

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



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

New Designation X

Amendment of a previous designation —

Please summarize any amendment(s) _____

Property name Wardman Flats

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

Address: All addresses on Square 519, including 301, 303, 305, 307, 309, 311, 313, 315, 317 and 319 R Street NW; 1708, 1710 and 1712 3rd Street NW; 1709, 1711, 1713, 1715, 1717, 1719 and 1721 4th Street NW; and 300, 302, 304, 306, 308, 310, 312 and 322 Florida Avenue NW

Square and lot number(s) Square 519, All lots (38-54, 64-73 and 801) and all condos (2001-2010)

Affected Advisory Neighborhood Commission 5E

Date of construction 1902 Date of major alteration(s) None

Architect(s) Nicolas R Grimm (Architect), Harry Wardman (Builder)

Architectural style(s) VICTORIAN/Edwardian

Original use DOMESTIC/Multiple dwelling

Property owner Multiple


Legal address of property owner Multiple

NAME OF APPLICANT(S) DC Preservation League

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

Address/Telephone of applicant(s) 1221 Connecticut Avenue, NW, Washington, DC 20036

Name and title of authorized representative Rebecca Miller, Executive Director

Signature of representative  Date 7/21/2017

Name and telephone of author of application DC Preservation League, 202.783.5144

Date received: 7/21/2017, TJD
Case No.: 17-18

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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Wardman Flats

other names/site number _____

2. Location

street & number Square 519, bounded by Florida Avenue NW to the north, 4th Street NW to the ☐ not for publication
west, R Street NW to the south, and 3rd Street NW to the east. ☐

city or town Washington vicinity

state District of Columbia code 11 county District of Columbia code 001 zip code 20001

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide ___ local

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper _____ Date of Action _____

Name of Property _____

County and State _____

5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
26	2	buildings
0	0	sites
0	0	structures
0	0	objects
26	2	Total

Name of related multiple property listing

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

N/A

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

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Edwardian

Materials

(Enter categories from instructions.)

foundation: Brick

walls: Brick

roof: Slate

other: Stone ornament

Name of Property

County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Wardman Flats occupy Square 519, which is 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. It is the first large scale project by prolific Washington developer Harry Wardman. The square features two-story Victorian row house dwellings in five major groupings. They are distinguished by their slight variation in ornament, which tend to correspond to differing permit numbers. All but two of the twenty-eight buildings on the square were built in 1902. The two later buildings are non-contributing, as they are the only structures not part of Wardman's original speculative development.

The twenty-six Wardman buildings were all designed by architect Nicholas R. Grimm, with whom Wardman worked from 1898-1905. Each of the twenty-six duplex flats has a separate apartment on its upper and lower level, which are accessed by a single door at the front façade. These buildings, most of which are topped by turrets, exemplify the planning and design of Wardman and Grimm's early housing developments. They are largely intact, and the brick and stone row houses demonstrate an attention to craftsmanship, clearly intended to draw middle-class residents.

The square's interior is bisected by three alleyways accessible by four entrances; one on 4th Street NW, one of Florida Avenue NW, and two on 3rd Street NW. The network of alleys also means that none of the rows on each street are joined to one another.

Narrative Description

Wardman Square is a single residential square – now partially zoned for commercial use on Florida Avenue NW – in Truxton Circle. With twenty-six two-story row houses built in 1902, the project was developer Harry Wardman's largest at the time, and a model of the row house developments for which he would buy and sell land across Washington in the following decades. Many of the row houses are in good or fair condition, however a few are in need of repair. The only non-contributing structures are a modern row house at 1717 4th Street NW that replaces a dwelling from 1902 and the building at 1725 4th Street NW that was constructed in 1921 by a different developer-architect team.

The attached row houses were built in roughly street-long clusters, as reflected by the permits. The buildings have good integrity overall, with major features including turrets, cornices, and door frames intact. This square is fairly characteristic of Truxton Circle and the nearby Bloomingdale neighborhood, with its attached row houses, with irregular massing, including projecting bays, gables and turrets; Victorian ornamentation, including carved stone lintels, integrated brickwork around windows and doors; bold cornice lines; and roofs sheathed in slate.

The modestly elaborated two story houses with turrets and no front porches are a good representation of the transition happening in the first decade of the 1900s between Late Victorian and Craftsmen style row houses in the neighborhood. The houses share many features in common with Late Victorian row houses, but lack the three or four stories and upper class ornament many had. While two-story homes came to define the early 20th century row houses, this square lacks other traits characteristic of the style, such as front porches.

Although the duplexes are largely similar in terms of size, permit data indicates that there are differences in configuration, especially among the rows that face different streets. An almost square 29 x 53 foot footprint distinguishes 1721 Fourth Street NW from its narrower, deeper 18 x 61 foot neighbors at 1709-1719 4th Street NW. The three houses at 1708-1712 3rd Street NW have 20 x 56 foot footprints, similar to the 19 x 59 foot footprints of the nine houses at 303-317 R Street NW. However, 301 R Street NW is a narrower and deeper 16 x 65 feet. The houses at 300-312 Florida Avenue NW are set at a diagonal angle to the street and have 20 x 67 foot footprints.

The placement of larger or more ornamental row houses adjacent to alley entrances suggests that the alleys either predated or were constructed during the same period as the dwellings. Normally such houses were located at a square's corners, but due to the street planning of square 519, there were often no structures on the site's true corners.

Name of Property

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The following is a description of the buildings comprising Wardman's Row, grouped by permit.

303-319 R Street NW (lots 39-47) (Permit 889) and 301 R Street NW (lot 38) (Permit 889A)

These ten row houses all feature asymmetrical massing. They are composed of single bay entrances to the right of wider projecting bays except for lot 38, where the entrance is left of the projecting bay. All ten dwellings have raised foundations, with front doors accessible by a few stairs. Window and door openings are topped by bands of stone. Each row house is topped by a pyramidal turret. At the roof level, each of these dwellings has a miniature dormer window in line with the door. The small window is ornamented by a small pediment.

301 R Street NW was built on a permit filed separately the rest of the row. Like many corner row houses in the neighborhood, it is more ornate than its neighbors. It has all the characteristics of the adjacent structures, but also includes a decorative frieze below the cornice, and a full tower beneath its turret. Its 3rd Street facing side has two projecting bays, and an entrance. 319 R Street NW, the other corner row house, does not have additional ornament, only additional windows and two smaller projecting bays along its exposed side wall before meeting the pyramidal tower.

1709-1715 and 1719 4th Street NW (lots 48-51 and 53) (Permit 757)

These five row houses are very similar to those on R Street NW. They share the same massing, projecting bays underneath turrets, and architectural details. However, there are a few differences. The turret design here follows an A / B pattern, where A is the same design of turret as is found on R Street NW, but B is a smaller turret that sits higher on the building and has a miniature dormer window within the turret, rather than adjacent to it. 1709 4th Street NW, the corner building, lacks additional ornament, but is distinguished from the rest of the row by its squared projecting bay, rather than an angled bay. As a result, the corner turret is also a four sided pyramid, rather than the five or six sided ones found on the other dwellings. This portion of the row has the most significant deterioration, particularly 1715 4th Street NW, which is presently missing bricks at its roofline. Some integrity issues are present. The window above the door of adjacent 1713 4th Street NW has also been filled with bricks. 1719 4th Street NW also has no miniature dormer, which means it was likely removed, as the other dwellings each have one. The row is also disrupted by 1717 4th Street NW, a 2014-constructed row house that replaced a "B" pattern dwelling.

1721 4th Street NW (lot 54) (Permit 756)

This dwelling does not truly occupy the square's corner – it is the end house next to an alley entrance – but has some elements of a corner row house. It is different in design than its neighbors, principally in terms of size. While the 1721 4th Street NW has the same squared projecting bay as 1709 4th Street NW, 1721 4th Street NW's projection accommodates two bays instead of one. The row house also extends one bay beyond the projection, giving it a somewhat more symmetrical appearance than the other houses, despite the right hand-side entrance. The other notable difference between 1721 4th Street and the other houses on the block is its roof design. The roof is higher than the other row houses, accommodating two full size dormer windows on each side of a miniature dormer in the turret, in keeping with the row A / B pattern. This full sized mansard roof with a small four sided turret is distinct from the rest of the row, despite lacking additional ornament.

300-312 Florida Avenue NW (lots 67-73) (Permit 1065)

The seven row houses on the 300 block of Florida Avenue NW are nearly identical to the 300 R Street NW row houses. The only notable distinctions are the lack of small front lawns on Florida Avenue. Each R Street NW row house has a small front garden. As on R Street NW, only one corner row house is different than the others. 300 Florida Avenue NW lacks additional ornament, but has a double wide entrance bay, and a round tower. The tower is topped by a cylindrical turret much larger than the rest of the square's turrets. The block has generally good integrity, but 302 and 304 Florida Avenue NW both had their cornices removed.

1708-1712 3rd Street NW (lots 64-66) (Permit 819)

The three attached dwellings on 3rd Street NW are arranged roughly symmetrically, with the same asymmetrical massing as the other row houses. 1710 3rd Street NW is identical to the lots on R Street NW. The two flanking row houses have square projections two bays wide, and four sided pyramidal roofs. They have the same cornice and stonework as the central row house. Both 1708 and 1710 3rd Street NW have miniature dormer windows above the entrance bays. 1712 3rd Street NW has no such window; it was likely removed. Both 1708 and 1712 3rd Street NW have brick chimneys on their detached sides. No other houses on the square have chimneys viewable from the street. Both chimneys have simple decorative cornices.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ 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.

Areas of Significance

(Enter categories from instructions.)

Architecture

Community Planning and Development

Period of Significance

1902

Significant Dates

1902

Significant Person

(Complete only if Criterion B is marked above.)

Harry Wardman

Cultural Affiliation

Architect/Builder

Nicholas R. Grimm (architect)

Harry Wardman (builder)

Period of Significance (justification)

All twenty-six contributing dwellings were constructed in 1902. While the properties are significant as part of Washington's development patterns and their being Harry Wardman's first major development, these connections do not merit a broader period of significance.

Criteria Considerations (explanation, if necessary) N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Wardman flats in Square 519 are representative of the city's early 20th century development patterns. They represent a higher standard of building for lower-middle class residents than was previously widely available. They are the first major development by Harry Wardman. The dwellings meet National Register Criterion B and similar District of Columbia Criterion C for their association with Harry Wardman, Washington, DC's most significant builder and developer. They also meet National Register Criterion A and similar District of Columbia Criterion B for "association with historical periods, social movements and patterns of growth that contributed to the heritage and development of the District," as well as that of the nation. The flats meet National Register Criterion C as an example of the works of master builder Wardman and accomplished architect Nicholas Grimm in establishing a high standard for the creation of housing for persons of modest, lower middle-class means.

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

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.ⁱ In approximately 1886, he landed in New York with \$2.75 in his pockets.ⁱⁱ 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.

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

ⁱ While Wardman's birth year is generally given as 1872, such official documents as his passport applications provide a birthdate of April 11, 1871. To further muddy the waters, Wardman's entry in the 1900 Census states that he was born in April 1869.

ⁱⁱ 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 numerous passport applications, state that Wardman was born April 11, 1871. The 1900 Census recorded Wardman's birth as occurring in April 1869, and gave his emigration date as 1886. This span of years matches 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, a twenty year old passenger named Harry Wardman arrived in New York on the Cunard steamer Majestic on March 18, 1891. Although Wardman was listed in the Washington, DC City Directory as early as 1892, he married his first wife, Mary Hudson, in Philadelphia in 1895. However, all records agree that Wardman became a U.S. citizen in Washington, DC in 1900.

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dwelling, 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.ⁱⁱⁱ 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 reverse. 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, N.W., 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 standardized duplexes of concrete block with brick veneer. Each provided an upper and lower flat of three to five rooms with^{iv} running water, indoor toilets, adequate ventilation, and heat at affordable rents.^v

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.^{vi} 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.

ⁱⁱⁱ EHT Traceries, “Harry Wardman”

^{iv} Elizabeth Hannold, “Comfort and Respectability: Washington’s Philanthropic Housing Movement,” *Washington History*, 4, 2 (Fall/Winter, 1992/1993), 30-31.

^vHannold, 27-28.

^{vi} “Major William Bayliss,” *National Cyclopedia 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.

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1902 bought 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 on his own account. 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 received permits to build the first units of his first large project on his own account – the 26 two-story flats in Square 519.

After receiving the permits to build his Square 519 project, Wardman built increasingly on his own account. In 1903-1904, he built intermittently for developers including Breuninger, Henry B. Willson, and David Moore intermittently. The average size of his own projects grew increasingly large, as represented 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 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."^{vii}

Square 519 Takes Shape

Wardman's Square 519 project attracted journalistic attention 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 "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 rental properties with just 7 apartments vacant

^{vii} 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.

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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 apartment dwellers to take in unrelated boarders, only one such arrangement existed in the Wardman flats. Another common arrangement was for wives to be occupied with household labor while employed adult children or other relatives taken into the household went to work. Eight Wardman flats 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 flats' households had only a single wage-earner.

While the Wardman flats' residents 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 power house 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, residents' most ubiquitous 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.^{viii}

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 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 sales persons 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,

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

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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 1903-1904, he built intermittently for developers including Breuninger, Henry B. Willson, and David Moore intermittently. The vast majority of these units were two-story "apartment houses" of similar dimensions to the Square 519 flats. In December 1903, Wardman announced that he planned to build one hundred more such units in the near future. 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.

During these years the number and average size of Wardman's own projects grew increasingly large, although it was some time before any single project exceeded the number of houses in Square 519. Although he continued to build some two-story flats, Wardman began to concentrate on 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.^{ix}

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."^x

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."

^{ix} *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.

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

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Nearly eighty years after his death, Wardman not only remains famous but has indeed become an iconic figure celebrated in media that did not exist during his lifetime. 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."^{xi} 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."^{xii} Wardman has indeed become a brand in modern Washington; Brooke DeCamp 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."^{xiii} Real estate broker Donna Evers wrote in *Washington Life Magazine* that:

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.^{xiv}

In recent years, Wardman's career has been the subject of scholarly attention, including an entire chapter of the acclaimed Richard Longstreth-edited book *Housing Washington*.^{xv} "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."^{xvi} 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, prepared by Anne Adams of the DC Historic Preservation unit in 1984:

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 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.

^{xi} 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.

^{xii} <http://www.bloomingdale.org/wardman.htm>

^{xiii} Fleishman, *Washington Post*, October 15, 2005.

^{xiv} <http://washingtonlife.com/issues/june-2006/historical-landscapes/index.php>

^{xv} 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.

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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."

Although the Wardman Row consists of mid-sized apartment buildings of more embellished design, 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 bound many of these separate elements into the matrix that characterized his later projects. They were architect-designed houses of high construction quality that were nonetheless built to be let at affordable rents. Their front bays and windows on the front and rear facades of each unit offer the enhanced illumination and ventilation that were felt to be necessary for health and were a hallmark of modern "sanitary" construction. This emphasis on quality extended to manipulating the flats' physical structure to enhance enhancing their subjective associations. 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.

Offering them was a conscious marketing strategy on Wardman's part. As Laura Harris has noted, Wardman had a shrewd eye for both outlying neighborhoods in the path of development and the growth of a new class of housing consumer. This was an emerging social stratum of clerical employees necessary to make increasingly more complex and bureaucratic business operations function. It included workers with "soft" technical skills such as stenographers and telephone operators, as well as specialized sales persons 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 linotypes. It was particularly reflected in the ranks of "government clerks," whose ranks were growing even faster than the burgeoning functions of government under activist president Theodore Roosevelt and the emergence of the United States as a world power after its victory in the Spanish American War. While this group was not as affluent as the older middle class of professionals, merchants, and entrepreneurs, it aspired to modern housing with the same qualities of comfort and sanitation. It was a core customer base for Wardman housing, and the residents of Square 519 were a microcosm of it. They are a direct result of its emergence in the District of Columbia and an outstanding embodiment of it.

The Square 519 flats were also Wardman's first large-scale project built on his own account. 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.^{xvii}

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 houses were of an 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

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

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were sold directly by Wardman. The Square 519 flats thus represent the best early canvass for the large-scale methods made that possible Wardman's multiple squares of middle-class row houses that transformed neighborhoods like Eckington, Bloomingdale, Columbia Heights, and Capitol Hill and indeed much of the rest of the city.

Developmental history/additional historic context information (if appropriate)

Square 519 lies just south of Florida Avenue (originally Boundary Street) and thus is part of the original Washington City laid out by Pierre L'Enfant in 1791. However, it was not until Harry Wardman built the row house flats that stand on the site today that this square took on a truly urban character. Until the Civil War, this area of the city was largely rural. An 1857 map (Figure XX) shows a single small structure, perhaps a very small farmhouse or farm shed, located in the southwest corner of Square 519 and only scattered farmhouses on surrounding squares.^{xviii} The major north-south road through the area was the Seventh Street Turnpike, a key artery that connected surrounding farmlands with the massive Center Market at 7th Street and Pennsylvania Avenue NW. Seventh Street was just four blocks to the west of Square 519. Along the way, at 7th and K Streets NW, was the Northern Liberties Market, another outpost where farmers could sell their produce. Until the Civil War, K Street marked the de facto city limits of Washington, with most of the rest of the area to the north, between K Street and Boundary Street, remaining as open farmland.^{xix}

Urbanization of this area—now known as the Greater Shaw area—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 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.^{xx} The arrival of the streetcar lines offered easy accessibility to downtown Washington and encouraged real estate investors to begin developing suburban communities in surrounding areas, including the area around Square 519.

In addition to the arrival of streetcars, Union Army encampments also had a lasting impact on the area during the Civil War. Two 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. Freedmen escaping from the south were given safe haven at Army camps, and as a result African American communities began to form in the vicinity of the camps and remained long after the Army camps had closed.^{xxi}

After the Civil War, the burgeoning and overcrowded Washington City began expanding into the semi-rural area to the north. This development accelerated after the infrastructure improvements of the Alexander Shepherd administration in the early 1870s, which included the paving of 7th Street.

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 conducted by M. Marie Maxwell 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 that Maxwell analyzed 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.^{xxii}

^{xviii} 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/>.

^{xix} 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.

^{xx} LeRoy O. King, Jr., *100 Years of Capital Traction*, (Taylor Publishing Co., 1972), 17.

^{xxi} Kathryn S. Smith and Marya McQuirter, *A Guide to the Historical Resources of Shaw*, (Washington, DC: Thurgood Marshall Center for Service and Heritage, 1996), 4.

^{xxii} 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>.

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As documented on the 1887 Hopkins real estate map (Figure YY), square 519 was occupied solely by German immigrant George Glorius (1822-1909) and his family. Born in Prussia, Glorius came to America at an early age and was naturalized in 1840.^{xxiii} He was "one of the pioneer florists of Washington, D.C.,"^{xxiv} 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 likely sold flowers at the local markets, such as Center Market, Northern Liberties Market, and O Street Market. He was compensated \$332.92 for his losses from the destruction of the Northern Liberties Market in September 1871 that was ordered by Governor Alexander Shepherd.^{xxv} By the early 1880s, Glorius was exhibiting and winning prizes at local horticultural fairs, including the 1880 and 1881 National Fairs held on the mall.^{xxvi}

It was probably inevitable that Glorius's square would eventually be developed for residential housing. The 1892 Baist real estate map (Figure ZZ) shows the square subdivided into house lots and alleys. At that time, only three new houses had been constructed, along the northern Florida Avenue side of the square. Glorius's brick house and adjoining frame structure—perhaps a store—remain the same as they were on the 1887 map. However, Glorius's large greenhouse has vanished.

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.^{xxvii} In 1888, developer George Truesdell inaugurated the community of Eckington, another manicured suburban enclave, which was connected to the city by the District's first electric streetcar line, the Eckington and Soldiers Home Railway.^{xxviii} Between LeDroit Park to the west and Eckington to the east, the Bloomingdale neighborhood was developed in stages beginning in 1892.^{xxix} Unlike the previous two suburbs, Bloomingdale was made 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 traffic,^{xxx} would eventually give its name to the neighborhood immediately to the west that includes Square 519.

Though not known by that name in the early 20th century, the densely-populated Truxton Circle neighborhood of working class residences hosted attractive, newly-constructed houses, such as the Wardman houses on Square 519, as well as hidden alleys and minor streets where squalor was prevalent.

^{xxiii} As reported in the 1900 U.S. Census, District of Columbia, enumeration district 64, sheet 5.

^{xxiv} *The Florists' Review*, Nov. 26, 1914, 290.

^{xxv} "Get Checks Next Week" in *Washington Post*, Apr. 9, 1899.

^{xxvi} *Washington Post*, Oct. 5, 1880 and Oct 6, 1881. *Evening Star*, Oct. 10, 1881.

^{xxvii} Ronald M. Johnson, "LeDroit Park" in *Washington At Home*, 228.

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

^{xxix} Mara Cherkasky and Sarah Jane Shoenfeld, Bloomingdale Historic District National Register nomination, 2017.

^{xxx} "Truxton Circle Hazard To End This Summer," *Star*, Mar. 24, 1947.

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Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.7 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

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.)

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.

Boundary Justification (Explain why the boundaries were selected.)

Name of Property

County and State

These are the boundaries in which the complete development was built.

11. Form Prepared By

name/title Peter Sefton, John DeFarrari, Jacqueline Drayer

organization DC Preservation League

date July 20, 2017

street & number 1221 Connecticut Avenue NW

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city or town Washington

state DC

zip code 20036

e-mail jacqueline@dcpreservation.org

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**
 - **Additional items:** (Check with the SHPO or FPO for any additional items.)
-

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Square 519 - 1721 4th Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Front facade

1 of 23.

Name of Property: Square 519 - 1719 4th Street NW

City or Vicinity: Washington

Name of Property

County and State

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Front facade
2 of 23.

Name of Property: Square 519 - 1715 4th Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Front facade
3 of 23.

Name of Property: Square 519 - 1713 4th Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Front facade
4 of 23.

Name of Property: Square 519 - 1711 4th Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Front facade
5 of 23.

Name of Property: Square 519 - 1709 4th Street NW

Name of Property

County and State

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Front facade

6 of 23.

Name of Property: Square 519 - 1709-1715 4th Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Facades viewed looking north on 4th Street

7 of 23.

Name of Property: Square 519 - 319 R Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Western (side) facade

8 of 23.

Name of Property: Square 519 - 319-317 R Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Corner view of front and western (side) facades

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Name of Property

County and State

Name of Property: Square 519 - 319 R Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Corner front and west (side) facade
10 of 23.

Name of Property: Square 519 - 319 R Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Front facade
11 of 23.

Name of Property: Square 519 - 317 R Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Front facade
12 of 23.

Name of Property: Square 519 - 311-315 R Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Name of Property

County and State

Description of Photograph(s) and number: Front facades

13 of 23.

Name of Property: Square 519 - 309 R Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Front facade

14 of 23.

Name of Property: Square 519 - 301 R Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Front facade

15 of 23.

Name of Property: Square 519 - 301 R Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Eastern (side) facade with second street front entrance

16 of 23.

Name of Property: Square 519 - 1708 3rd Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Name of Property

County and State

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Front facade
17 of 23.

Name of Property: Square 519 - 1710 3rd Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Front facade
18 of 23.

Name of Property: Square 519 - 1712 3rd Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Front facade
19 of 23.

Name of Property: Square 519 - 1708-1712 3rd Street NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Front facades and northern (side) facade
20 of 23.

Name of Property: Square 519 - 300 Florida Avenue NW

City or Vicinity: Washington

Name of Property

County and State

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Eastern (side) facade
21 of 23.

Name of Property: Square 519 - 302-308 Florida Avenue NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Front facades
22 of 23.

Name of Property: Square 519 - 308-312 Florida Avenue NW

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: Jacqueline Drayer

Date Photographed: June 2017

Description of Photograph(s) and number: Front facades
23 of 23.

Property Owner:

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

name _____

street & number _____

telephone _____

city or town _____

state _____

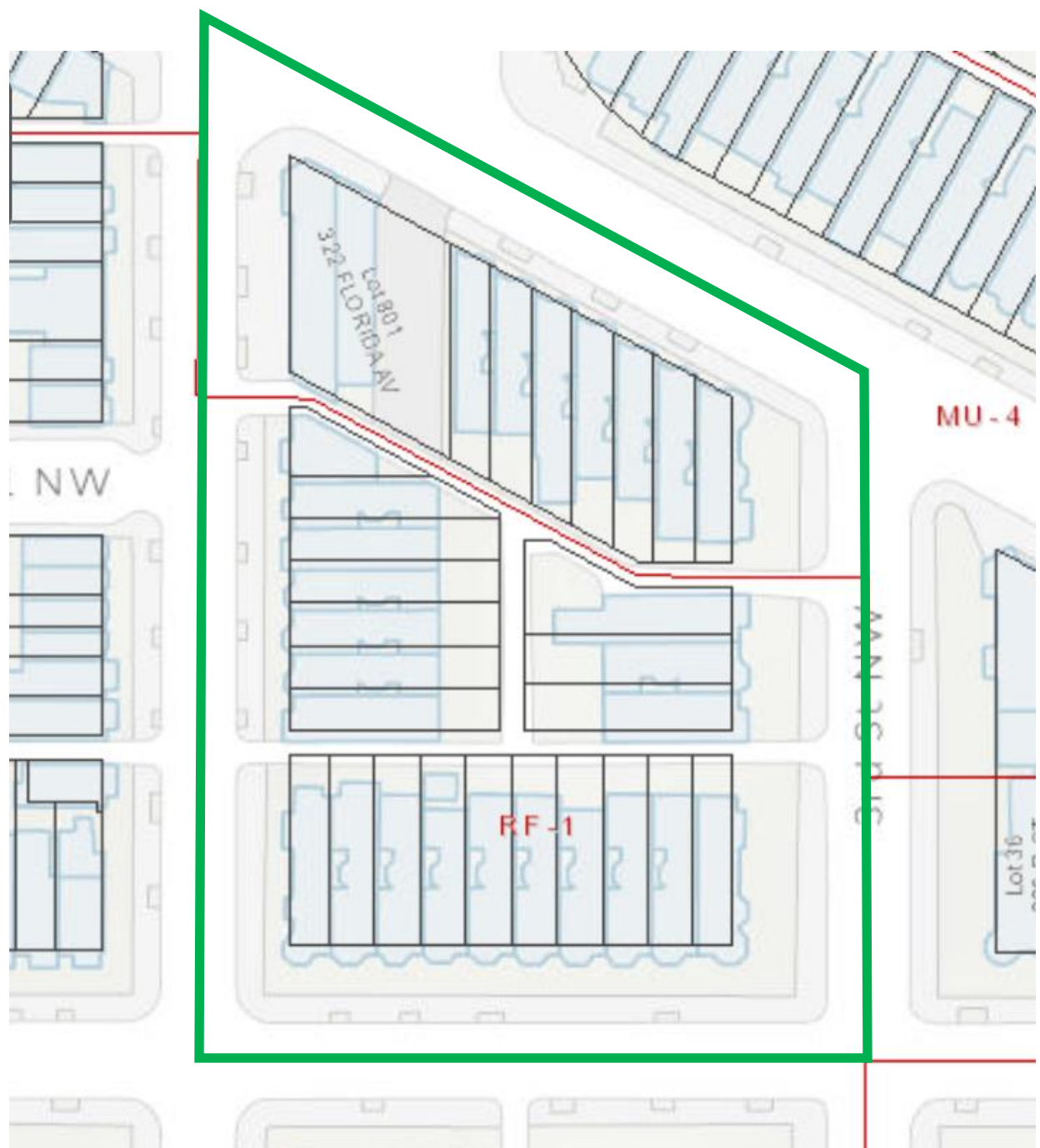
zip code _____

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.).

Name of Property

County and State

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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.

















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