Humphrey, Chief Justice Fred Vinsin, Mamie Eisenhower (during the war), Clare Booth Luce, and many others. Few, if any, Washington buildings can claim to have housed more nationally and internationally prominent figures.

Financial difficulties brought an end to Harry Wardman's association with the Wardman Park complex, but the reputation for luxury accommodations which he had sought to establish remained. In 1929, Wardman transferred management of the hotel, annex, and eight other large Washington properties to United Realties, Inc. of Davenport, Iowa. Within a year, he was forced to sell all his property holdings. The properties were then refinanced through a group of investment bankers and in 1931 the Wardman Park and Carlton Hotels were sold at auction. They were purchased by Washington Properties, Inc. which managed the hotels until 1953 when they were acquired by the present owners, the Sheraton Corporation.

(Continued on NPS Form 10-900-a)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

8

Page

4

Until the Sheraton Corporation took over, the entire Wardman Park complex was largely residential. In the 1950s and 60s, most of the rooms in the original building were converted to transient use. Major new additions including huge ballrooms and exhibition areas turned the building into Washington's first major convention facility. Throughout its existence, but particularly during the last twenty years, the Wardman Park (known as the Sheraton Park after 1953), has been the scene of innumerable grand parties and large scale conferences, including several inaugural balls. In the summer of 1977, ground was broken for a new convention hotel to replace the original hotel building and its numerous additions. The old hotel will be demolished when new construction is finished. Completion of the new 1,500-room facility in 1980 will continue unbroken the tradition of a grand luxury hotel on the site.

Despite the major changes to the main hotel, the annex has remained remarkably unaltered. In 1953, after the Sheraton purchase, its thirty-two large suites were the first to be redecorated. Some of the suites, originally three to ten bedrooms, were remodeled into smaller two-bedroom units. The redecoration included many European and American antiques, some of which can still be seen in the remaining large suites. In 1973, the annex was renamed the Wardman Tower in honor of its builder, and many of its rooms were converted to transient use to offset rooms lost during reconstruction of the main hotel. Some changes have also occurred on the grounds. The east side of the steep site, along Connecticut Avenue, have been excavated for a new subway stop. Some trees and ground ivy have been lost, but the original appearance will not be greatly altered once construction of the underground facility is completed. A swimming pool was also added between the two rear wings of the annex in 1977 to replace one of the pools which was lost during construction of the new hotel. These changes have a relatively minor effect on the appearance of the building and its site.

The Wardman Tower is the only building which will remain from the hotel complex created by Harry Wardman--a complex intimately associated with the history and social life of 20th-century Washington. From its site above Connecticut Avenue, the Wardman Tower will serve as a reminder of the architectural character of Wardman's most ambitious project. Also included in this nomination are the grounds and the arcade connecting the annex and the main hotel. The grounds (lot no. 824) have always been an integral part of the hotel and are a continuing source of beauty to the surrounding community. The arcade is a graceful architectural feature in its own right, and will serve to maintain the same relationship with the new hotel that existed with the original Wardman Park.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number 9

Page 1

BIBLIOGRAPHY

UNPUBLISHED SOURCES

1. Application for the Designation of the Wardman Park Annex (Wardman Tower) and Arcade as an Historic Landmark submitted by ANC-3C to the Joint Committee on Landmarks, dated August 3, 1978.
2. Building Permits on file in the National Archives (Permit No. 8312 issued March 9, 1925, pertains to the erection of the Wardman Tower).
3. Commission of Fine Arts--files on Harry Wardman.
4. Sheraton-Park Hotel files.

PUBLISHED SOURCES

Bernstein, Carl. "The Washington Wardman Built," the Washington Post, Potomac Section, February 16, 1969, pp. 23-32.

Cline, John H. "Wardman Calls Self Figurehead, Scores 'Bankers,'" Washington Star, June 4, 1935.

\_\_\_\_\_. "Wardman Sees Plot at Hearing, : Washington Star, June 6, 1935.

Conroy, Sarah Booth, "Rare Antiques Furnish Hotel's Well-Used Rooms, " Washington Post, June 8, 1958.

Directory of the District of Columbia, 1917-1930.

DuPuy, William Atherton (?). "Another Dick Whittington Returns," New York Times Magazine, October 11, 1925, p. 9.

Goodman, S. Oliver, "\$1 Million Addition for Sheraton-Park," Washington Post, April 21, 1959.

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

Hoffman, Marilyn. "Home to the Agnews," Christian Science Monitor, May 4, 1969.

"Home Suite Home for High 'n' Mighty," Washington Post, January 18, 1968.

"Hotel Delegates Recall History of Sheraton-Park," Washington Star, November 23, 1956

(Continued NPS Form 10-900-a)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

9

Page

2

- "Hotel Places First Telefax Device in Use," Washington Post, November 19, 1948.
- "Local Hotel Chain Will House 3,000," Washington Star, June 7, 1925.
- "Management Deal Closed by Wardman," Washington Star, July 5, 1929.
- "Mihran Mesrobian, 86, Award-Winning Architect," Washington Star, September 25, 1975.
- "Mihran Mesrobian, 86, Designed Carlton Hotel," Washington Post, September 26, 1975.
- "New Hotel Combine Details Announced," Washington Post, July 1, 1929.
- "New \$2 Million Ballroom Opened at Sheraton-Park," Washington Star, May 13, 1955.
- Poole, Daniel. "Agnews Make the Transition from Mansion to Hotel Suite,"  
Washington Star, February 7, 1969.
- Proctor, John Clagett. Washington Past and Present. New York: Lewis Historical  
Publishing Company, Inc., 1930.
- "Refinancing Firm Tricked Him, Builder Tells House Probers," Washington Herald,  
June 3, 1935.
- Sampson, Paul. "Sheraton Co. Gets Control of Wardman and Carlton," Washington  
Post, May 25, 1953.
- "Sheraton-Park Air Conditioned," Washington Post, July 4, 1954.
- "Sheraton-Park Hotel Celebrates 40th Year Today," Washington Post, November 22, 1958.
- "Sheraton-Park to Run 'Train' on Hotel Grounds," Washington Post, June 19, 1956.
- "Ten Wardman Buildings Sold For \$2,800,000," Washington Heald, October 22, 1932.
- "Wardman Asks Another Chance," Washington Star, June 7, 1935.
- "Wardman, Carlton Renamed as List of Directors is Revised," Washington Star,  
May 26, 1953.

(Continued on NPS Form 10-900-a)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

9

Page

3

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

"Wardman Expects 1,500 Hotel Guests," Washington Post, January 27, 1929.

"Wardman Park and Carlton Control Bought for \$2 Million," Washington Star, May 25, 1953.

Who's Who in the Nation's Capital, 1920-1930. Washington, D.C.: The W & W Publishing Company, 1930.

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

**United States Department of the Interior  
National Park Service**

# **National Register of Historic Places Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

10

Page

1

VERBAL BOUNDARY DESCRIPTION:

The property occupies the part of lot 32 that was originally lot 824 and a spit of land about 25' wide and 140' long in old lot 25 (under the western half of the arcade) in Square 2132 in the northwest quadrant of the District of Columbia. The main portion of the lot, which has one curved side, has a 310.12 foot depth from Connecticut Avenue, N.W., a 399.37 foot depth from Woodley Road, N.W., and is 117,994 square feet in area.