



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name 2225 N Street Apartment Building

other names/site number _____

2. Location

street & number 2225 N Street, N.W. not for publication N/A
city or town Washington vicinity X
state District of Columbia code DC zip code 20037 county N/A code N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally X statewide locally.

(See continuation sheet for additional comments.)

Robert L. Mallett 7/22/94
Signature of certifying official Date

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
(See continuation sheet).
 determined eligible for the
National Register
(See continuation sheet).
 determined not eligible for the
National Register
 removed from the National Register
 other (explain): _____

Patrick Andrews 9/9/94

Signature of Keeper Date
of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
_____	_____ Total

Number of contributing resources previously listed in the National Register _____

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: multiple dwelling

Current Functions (Enter categories from instructions)

Cat: WORK IN PROGRESS Sub: _____
DOMESTIC Sub: multiple dwelling

7. Description

Architectural Classification (Enter categories from instructions)

EARLY 20TH CENTURY
Other: Vernacular

Materials (Enter categories from instructions)

foundation BRICK
roof TERRA COTTA
walls BRICK

other Decorative Element: Limestone

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

SEE CONTINUATION SHEET

8. Statement of Significance

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

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

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance 1924-1925

Significant Dates 1924-1925

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder Eugene Waggaman
Harry Wardman

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)
SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

- Previous documentation on file (NPS)
- preliminary determination of individual listing (36 CFR 67) has been requested.
 - previously listed in the National Register
 - previously determined eligible by the National Register
 - designated a National Historic Landmark
 - recorded by Historic American Buildings Survey # _____
 - recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

10. Geographical Data

Acreege of Property Less than one acre

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	322250	4308300	3	_____	_____
2	_____	_____	_____	4	_____	_____
	___ See continuation sheet.					

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) Square 49, Lot 4.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) The boundary includes the 2225 N Street Apartment Building.

11. Form Prepared By

name/title Eve Lydia Barsoum / Architectural Historian
organization D.C. Historic Preservation Division date June 30, 1994
street & number 614 H Street, N.W. telephone (202) 727-7360
city or town Washington state D.C. zip code 20001

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Westbrook Palace
street & number 1525 Wilson Boulevard telephone _____
city or town Arlington state VA zip code 22209

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Section 7

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INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

2225 N Street Apartment Building
Name of Property
Washington, D.C.
County and State
Apartment Buildings in
Washington, D.C. 1880-1945
Name of Multiple Property Listing

2225 N Street is an example of a Conventional Low-Rise Apartment Building. It is sited at the corner of N and 23rd Streets, N.W. in the Foggy Bottom neighborhood. It was designed by Harry Wardman and Eugene Waggaman in 1924 and built in 1925 in a Vernacular style. This four-story and thirty-two unit building is brick with a limited amount of limestone ornament and a terra cotta hipped roof. The building is U-shaped with its opening facing westward to Rock Creek Park. Its entrance is on the south elevation on N Street. The building was gutted and renovated in 1994.

The massing of 2225 N Street reflects Harry Wardman's and Eugene Waggaman's predilection toward providing light, air, and green space to residents. The U-shape building maximized the amount of light and air. Its westward orientation, as opposed to southern, is indicative of the architects' sensitivity toward the site; the configuration allowed for the greatest number of views of Rock Creek Park. At the time of construction, 23rd Street was completed only as far as N Street. Although plans existed for the extension of 23rd Street and for the expansion of Rock Creek Park, certain assumptions were undoubtedly made during the 23rd Street facade design process.

This Vernacular style, four-story, brick building is divided horizontally by a limestone watertable and a first- and fourth-story limestone stringcourse. The N Street elevation is twelve bays wide. The second through eleventh bays project one brick course from the end bays. This projection is emphasized at the ground level by limestone quoins. The entrance, located in the center of this facade, incorporates a door with a fan light and a limestone surround. The importance of the center is heightened by an escutcheon located at the third level. The walls are enlivened through the randomly laid different color (brownish-orange tones) bricks. The original windows were double hung and had a six-over-six light pattern. The first- and third-story windows have limestone sills while the other rows use the stringcourses as their sills. The full-height projections on the 23rd Street (U-shape) facade received the most decorative embellishments. The ground floor of the projections are emphasized with limestone quoins. Brick niches with limestone arches frame its second-story windows, and pairs of simple escutcheons frame the third-story windows. The building was crowned by a terra-cotta hipped-roof with projecting eaves.

As constructed, the building had 32 units, eight per floor, most of which were one-bedroom apartments. The majority had their entrance opening into a hall with the bedroom and living room opposite of each other. The closet and bath were accessible through the bedroom and the kitchen was located off of the living room. The inclusion of the hall reflects Wardman's and Waggaman's concern with a home-like appearance.

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2225 N Street Apartment Building
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Harry Wardman came to Washington in 1895 as a skilled carpenter. Within a few years, he began to work as a contractor on small construction projects. In the first decade of this century, he became one of the city's major developers of rowhouses and apartment buildings. In the 1910s, Wardman became increasingly involved in the construction of large luxury apartment houses and hotel/apartment houses. His success in these and other large scale projects earned him a reputation as an upscale quality developer. In the early-1920s, the Wardman empire continued to expand through the construction of a number of large hotels, clubs, and office buildings. The mid-1920s, the time in which 2225 N Street, N.W. was constructed, was the peak of his career as a developer. By the late-1920s, Wardman began to encounter a number of financial problems. In 1930, Wardman was forced to sell all of his real estate holdings; he was able to recover some of his losses in his later years. Although renowned for his large luxury apartments, Wardman's small scale projects transformed the physical character of Washington. The quantity of his work was legendary. Thus, by the 1920s, Wardman's advertisements touted, "we house one tenth of Washington's population." At the time of his death, it was estimated that Wardman had built 400 local apartment buildings and more than 5,000 individual residences.

As a developer, Wardman employed a number of architects including Albert Beers, Eugene Waggaman, Mihran Mesrobian, and Arthur Heaton. Eugene Waggaman was Wardman's chief architect in the early-1920s. During his tenure with Wardman, Waggaman designed many apartment houses and rowhouses, especially in the Cleveland Park and Kalorama Triangle areas. He was also known for his work on buildings such as the National Bank of Washington at 7th and C Streets, N.W., 1921, the Edwards Building (now McPherson Square Building) at 917 15th Street, N.W., 1921, and the Racquet Club (now University Club) at 1135 16th Street, N.W., 1921. Although the degree to which Wardman was involved in the design process of his projects is unknown, it is clear that he had strong opinions and motives which affected the designs; the building permit for 2225 N Street, N.W., as well as most of Wardman's permits from 1920 to 1924, cite "Wardman & Waggaman" as the architects.

In August 1924, Wardman acquired the unimproved lot at 2225 N Street, N.W. On August 27 he received a permit to build an apartment building on the site, the estimated cost of which was \$98,000. The building was completed by the following April. The apartment building at 2225 N Street, N.W. is a typical example of a small apartment building developed by Harry Wardman who, perhaps more than any

¹ Wardman initially acquired the property through Robert G. Van Vranken, an employee of his real estate company. D.C. Permit to Build #3110.

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2225 N Street Apartment Building
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other individual, "built" residential Washington.

Wardman's success was partially due to his keen marketing ability which included targeting the growing legions of government workers and other members of the middle-class as prospective home buyers. In 1895, when Wardman arrived in Washington, there was a shortage of all types of housing. A serious housing deficiency was the rule in Washington, at the beginning of the century and after World War I, in part due to periodic influxes of government workers. At one point after the War, the federal government threatened action if the local housing supply was not increased by private developers. Wardman's Brightwood project, which resulted in the construction of 5000 moderately priced houses, was initiated in direct response to the problem.

Aside from identifying a lucrative market, Wardman recognized the needs and aspirations of the government workers who "would rather live in small apartments, keep house and have some semblance of the homes they left to take jobs in the capital." Wardman was also one of the first builders to allow children to live in his apartments. *The Washington Star* noted, "he knew people had to have roofs over their heads even if they did happen to have screaming babies."³

Wardman's involvement with moderately priced housing dates from his earliest years in Washington. In 1901, he became one of the first Washington developers to build what were known as "rowhouse flats," rowhouses for more than one family. He constructed these units for the Washington Sanitary Improvement Company, a philanthropic group. Between 1902 and 1905 Wardman produced and sold moderately priced "rowhouse flats" for his own company. These flats had single entrances with doors to each apartment in the foyer. This design had the effect of preserving, to the greatest extent possible, the appearance of a single family residence. Wardman's interest in providing moderately priced housing was often noted by the press. For instance, a *Washington Post* article mentioned Wardman's "expressed intention to build as many apartments as possible to take care of those who can only afford to pay a moderate rental."⁴ Accordingly, a pre-opening advertisement for 2225 N Street claimed, "a new apartment at reasonable rentals."⁵ When the building opened, rental fees ranged from \$50 to \$65 per month.

There were other characteristics of Wardman's buildings which contributed to their popularity. For example, Wardman utilized materials and construction methods that

² "Harry Wardman D.C. Builder Dies."

³ "Builder Dies."

⁴ "Wardman to Build Five Apartment Houses."

⁵ Advertisement, *Washington Star*, February 14, 1925, p. 29.

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produced higher quality buildings than those by other developers in the same price range. Thus, the Wardman buildings lent a certain air of respectability to their owners. Another concern of Wardman's was for an ample supply of light and air. A 1925 *Washington Post* article on a group of Wardman apartments located at 1st and M Streets and New York Avenue, N.W. referred to its units as "apartment bungalow homes" because many had three sides with exposures. The article also emphasized the "generous lawn space" and the "attractive treatment of the side and rear courts." The interior was described as having "exceptionally large rooms" and a "homelike arrangement."⁶ Because of the closeness in time between this project and 2225 N Street, N.W., the N Street apartment could be regarded as a prototype for the later project. After 2225 N Street was completed, Wardman focused his efforts on developing large luxury apartment buildings. Thus, 2225 N Street represents the variety of Wardman's ideas regarding small apartment buildings.

The block between 23rd, 22nd, N, and O Streets, N.W., in which 2225 N Street was to be built, began to be developed in the 1880s. The first building was built on 22nd Street; the west half of the block remained undeveloped until Wardman constructed a row of flats along N Street in 1903. The block, like adjacent areas to the east, included modest rowhouses and a few apartment houses which were added in the 1920s. Census records, as well as the recollections of long time residents of the area, note that the block became a racially mixed, working-class neighborhood after the turn-of-the-century.⁷ The block and other adjacent blocks housed many of the porters, butchers, and mechanics employed by the upper-class residents of the Dupont Circle neighborhood.⁸

The original occupants of 2225 N Street, N.W. were representative of the Washingtonians that lived in Wardman's numerous small apartments: a few professionals, especially in the early years; private sector employees such as chauffeurs, salesmen, nurses, and bookkeepers; the majority was employed by the government as clerks, guards, claim examiners, and auditors. Many residents were new to the city and remained at 2225 N Street for relatively few years. The occupants included a significant number of single men and women. Through the years, the building remained a home for low- and moderate-income residents. Although most tenants were white through the 1950s, the apartment became fully integrated in the 1960s.⁹

⁶ "Wardman to Build Largest Group of Cooperatives."

⁷ Interview with William King and Frank Dorsey. July 1989.

⁸ Dupont Circle Historic District Boundary Increase. Section 7, Page 1.

⁹ Interview with Cynthia Jones.

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2225 N Street Apartment Building
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Interview with Cynthia Jones. August 1989.

Interview with William King and Frank Dorsey. July 1989.

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Slauson, Allan B., ed. *A History of the City of Washington: Its Men and Institutions.* Washington, D.C.: The Washington Post Company, 1903.

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

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

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2225 N Street Apartment Building
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"Wardman to Build Five Apartment Houses." *The Washington Post*, February 8, 1925.
"Wardman to Build Largest Group of Cooperatives," *Washington Post*, July 29, 1925.
Washington Blue Book. Washington, D.C.: The Elite Publishing Co., 1886-1909.
"Washington Real Estate." *The Washington Post*, Oct. 28, 1888.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94001043 Date Listed: 9/9/94

Apartment Building at 2225 N St. DC
Property Name: County: State:

Apartment Buildings in Washington, DC, MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrews
Signature of the Keeper

9/9/94
Date of Action

=====
Amended Items in Nomination:

As submitted, this nomination form had selected Criterion A and Architecture as an Area of Significance. A technical correction is made to the nomination form to add Criterion C (to reflect the selected Area of Significance of Architecture) and to add Community Planning and Development (to reflect the selected Criterion A). The SHPO concurs in these amendments.

DISTRIBUTION:

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