



Virginia Department of Historic Resources PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the district for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the district could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

General Property Information	For Staff Use Only DHR ID #: 000-5837
District Name(s): <u>Wakefield Manor Garden Apartment Complex</u>	
District or Selected Building Date(s): <u>1943</u> <input type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post Open to the Public? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Main District Streets and/or Routes: <u>1201-1203 North Courthouse Road; 1215-1223 North Courthouse Road (also known as 1216-1220 North Troy Street)</u> City: <u>NA</u> Zip: _____	
County or Ind. City: <u>Arlington County</u> USGS Quad(s): <u>Washington West</u>	

Physical Character of General Surroundings	
Acreage: <u>1.2</u> Setting (choose one): <input type="checkbox"/> City <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Town <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor	
Site Description Notes/Notable Landscape Features/Streetscapes: The two buildings making up this garden-apartment complex front directly on North Courthouse Road, to the immediate north of Route 50. The rears of the buildings face North Troy Street. The buildings are set on a steeply sloping hill that leads to the county's courthouse area. New construction, including a high-rise hotel and apartment building, is taking place to the immediate west; yet the square on which the buildings were constructed as remained intact. Courtyards are created by placement of buildings, thus allowing for green space within this urban area. Parking is provided along streets with a lot along edges of complex on North Troy Street. Another, unrelated apartment building designed by the same architect in 1942 is located on the adjacent lot to the north.	
Ownership Categories: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal	

General District Information	
What were the historical uses of the resources within the proposed district? Examples include: Dwelling, Store, Barn, etc... <u>Garden-Apartment Complex</u>	
What are the current uses? (if other than the historical use) <u>NA</u>	
Architectural styles or elements of buildings within the proposed district:	<u>Art Deco and Streamline Moderne with Classically Inspired Elements</u>
Architects, builders, or original owners of buildings within the proposed district:	<u>Mihran Mesrobian, architect; Parreco and Von Herbulis, builders</u>
Are there any known threats to this district?	<u>None known</u>

General Description of District: (Please describe building patterns, types, features, and the general architectural quality of the proposed district. Include prominent materials and noteworthy building details within the district and a general setting and/or streetscape description.)

Constructed in 1943, Wakefield Manor consists of two individual buildings at the southern end of the block bounded by North Courthouse Road, North Troy Street, and North Fairfax Drive. The larger of the masonry buildings, constructed of concrete block with brick facing laid in six-course American bond, has an H-shaped plan. The I-shaped building to the immediate southwest has been designed and sited to aid in creating courtyards with paved walkways that lead to the parking in the southeast portion of the block. Open passages on the first story of the buildings allow access between the parking, pedestrian areas, and courtyards. The buildings are nearly identical in design, style, fenestration, and materials, rising two to three stories in height because of the extreme slope of the site. The intersecting roofs, now covered in replacement asphalt shingles, include flat and hipped, with short brick parapets and ornate cornices created by dog-tooth brickwork. The metal casement windows, devoid of applied surrounds and brick arches, have one-light transoms, while the double-hung windows are both single and paired. The sills are composed of rowlock brick, although some of the windows rest on the lintels of limestone surrounds framing entry openings. The walls are created by the intersection of shapes, such as the rounded bay, squared projecting bay, and hyphens. This allows the form and construction materials to act as ornamentation, which was indicative of the Art Deco and Streamline Modern styles. Classically inspired elements include the narrow brick quoins, brick dentil molding, brick water table (painted white), round windows, wood cupolas, and limestone surrounds of the primary entries with fluted pilaster, wide friezes, and squared cornices complete with ogee molding. Additionally, metal and limestone panels have been placed within the brick, illustrating classical motifs. These panels are in striking contrast to the dog-tooth brickwork that lines the cornice and acts as panels between the second- and third-story openings. Glass block is used throughout the buildings as a contrast to the operational casement and double-hung sash.


Significance Statement: Briefly note any significant events, personages, and/or families associated with the proposed district. It is not necessary to attach lengthy articles or genealogies to this form. Please list all sources of information. Normally, only information contained on this form is forwarded to the State Review Board.

Wakefield Manor is one of the earliest intact examples of his work in Arlington County, and is the smallest garden-apartment complex designed by Mihran Mesrobian. It stands as the best example of his prolific skills with merging traditional- and modern-style designs into a garden-apartment complex.

Wakefield Manor is a small garden-apartment complex consisting of two buildings, one with an “H” shape and one with an “I” shape. Despite the variation of massing, the buildings are very similar in form, detailing, and style, reflecting the Art Deco and Moderne styles. These modern designs were infused with traditional character-defining features of the Classical Revival style, which was more familiar to residents and promoted as the style of choice by the Federal Housing Administration (FHA). This coupling was preformed with great proficiency by renowned architect Mihran Mesrobian. The buildings, together providing 67 apartment units (originally 41 units), were built by the construction company of Parreco and Von Herbulis in 1943. The property was owned and managed by Wakefield Manor, Inc., a real estate development firm that typically oversaw the construction of freestanding single-family dwellings in planned subdivisions.

Born in Turkey to Armenian parents, Mesrobian was educated at the Academie des Beaux Arts in Istanbul. He immigrated to the United States and settled in Washington, D.C. in 1921. He began working as a draftsman for Harry Wardman, one of Washington, D.C.’s most prolific and well-known developers. His work during this period included luxury hotels such as the Carlton (1926), the Hay-Adams (1927), and the Wardman Tower (1928). In his private practice, Mesrobian’s Washington, D.C. commissions included the Dupont Circle Building (1931), a rug store at 1214 18th Street, N.W. (1931), and Sedgwick Gardens (1931-1932). Mesrobian’s design work during this period allow him to perfect his skill in combining distinct architectural elements under a primary style; he utilized Byzantine, Medieval, and Islamic elements and united them under a Moderne scheme. In addition to Mesrobian’s residential commissions, he was also responsible for the design of several shopping centers in Arlington County and the neighboring City of Alexandria; only two of his commercial shopping centers are extant. Three of Mesrobian’s other garden-apartment complexes are intact—Wakefield Manor, Lee Gardens North, and Lee Gardens South. Also surviving is a mid-rise garden apartment building, Calvert Manor.

Wakefield Manor is significant in the area of community planning and development because of its association with the early-twentieth-century rental-housing boom spurred by the establishment of the Federal Housing Administration (FHA). It is also recognized in the area of architecture as a unique garden-apartment complex, which was design by noted architect Mihran Mesrobian. The architectural achievement of Wakefield Manor, despite being the smallest of Mesrobian’s apartment complexes, combines the best in garden-apartment planning with FHA-insured financing guidelines. These two buildings, along with the single garden-apartment building at 1233 Courthouse Road, provide an architecturally significant streetscape of garden-apartment buildings. The rectangular-block building at 1233 Courthouse Road, also the work of Mesrobian, was constructed in 1942. It reflects the guidelines promoted by the FHA, flamboyantly incorporating many elements of the Colonial Revival style with those of the Modern Movement. The loss of any one of these buildings, which read as a cohesive complex of three resources, would greatly impair the architectural and historical significance of garden-apartment design in Arlington County.

Applicant Information (Individual completing form if other than legal owner of property)			
Mr. <input type="checkbox"/>	Mrs. <input type="checkbox"/>		
Ms. <input type="checkbox"/>	Miss <input checked="" type="checkbox"/>	Laura V. Trieschmann	EHT Traceries, Inc.
		(Name)	(Firm)
1121 Fifth Street, NW		Washington	DC
(Address)		(City)	(State)
ltrieschmann@traceries.com		2001	
(Email Address)		(Zip Code)	
		202-393-1199	
		(Daytime telephone including area code)	
Applicant's Signature: 		Date: March 2009	

Notification			
In some circumstances, it may be necessary for the department to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.			
Mr. <input checked="" type="checkbox"/>	Mrs. <input type="checkbox"/>	Dr. <input type="checkbox"/>	
Miss <input type="checkbox"/>	Ms. <input type="checkbox"/>	Hon. <input type="checkbox"/>	
Arlington County		Michael Leventhal	Historic Preservation Coordinator
(Locality)		(Name)	(Position)
Arlington		2100 Clarendon Boulevard, Suite 700	
(City)		(Address)	
VA		22201	703/228-3813
(State)		(Zip Code)	(Daytime telephone including area code)

Please use the following space to explain why you are seeking an evaluation of this district.

During the Historic Resource Inventory project in 2008, EHT Traceries and the Arlington County Office of Neighborhood Services (Historic Preservation Coordinator) discovered that one (1201-1203 North Courthouse Road, 000-5837) of the two buildings making up this garden-apartment complex was determined not eligible in 2000. This property, as a whole, is recognized architecturally as one of Arlington County's most essential garden-apartment complexes. Further, it is the work of a premier architect, who used his astute skills to blend the standards and guidelines of the FHA with the elements of the Modern Movement.

One resource in the complex cannot be properly evaluated as the setting and historic context are not being fully understood. Both buildings, neither of which has been altered or enlarged, retain a remarkable level of physical integrity to support their historic significance and historic context. Thus, this PIF presents the setting of the garden-apartment complex, which includes two buildings, and explains the historic significance and historic context of the property. For additional information related to garden-apartment complexes in Arlington County, please refer to *Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954, (VDHR File Number 000-8825).*

There are no pending plans to nominate this property to the National Register of Historic Places as the current owner is not interested. However, the determination that one of the buildings in this architecturally significant complex is not eligible for listing in the National Register as the result of a Section 106 assessment for VDOT threatens the entire garden-apartment complex.

Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes No

Would you be interested in the easement program? Yes No