

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



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

New Designation X

Property name **Harewood Lodge**

*If any part of the interior is being nominated, the "interior" or portion(s) of the interior must be specifically identified above and identified and described in the narrative statements. ***Please include a boundary map of the property with your nomination form.*

Address **3600 Harewood Road NE**

Square and lot number(s) **Square 3663, Lot 6 and adjacent public space**

Affected Advisory Neighborhood Commission **5A (5A04)**

Date of construction **circa 1857** Date of major alteration(s) **c. 1880, c. 1970**

Architect(s) **James Renwick, Jr.** Architectural style(s) **Second Empire**

Original use **Gatehouse** Present use **Vacant**

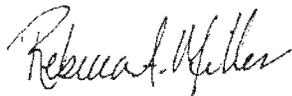
Property owner **Basilica of the National Shrine of the Immaculate Conception**

Legal address of property owner **400 Michigan Avenue NE, Washington, D.C. 20017-1517**

NAME OF APPLICANT(S) **D.C. Preservation League**

Address/Telephone of applicant(s) **1221 Connecticut Avenue NW, #5A, Washington, D.C. 20036**

Name and title of authorized representative **Rebecca Miller, Executive Director**

Signature of representative  Date 9/18/2017

Name and telephone of author of application **Kimberly Prothro Williams and Timothy J. Dennee**
202-442-8800

Date received 9/18/2017
H.P.O. staff TJD
Case No. 17-22

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.

1. Name of Property

Historic name: Harewood Lodge

Other names: Harewood Gatehouse; Southeast Gate Porter's Lodge

Name of related multiple property listing: N/A

2. Location

Street & number: 3600 Harewood Road NE

City or town: Washington State: D.C.

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

Applicable National Register Criteria:

A

B

C

D

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
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<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

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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

5. Classification

Ownership of Property

Private:

- Private
- Public – Local
- Public – State
- Public – Federal

Category of Property

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

Contributing	Noncontributing	
1	1	buildings
0	0	sites
3	0	structures
0	0	objects
4	1	Total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions

DOMESTIC/secondary structure
GOVERNMENT

Current Functions

VACANT

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7. Description

Architectural Classification

LATE VICTORIAN/Second Empire

Materials

Principal exterior materials of the property:

STONE/granite

STONE/slate

BRICK

Narrative Description

Summary Paragraph

Built circa 1857 as the gatehouse to William Wilson Corcoran's 191-acre Harewood estate, the Harewood Lodge is the sole surviving standing structure associated with the country retreat. Located on a five-acre remnant of the former estate, the two-story stone building was designed by architect James Renwick as an early rustic example of the Second Empire style in America. The building has an irregular plan with two pavilions on the south and east sides projecting from a central core, the entirety of which is covered with a complex mansard roof comprised of independent and intersecting steeply pitched mansards. The south and east pavilions are essentially capped by their own roofs formed by three roof slopes that intersect with secondary roof slopes connecting the pavilions. Each of the various roof slopes is slightly concave with single dormers located on center at the four cardinal elevations. A one-story stone wing addition, built between 1879 and 1887, extends from the north elevation of the main block, and a shed-roof addition, built after 1968, spans the main block's west elevation. These obscure those exterior walls there and complicate the original, generally L-shaped footprint.

The five-acre property includes the Lodge itself (contributing building), an associated farm lane (contributing structure), and associated stone wall and piers and iron fence (contributing structure) defining the perimeter of the private property, and a secondary, gable-roofed shed (non-contributing building).

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Site

The lodge first served as the gatehouse to the main entrance of W.W. Corcoran's Harewood estate. It stood along the west side of Harewood Road at the eastern boundary of the property. From Harewood Road, a farm lane started west at the south wall of the lodge and then looped around its west side, proceeding through a wooded grove to the estate house complex near the western end of the property. In 1872, the federal government purchased the entire Harewood estate, including the lodge for an expansion of the Soldiers' Home (Armed Forces Retirement Home) and used the building for decades as one of several gatehouses admitting access to the Home's grounds. In 2004, the Armed Services Retirement Home sold the southeastern section of its grounds, approximately 46 acres containing the lodge and other buildings. In 2012, five acres of that tract and the lodge were conveyed to the Basilica of the National Shrine of the Immaculate Conception, which stands on the opposite side of Harewood Road. The property includes one contributing building, the lodge; three contributing structures, the lane, the stone wall and piers, and the wrought-iron fence bounding the property; and one non-contributing secondary structure (gable-roofed shed).



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The Lodge

The stone gatehouse, characterized by its rusticated expression of the Second Empire style, is the feature of primary significance. It is set upon a low stone foundation and is covered with a complex mansard roof now clad with asphalt replacement shingles. The walls are constructed of granite, rough-faced random ashlar in a variety of gray and tan hues, held together with mortar joints, and with large quoin-like corner stones. The load-bearing stone walls are punctured by single windows, typically set within arched openings with stone voussoirs and stone sills, where each opening is centered upon its particular wall segment. The walls are capped with a cornice of robust corbels or brackets that visually support a projecting boxed cornice above which rises the mansard roof. The roof features concave slopes, gabled dormers, metal ridge caps at the roof ridgelines, and a tall brick chimney stack with recessed blind arches located toward the north end of the roof.

The irregular-shaped building is sited with its two wider elevations facing north and west forming the main body of the building, and two projecting pavilions oriented south and east with chamfered wall surfaces connecting them to each other and to the main body of the building. Both of these pavilions are capped by their own three-sided mansard roofs and joined to each other by connecting roof slopes that rise above the chamfered wall surfaces connecting the walls of the pavilions. The east pavilion faces Harewood Road, and the south pavilion faces the drive leading into the former estate. The main body of the lodge has wider wall elevations and sloping mansards above them, facing north and west, whereby the main façade of the lodge appears to have been the west one which was oriented toward the main house at Harewood. A stucco-clad frame, shed-roofed wing covers the west elevation today and a stone wing addition abuts and obscures the original north elevation.

The building's south and east pavilions, and part of the north wing are visible from Harewood Road. The south pavilion is set upon a granite foundation that due to the slope in the terrain is more fully exposed here than elsewhere. The foundation is constructed of the same granite stone and laid in the same random shapes and sizes as those forming the building's walls, but is set in front of the building's main plane, thus serving as its base. The east and south walls of the south pavilion feature single arched window openings, while the west wall segment of the pavilion has a single arched door opening. The window openings are filled with double-hung wood windows with an eight-pane fanlight upper sash and six-light lower sash. The windows, framed by a stone voussoirs and projecting stone sills, are recessed slightly into broader arched openings recessed from the main wall surface. A blind stone panel fills the spandrel beneath the window sill and within the outer arch. The door opening in the west wall segment, raised from grade, is reached by a stair and features a single wood door with a half-round transom above. A single gable-roofed dormer with a robust raking cornice supported by a tight series of wood modillions is centered on the south slope of the mansard roof of the south pavilion. The dormer window is a replacement, fitted into its larger arched opening with plywood used as infill. The side walls of the dormer are clad in asphalt shingles and the roof itself is sheathed in metal.

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As in the south pavilion, the body of the east pavilion is defined by three wall segments that are capped by a mansard. The south and north end walls have single windows on-center of the wall surfaces, while the east end wall facing Harewood Road offers a solid stone wall surface with no opening in the main wall, but a dormer in the roof above. Unlike the arched openings of the south pavilion, the window openings in this east pavilion are rectangular and filled with six-over-six wood sash, and cut into the stone walls with robust and rough pediment-like lintels and cut stone sills framing the openings. The dormer located on the east pavilion features a gabled window opening, filled with a pair of three-light casements, and capped by a gable roof, supported by a tight series of wood brackets and sheathed in metal, like that in the south pavilion.

The south and east pavilions are connected to each other and to the main core of the building by four chamfered wall segments, each articulated by a single window opening on-center of the wall. The two visible chamfered wall segments—the southeast and northeast sections—feature single arched openings cut into the stone. Unlike the arched windows in the south pavilion which are recessed into larger arched openings, the arched windows in the chamfered wall sections are punched into the wall and framed by stone voussoirs and stone sills.

The north and west sides of the building form part of the main block of the lodge and have wider wall segments and mansard roofs than those of the south and east pavilions. The original north elevation of the building is no longer visible, obscured by a long, one-story stone wing, possibly added in the early 1880s. Covered by a gable roof, this ell abuts the north end wall, leaving only the central dormer in the north slope of the mansard intact. The north mansard-roof slope, like the west slope, is wider than those of the south and east pavilions, but the dormer shares the same gabled roof and modillion detailing with those on the pavilions. The pitched window opening in this dormer which had a pair of wood casements, has recently been boarded with plywood.

The north wing is constructed of stone similar to that of the main block. A single entry door is located in its west side wall. Its gable ridge line is centered on the original north elevation with its peak cutting into the bracketed stone cornice. It is covered with asphalt replacement shingles and features a tall, picturesque chimney stack at its north end. This stack, like that of the main lodge building, features long, blind arches in each of the four walls.

The west elevation faces west into the private grounds. A single-story, shed-roof wing addition built after 1968 spans the entire façade. It is divided into three bays with a central entry door flanked by pairs of windows. The door opening has a single wood and glass door with side lights and side panels, reflecting a more Colonial Revival-style aesthetic that conflicts with the Picturesque Second Empire-style building. The sloped mansard roof rises above the historic cornice line with its robust range of modillions supporting its eaves. A gable-roofed dormer identical to those on the north and east elevations, is located on-center of the slope. A single, arched window is located within the south side wall of the west pavilion.

The interior of the Harewood Lodge is vacant and not open to the public. Photographs taken during the 1980s reveal a quarter-turned stair with a closed stringer and wood panel stringer wall. The stair has an attenuated turned newel and tapered balusters that are of the period of the

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building but are inconsistent with the more robust exterior treatment of the building. At least one fireplace has been altered, but it appears that some door moldings remain.

Copies of two 1983 photographs of the lodge interior taken by Selma Rattner. Courtesy of the Avery Library, Columbia University.



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Farm lane

The paving at the gate itself is the remnant of the lane that once led from Harewood Road into the Harewood “farm park.” This stub of what was known as “Corcoran Avenue” during the Soldiers’ Home’s tenure survives within the five-acre lot and contributes to the context of the lodge; the latter’s purpose was the admittance or refusal of entrance to this drive. Emanating from Harewood Road the lane passed directly south of the Lodge, where it formerly bifurcated into two lanes, with the larger of the two originally leading westerly through the woods to the Harewood house. By 1867, another branch led northerly to what appears to have been a formal garden and area for outbuildings. From there, smaller lanes or paths meandered through the property connecting to the principal lane in places. The surviving lane is mostly a segment of the northerly lane. It is paved with asphalt, and at the gateway it is bounded by a stone wall on the south and on the north by a pier abutting the lodge.

Wall and fence

Functionally related to the gatehouse and providing necessary context are the adjacent wrought-iron security fence and stone gateway piers. The original gates are long vanished, but the present piers are constructed of stone similar to that of the lodge itself and stand on a low base and hold low wrought-iron fence panels. They resemble piers that are shown elsewhere along the Soldiers’ Home’s Harewood Road frontage in late-nineteenth-century images, but they differ from the brick fence piers installed along the west side of the Home from 1876. The gate piers are met by an approximately seven-foot-tall iron fence that stretches the length of the Soldier’s Home’s former eastern perimeter on Harewood. It must date between the 1876 acquisition of the former Emily Woods farm north of Harewood Lodge and the closure of the Southeast Gate in and the property generally in 1922. It is the same fencing that bounds the Home’s frontage on Park Place NW, a fence line that was truncated at the south end when some of the Home’s land was separated from it in 1951. This fence consists of a series of closely spaced pickets with sinuous and pointed “flame finials” that rise above the top rail on both posts and pickets. The posts are reinforced by iron kickers on the interior.

Non-contributing garage/shed

A freestanding one-story gable-roofed garage/shed is located north of the lodge building. Its frame structure has walls clad with asbestos shingles, dating it to the mid twentieth century, and a roof sheathed with asphalt shingles. A roll-up garage door is located in the north gable end and a single door and window and nine-light fixed window is located in the east side wall. The window has been boarded up with plywood. Probably related to grounds-keeping, the building postdates the property’s period of significance and lacks a known historical connection to the gate itself. It does not contribute to the historical character of the property.

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8. Statement of Significance

Applicable National Register Criteria

- 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

- 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

Architecture

Period of Significance

circa 1857 to 1922

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Significant Dates

- 1852 (William Wilson Corcoran purchases Harewood)
- c. 1857 (construction of the Harewood Lodge)
- 1872 (sale of Harewood to the federal government)
- 1876 (commencement of construction of a perimeter fence around the Soldiers' Home)
- 1922 (discontinuation of use of the lodge as a gatehouse for the Soldiers' Home)
- 1925 (public park use discontinued at Soldier's Home)
- 1951 (southern portions of the Home disposed of for hospital and highway construction)
- 1957 (commencement of the extension of North Capitol Street through the Home)
- 2004 (parcel conveyed to the Catholic University of America)
- 2012 (lot conveyed to the Basilica of the National Shrine of the Immaculate Conception)

Significant Persons

William Wilson Corcoran
James Renwick, Jr.

Cultural Affiliation

Euro-American

Architect/Builder

James Renwick, Jr., architect

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Statement of Significance Summary Paragraph

Constructed sometime between 1856 and 1859, and likely completed in 1857, Harewood Lodge was the gatehouse or porter's lodge for the "Harewood" country estate and farm of William Wilson Corcoran in rural Washington County, District of Columbia until 1872. Then, for a half century, the building served a similar function as one of several gatehouses of the National-Register-listed "U.S. Soldiers' Home" (now the Armed Forces Retirement Home-Washington), which acquired Harewood in an 1872 expansion.

It is a rare building type in Washington, an extant private-estate gatehouse, and one that subsequently went into institutional use. It represents a transition among the earliest phases of development and use in the county, from farms to country estates and from country estates to institutions.¹ In addition to other, later gatehouses at the Soldiers' Home, there are only a couple such lodges remaining from rural estates, but early twentieth-century ones. Harewood Lodge is also an example of a broader yet very small class of structures, extant rural outbuildings in Washington, D.C. and one of a scarcer handful that predate the Civil War. Only the Peirce mill-barn-springhouse complex and Springland (Dent) springhouse are older county outbuildings, and the antebellum Fenwick springhouse is of comparable age.

This building is locally significant as the last standing structure from the four District of Columbia farms or estates of Washington banker and philanthropist William Wilson Corcoran, and one of a few remaining from his considerable real estate holdings throughout the District. With the exception of today's Renwick Gallery, Corcoran's downtown buildings were lost to redevelopment. His farms disappeared beneath the close-in suburbs; it was the institutional use of his Harewood estate that preserved his gatehouse alone. Born in Georgetown and working his way up in banking, Corcoran became the richest man in the District of Columbia, mainly in trading government debt, including financing America's war with Mexico. The success of his business relied in part on relationships with powerful political figures. He expended much of his millions on philanthropic activities, especially the creation and endowment of educational and religious institutions and orphan and old-age asylums. Today, Corcoran is best known for erecting Washington's first public art museum, the Smithsonian's Renwick Gallery, to display his collection, a collection that ultimately outgrew it and was relocated to a new gallery named in his honor.

Of his rural tracts, the Harewood estate is the most closely identified with Corcoran, as he lavished considerable attention on the construction of its outbuildings and the shaping of the landscape. Harewood and its gatehouse were both well-known to Washingtonians during the second half of the nineteenth century, as the property was accessible to carriage-borne visitors, a practice that would continue under Soldier's Home stewardship into the twentieth century. The lodge is representative of the appurtenances of elite country estates, but it was itself the humbler home and post of Corcoran's and the Home's gatekeepers, porters and groundskeepers.

¹ Later phases being suburbanization and urbanization.

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The two-story stone structure is one of the first Second-Empire-style buildings erected in North America, and the first within the District of Columbia. It was designed by one of the most prominent American architects of the era and one of the first American proponents of the style, James Renwick, Jr.

As an estate's gate lodge; as a gatehouse for the nation's first veterans' home; as one of the first examples of the Second Empire or mansard style constructed in the United States; and as an early work of the nationally prominent architect James Renwick, Jr., Harewood Lodge merits listing in the National Register under Criterion C, as well as designation in the District of Columbia Index of Historic Sites under its Criteria D and F ("Architecture and Urbanism" and "Creative Masters") for embodying the distinguishing characteristics of an architectural style and building type, and as work of a master significant to the appearance and development of the District of Columbia. It also meets National Register Criterion A and District of Columbia Criterion B ("History") for its association with the institution of the first U.S. veterans' home and for its association with the broader pattern of development of Washington County, D.C., and more specifically its relationship to an estate and to elite recreation.

The property also merits designation under National Register Criterion B and D.C. Criterion C for its association with the life of William Wilson Corcoran, prominent banker, millionaire philanthropist and patron of the arts. The building appears to be the last extant associated with one of his homes or rural estates and predates the other remaining Washington building closely associated with him, the Renwick Gallery.

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Narrative Statement of Significance

Completed about 1857, Harewood Lodge was the gatehouse or porter's lodge for the "Harewood" estate and farm of renowned banker and philanthropist W.W. Corcoran in rural Washington County, District of Columbia.

William Wilson Corcoran

William Wilson Corcoran was born at Georgetown in late 1798 to a middle-class immigrant family. At the close of the Revolution, his father, Thomas Corcoran, Jr., had emigrated from County Limerick to Baltimore, where his uncle, William Wilson, another Irish immigrant, was engaged in the East India trade. Already a widower in his thirties, Thomas would remarry Hannah Lemmon of Baltimore County, and the couple would have six children. Relocating to Georgetown in 1787, Thomas established a successful leather business. Respected by his neighbors, he was elected alderman and mayor of the town, and was appointed postmaster by President Madison, a post he held until his death in 1830. In his later years, Thomas served on the board of directors of the Georgetown-based Bank of Columbia and on the board of trustees of Columbian College, both of which connections would be important to his third son, William.

William's older brothers, James Corcoran and Thomas Corcoran III, set up a dry-goods shop in Georgetown in the 1810s, and William joined the firm as a boy, later becoming a partner. The store failed at the tail end of an economic depression in 1823. Debt from the War of 1812 severely contracted the supply of hard money and collapsed a bubble of land speculation as banks called in loans and still failed by the scores. Fluctuating commodity prices contributed to a stagnant economy. In such a climate, the dry-goods business was doomed. The Corcoran firm's Philadelphia creditors wrote off much of its debt, so it was considered much to his credit that W.W. Corcoran would pay back the principal with interest more than two decades later.

General John Mason, founder and president of the Bank of Columbia and a friend of his father, recognized William's business acumen and hired him as a clerk overseeing the institution's real estate interests. But this twenty-year-old bank, the first in the District of Columbia, failed a year later from its bad loans, the lingering effects of the depression. The young Corcoran soon secured a position downtown with the local branch of the Second Bank of the United States. Based in Philadelphia, this private institution handled all financial transactions for the federal government, which held a one-fifth interest in the corporation and had charter authority and direct oversight. The Washington branch stood across 15th Street from the U.S. Treasury, and from that vantage point, W.W. Corcoran made many important contacts and learned the ins and outs of government finance.

It was while a clerk for the Second Bank of the United States that the 36-year-old met and wooed the sixteen-year-old Louise Amory Morris, daughter of Commodore Charles Morris. The affluent Commodore viewed Corcoran as something of a fortune-hunter and opposed the

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marriage, causing the couple to elope. Corcoran's beloved Louise would die short of the age of 22, but after bearing three children, only one of whom survived to adulthood.

In his first term as U.S. president, Andrew Jackson commenced attacks on the Second Bank of the United States as disproportionately benefiting a small group of economic elites and creating its own power center. This political strategy papered over the differences between the hard-money and easy-credit wings of his Democratic Party. Jackson eventually prevailed in the fight, with the bank abandoning in 1834 efforts to renew its charter two years later. The federal government now spread deposits among a handful of state banks, sometimes known as "pet banks" for being politically allied with the administration. This system was not so different from what had come before, except that the profits were now spread among a somewhat larger circle of elites. With the loss of its federal deposits and its federal charter, the now Pennsylvania-chartered private Second Bank closed its Washington branch, and William Corcoran began exploring a path to his own pet bank.

In 1836, Corcoran opened a brokerage and commission office on 15th Street between Pennsylvania Avenue and F Street, again opposite the Treasury. He prospered over the next four years, mostly trading in Treasury notes and state bonds, before partnering with George Washington Riggs, and garnering the backing of Riggs's wealthy father, Elisha. Elisha Riggs had also begun his career as a Georgetown dry-goods merchant, partnering with George Peabody. Peabody had been a childhood friend of Corcoran's and moved to London in 1837, where he became a banker specializing in selling American debt. Peabody and Elisha Riggs were particularly interested in restoring the credit of the State of Maryland during a deep recession of 1839-1843 and resold in Europe much of a state bond issue of eight million dollars. Peabody developed connections to the powerful British merchant bank of Baring Brothers. Elisha Riggs moved his own business interests to Baltimore and New York shortly after setting up his son in business.

Corcoran and the younger Riggs enjoyed their own success at the same time, selling a five-million-dollar U.S.-bond issue at a one-percent premium, part of which profit went into the 1844 purchase of the former Bank of the United States branch as a new headquarters. In that same year, the partners financed the construction of the telegraph line, from Washington to Baltimore. They also invested much of the Smithsonian Institution's endowment. With close connections to the Democratic administrations, Corcoran & Riggs became one of a number of private banks that received government deposits from tariff collections and other revenue. One advantage of holding federal deposits was that the institution could lend against that capital. But the real money proved to be in the bond issues.

With the outbreak of the Mexican War in 1846, the government rapidly took on debt, and ultimately issued bonds to the amount of \$22,000,000 par value. Among the potential bidders, Corcoran & Riggs, backed by Elisha Riggs in New York, was the only institution willing to purchase the whole debt, expecting to be able to resell the bonds at a handsome profit. Corcoran set sail for London, where the partners floated most of the issue with the assistance of their British connections. Sales in the U.S. had flagged and, initially sluggish in Europe, too, they soon took off, at prices as high as nineteen and a half percent above face value. This made the

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firm's and the men's fortunes. Faced with charges of profiteering from some quarters, Corcoran's successful role selling debt that had been disdained was hailed, in a testimonial signed by his competitors, as an honorable and praiseworthy sustainer of American credit in the capital markets of Europe. The partners had had no small part in keeping the Treasury solvent—nor should be overlooked their part in bankrolling the United States in its victory over Mexico, with all the spoils that brought in the form of southwestern lands. The financial project had been an immense gamble, however, and the stress of it, along with the death of his father, convinced George Riggs to retire to his 250-acre country retreat, "Corn Rigs." George sold his share of the bank to his younger half-brother, Elisha Jr., who would soon purchase Corcoran's share when the latter also retired.

After the election of a Whig administration in 1848, the independent Treasury system of federal deposits in private banks was brought to an end. Although a Democrat, Corcoran maintained political connections with influential members of all parties, and knew all U.S. presidents from Jackson to Hayes, but was especially close to Millard Fillmore and James Buchanan. He maintained friendships with figures as diverse as Daniel Webster, Robert E. Lee, John C. Breckenridge, Stephen A. Douglas, Edward Everett, John Slidell, Amos Kendall and Jefferson Davis. With such connections, his institution managed to retain federal deposits longer than nearly any other. But the old practices were passing away, and Corcoran dissolved his partnership with Elisha Riggs, Jr. in 1854, and the bank continued as Riggs & Company.

Retirement did not mean idleness. In his last 33 years of life, Corcoran earned a reputation as not only Washington's wealthiest man, but also its greatest philanthropist. He is best known today for having erected and dedicated to the public his own museum on Pennsylvania Avenue, a half block from the White House. Filled with his art collection and a collection transferred from the Smithsonian Institution, it highlighted American painters and sculptors who had been slighted by Europhiles. He also presented to Georgetowners the Oak Hill Cemetery, laid out on his own land, endowed, and adorned with a chapel and gatehouse. He provided thousands of dollars for the assistance of Georgetown's poor, and he built and endowed the Louise Home, named in honor of his late wife, as a residence "for the comfortable maintenance and support... of... destitute but refined and educated gentlewomen." Corcoran donated the site of the Protestant Orphan Asylum, contributed eighty thousand dollars to the erection of the Church of the Ascension, and supported the Virginia Theological Seminary. He provided a huge endowment to the Columbian College (now the George Washington University) and made large donations to the Agricultural College of Maryland (now the University of Maryland), the University of Virginia, the College of William and Mary, the Virginia Military Institute and Washington and Lee University. He contributed five thousand dollars to famine relief in Ireland, and thousands more to resettle in the American West refugees of the failed Hungarian Revolution. He also paid for the transport and reinterment of the remains of John Howard Payne, the U.S. consul at Tunis and author of the beloved song "Home! Sweet Home!" He commissioned burial monuments for Payne and for the Episcopal Bishop William Pinkney of Maryland. Newspaper items and Corcoran's personal correspondence suggest numerous smaller benefactions, and it was estimated that he parted with half his fortune, amounting to several millions.

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A print portrait of W.W. Corcoran by Charles Loring Elliott. Library of Congress.

The former banker had to continue managing that fortune for his own sake and that of his causes. He had considerable stock holdings in various enterprises such as railroads and arms manufacture, but his greatest investments were in land. Corcoran owned large tracts in the states of New York, Illinois, Michigan, Oregon and Washington, and he spent a good deal of time speculating and developing within the District of Columbia. He had inherited land from his father in 1830, including a share of the Widow's Mite farm in Washington County, and he was already subdividing and developing lots in Georgetown in the ensuing decade. He purchased the land for Oak Hill Cemetery in 1848. Corcoran had also been a major buyer of city lots at government auctions and owned the entire Square 446, between 6th, 7th, O and P Streets NW. He involved himself in downtown development in a significant way. In addition to his purchase of the old Bank of the United States, he erected an office building next door for the accommodation of some of the bureaus of the overcrowded Treasury. He replaced this "old" Corcoran Building of the 1840s by another three decades later. Much of his other development was in the same neighborhood, near the White House and Treasury: the art gallery at Pennsylvania Avenue and 17th Street; the Louise Home at 15th Street and Massachusetts Avenue; a grand row of residences at 1528-1538 I Street; and the seven-story Arlington Hotel on the 800 block of Vermont Avenue.

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He rented out a series of commercial and residential buildings on Pennsylvania Avenue and Vermont Avenue, and had others scattered on Capitol Hill, Foggy Bottom and elsewhere.

Corcoran's local holdings were not limited to Georgetown and Washington City. Although he and his siblings sold their shares of Widow's Mite, W.W. acquired several other tracts in rural Washington County in the 1840s and 1850s. Among them was the Mount Hamilton estate, on the next hill east from Mount Olivet, and now the home of the National Arboretum's azalea collection. On the eve of the Civil War, Mount Hamilton was nearly half woods and held only a single small house. Another Corcoran parcel was a portion of "Long Meadows," inside the fork of Benning and Bladensburg Roads. Containing just fields and a woodlot, it appears to have been an adjunct to the "Trinidad" estate of more than 150 acres on the opposite side of Bladensburg Road, Corcoran's truest working farm. Set at the end of a lane off Boundary Street, its modest house was surrounded by orchards which gave way to fields and woods.



A detail of Albert Boschke's 1861 Topographical Map of the District of Columbia showing W.W. Corcoran's landholdings around Bladensburg Road NE.

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Harewood

The country tract most associated with W.W. Corcoran was his beloved “Harewood,” which he purchased in 1852 from the estate of the Rev. John Brackenridge, a Pennsylvania-born minister who had founded the First Presbyterian Church of Washington and served as chaplain to both the U.S. Senate and the House of Representatives. Brackenridge had acquired the country seat by marriage to the daughter of James White, who had previously farmed the parcel. The 191-acre property was longer east to west than north to south, stretching from the Harewood and Rock Creek Church roads almost as far as the Seventh Street Road. The land was hilly, cleft by streams and watered by a spring-fed pond near the house. It was said to have been named by Corcoran himself, for the prolific rabbits on the land, and specifically one that bounded across the path of his carriage on an early visit. Various sources claim that the new owner immediately replaced the modest White-Brackenridge house with another residence, but they do not locate the older house nor explain why he was already anticipating building a mansion shortly after supposedly completing a new residence. Instead, it appears that the banker remodeled the Brackenridge house and soon surrounded it with new outbuildings.

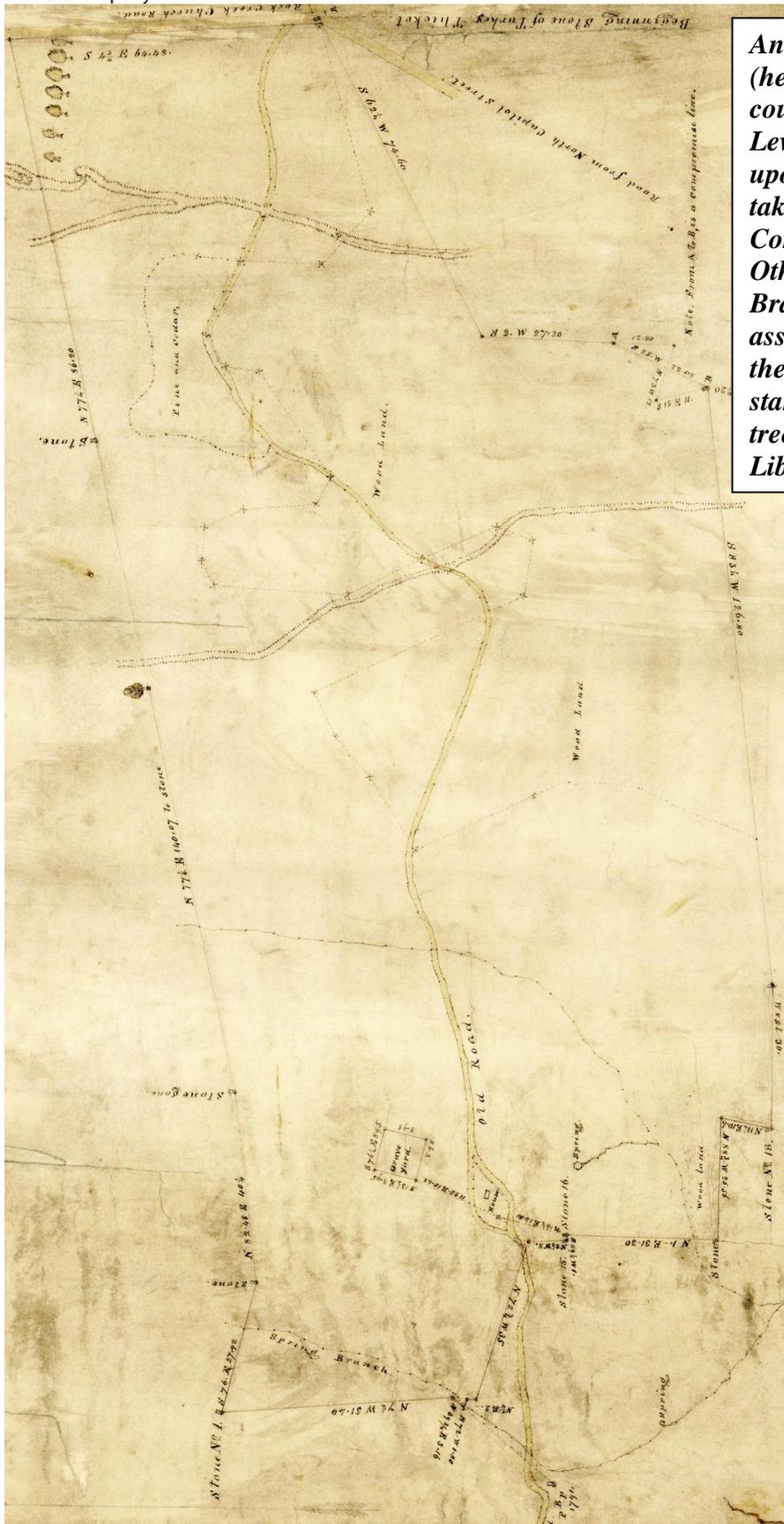
Corcoran was a townsman, a shopkeeper and a banker; neither a farmer nor the son of a farmer. The acquisition of a country estate signified that he had arrived. The ultimate symbol of wealth in an economy still mostly dependent upon the exploitation of land was the possession of a valuable country estate for its aesthetic value alone. Rich Americans began to emulate European nobility in acquiring landed estates. But like financial, commercial and industrial magnates, Corcoran did not need to farm his land, or mine, or collect rents from peasants. The property offered the practical benefits of a quiet retreat on a breezy elevation above the city. It was a pleasant location for entertaining and even hunting. But ever the shrewd businessman, Corcoran recognized the future monetary value of all his rural holdings, especially those near Washington City and flanking Bladensburg Road. He began his purchases of farms about the time that the District’s first suburban subdivisions, Uniontown and Kendall Green, were platted beyond the city boundaries. Assuming the broader economy was sound, well-situated land was convertible to cash and offered a sure increase over time.

W.W. Corcoran and Professor Joseph Henry, first secretary of the Smithsonian Institution, had convinced President Millard Fillmore to engage Andrew Jackson Downing, the founder of American landscape architecture, to landscape the grounds of the neglected National Mall. Congressional thrift prevented all but a portion of the Smithsonian grounds from being executed in the resulting picturesque scheme, but Corcoran may have consulted Downing on the layout of both Oak Hill Cemetery and Harewood. The architect’s untimely demise in an 1852 steamboat explosion put an end to many of his projects. The retired banker did, however, hire one of Downing’s employees, John Hennessy Saul, to oversee planting at Harewood.

Horticulturalist Saul had emigrated from County Cork, Ireland in 1851 and joined in the National Mall work. He continued Downing’s government projects while establishing a seed business and nursery on Corcoran’s square of land between 6th, 7th, O and P Streets NW. After two years, Saul purchased his own tract, Maple Grove, from Richard Wallach, late the chief U.S. marshal

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An 1859 plat of Harewood (here turned 90 degrees counter-clockwise) drawn by Lewis Carbery and based upon his survey notes of 1852, taken shortly after W.W. Corcoran purchased the tract. Other than the White-Brackenridge house and the associated family graveyard, the survey depicts little standing on the property but trees and boundary markers. Library of Congress.

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and the future mayor of Washington. Much of Saul's plant material made its way to Harewood, where he and the landowner created orchards and allées of ornamental trees around the house. "In addition to the natural growth of vegetation, many trees and plants of other nations and climes have been introduced to impart their luxuriance to the scene."

The men retained the predominantly pine and cedar woods that covered much of the property but sculpted them to beautify the main approach from Harewood Road at the parcel's eastern extreme. This created anticipation and surprise for visitors as they cleared the tree line and spied the cultivated acreage.

In advancing over the fine, firm road which leads from the gate toward the dwelling house and its surroundings, one is instantly reminded by the careful cultivation, skillful laying out of the grounds and extreme neatness of everything, of the country residences of the English gentry. As you approach the family mansion... the impression is by no means diminished, and the various buildings might be taken for a tasteful little village, harmonious, though varying in style. The imagination has to be quite active to devise uses for all these tenements, for after enumerating farm-house, gardener's lodge, stable, barn, dairy and corn-crib, there would still be room to spare.... The most ornamental building on the place is the corn crib, which is probably the only extant specimen of the florid Gothic used for this same purpose.

The Lodge

The estate's outbuildings were largely complete before the Civil War, and many appear in wartime illustrations. Among them was a two-story lodge for a gatekeeper at the Harewood Road entrance. Corcoran had retained this entrance from his predecessors, not only for its pleasant drive through the woods, but also because it was at the farm's only frontage on a public thoroughfare. Albert Boschke's 1861 *Topographical Map of the District of Columbia* shows that Corcoran's western neighbors owned the frontage on the Seventh Street Road but may have permitted him an easement for a back exit onto a shared lane. Visitors approached from the east, and W.W. Corcoran received more of them than did his wealthy peers. Even before the war, it seems that he permitted the use of his estate's lanes as a drive for carriages; postwar, "Corcoran's Farm" was described as "the famous drive about Washington *still*" [emphasis added]. The beauty of a visit to "park-farm of Mr. Corcoran" inspired a seventeen-stanza poem dedicated to its owner and published in an 1860 newspaper column.

Carriage drives were an elite activity. One had to have access to a vehicle and team and a place to keep them. And, in typical Victorian style, one drove out as much to be seen as to see. One also had to have the leisure to spend an hour or so on the grounds—while the average laborer was just trudging home from a twelve-hour work day. On one hand, a gate and lodge was simply the proper way to signal and bound the entrance to such an estate. On the other, it provided security, admitting through its (originally) Gothic gates only those who were welcome, and denying access when Corcoran was away or wishing complete privacy. Its resident porter could direct visitors and accept deliveries.

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Harewood and its neighbors depicted on Albert Boschke's 1861 map. North is in the direction of the upper left corner. The gate lodge is indicated by the red arrow.

W.W. Corcoran was aware that the lodge itself would become something of a landmark, the most prominent building of his estate as seen from public space. It also had to be commodious enough to accommodate the family of its caretaker and be suited to its rural setting. It is significant that it was erected before the philanthropist began plans for a new mansion on the estate. The 1852 Carbery survey depicted no outbuildings on the Brackenridge farm, but the Boschke map, compiled from surveys taken in 1857 to 1859, shows the roughly L- or T-plan gatehouse. So

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A detail of Nathaniel Michler's 1867 Topographical Sketch of the Environs of Washington, D.C. showing most of Harewood. The lodge is again indicated by an arrow, and north is again toward the upper left corner.

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does an 1860 map of Harewood. An 1867 map by Nathaniel Michler identifies the structure as “Lodge.” The construction date can be bracketed more narrowly, as Corcoran, in a September 24, 1856 letter to his architect, James Renwick, stated that “I have not and shall not commence with the Farm house or Lodge until” the project’s construction supervisor returned from Europe. This would place the construction between the end of 1856 and 1859, when Boschke completed his survey of the county. And if the mapmaker conducted his surveys in an orderly manner clockwise or counterclockwise across the county, then he presumably noted the gatehouse in the middle of his 1857-1859 span of work.

James Renwick and the Second Empire Style

Just as Corcoran had sought the best landscape architects for his projects, so too, did he engage one of the most prominent architects of the day for his construction commissions. The design of St. Patrick’s Cathedral in New York and that of the Smithsonian “Castle” are the projects for which Renwick is most remembered. Like Andrew Jackson Downing, James Renwick, Jr. was probably known to Corcoran through the men’s associations with the Smithsonian Institution.

Renwick was the son of a Columbia University professor. Exposed early to travel and the principles of construction, he followed his father into the engineering profession and entered Columbia himself as a young teenager. Upon graduating in 1836 at the age of 17, James Jr. joined the construction staff of the Erie Railroad. Largely self-taught as a designer, Renwick rose to fame for his plans for Grace Church (1843-1846), Manhattan’s most affluent and fashionable house of worship. With Alexander Jackson Davis and Richard Upjohn, Renwick was one of the principal proponents of the Gothic Revival style in America. In 1846, he won the competition to design the National Museum (Smithsonian Institution) in Washington, a project with which he remained deeply involved until its completion in 1855.

The distinctive Smithsonian Institution was built of locally quarried red Seneca sandstone in a picturesque Romanesque-Gothic mode said to have been a “modern” version of a twelfth-century Norman castle. Major works the architect undertook while the “Castle” was under construction included New York’s Calvary Church, Free Academy Building, and Rhinelander Gardens row, as well as courthouse for Fredericksburg, Virginia.

Probably as banker for the Smithsonian and a promoter of A.J. Downing’s landscape plan for the National Mall, W.W. Corcoran made the acquaintance of Renwick. The men shared an interest in the newest fashions in architecture. On the strength of Renwick’s successful Grace Church and Smithsonian commissions, Corcoran hired him to plan a Gothic chapel at the new Oak Hill Cemetery. At the same time, the banker engaged him for the remodeling of his federal-period house on Lafayette Square into an Italian palazzo, as well as for improvements to Trinidad and Harewood. Pleased with these, Corcoran soon had the architect work on his speculative projects.

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*An oil portrait of James Renwick, Jr.
Courtesy of Columbia University.*

Having traveled in Europe, James Renwick favored for residences permutations of the French Renaissance revival popularized by the redevelopment of Paris under Emperor Napoleon III. Corcoran had returned from France himself in 1855 (said to have traveled with Renwick), after seeing the extension and remodeling of the Louvre and visiting Renaissance chateaux. By mid 1856, it seems he had set Renwick to work on a mansard-roofed gate lodge for his country estate, Harewood, a rustic test run for the more ambitious and urbane Corcoran Gallery of Art (today's Renwick Gallery), begun in 1859 across Lafayette Square from the White House. Renwick would embrace the French "Second Empire" style over the next two decades, producing several highly public buildings and numerous private residences.

The Second Empire style is distinguished by several characteristic features often found in combination, such as the mansard roof, paired windows, complex massing of pavilions, towers and dormers, and decorative features such as iron roof cresting. Eclectic, it frequently incorporated and even mixed Renaissance, Baroque, Rococo and Neoclassical detail. While the massing and decorative treatments are similar to the Italianate style, the Second Empire is distinguished by its more vertical and elaborate elements, but most characteristically by the ubiquitous steep, slated mansard roof. The mansard was a seventeenth-century French innovation that was re-imagined and used extensively during Napoleon III's Second Empire (1852-1870; Napoleon Bonaparte's being the first), although the modern style predated his reign by several years. During the 1850s and 1860s, it was the preferred mode for French public buildings, but it was also well represented in more modest commercial and residential ones.

The style first appeared in the United States in Boston in 1846, in the suburban villa, Deacon Hill, by French architect Jean Lemoulnier. By the early 1860s, it was fashionable for new

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“cottages” and suburban villas around Boston and Newport. By then, the style had also been employed at several public buildings. At least three such prominent buildings of the pre-war era were designed by James Renwick: the Charity Hospital of New York (1858-1860; demolished), Old Main, Vassar College in Poughkeepsie (1861-64), and the original Corcoran Gallery of Art in Washington, D.C.

Construction of the art gallery commenced in 1859 and was halted by the outbreak of the Civil War, but with much of the exterior complete. The building would not open as a museum until 1870. By the latter date, Corcoran had two Second-Empire buildings erected at the direction of architect E.G. Lind: the Arlington Hotel (1868) and the Louise Home (1871). But by that time, the District had dozens of mansarded buildings of all sizes and uses. The style was adopted by architects and builders of all stripes and peaked in popularity in the years after the war.

While it is commonly believed that Renwick introduced the style to Washington, D.C. in 1859 with his designs for the Corcoran Gallery of Art (1859-1861), he had already experimented with it in his design for Corcoran’s Harewood Lodge, probably about 1857, two years before Corcoran’s gallery was begun.



Corcoran’s Gallery of Art during the Civil War. Courtesy of the National Archives.

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The Civil War

W.W. Corcoran was of well-known Southern sympathies, so when the Civil War broke out he feared that his numerous properties, and even his person, might be subject to seizure. He decided to sit out the conflict in Europe. Before he departed, he leased his townhome to the French legation to keep it out of government hands, and he secured a letter of “safeguard” for Harewood from Lieutenant General Winfield Scott, commander of the U.S. Army. But Scott retired in November 1861, and both the demands and the passions of war gradually eroded such protections. Harewood was confiscated in 1862 to serve as a hospital. Corcoran’s unfinished art gallery became an annex of the War Department. And his square of land between 6th, 7th, O and P Streets—on which John Saul had established his nursery—soon held infantry barracks.

Harewood Hospital was erected in the field east of the stream that bounded the foot of the hill on which Corcoran’s house stood. The facility was arranged *en echelon* in a V plan surrounding the kitchen and dining hall, with the barracks connected by covered walkways. Harewood house became the quarters for the surgeon in charge, and its outbuildings served as nurses’ quarters, stables, a sutler’s store, etc. As the facility grew to more than 2,000 beds, tent wards and accessory buildings sprang up around the barracks. Because it stood so far east of the hospital proper, the gate lodge retained its original function, controlling access from Harewood Road, although now guarded by men with rifled muskets.

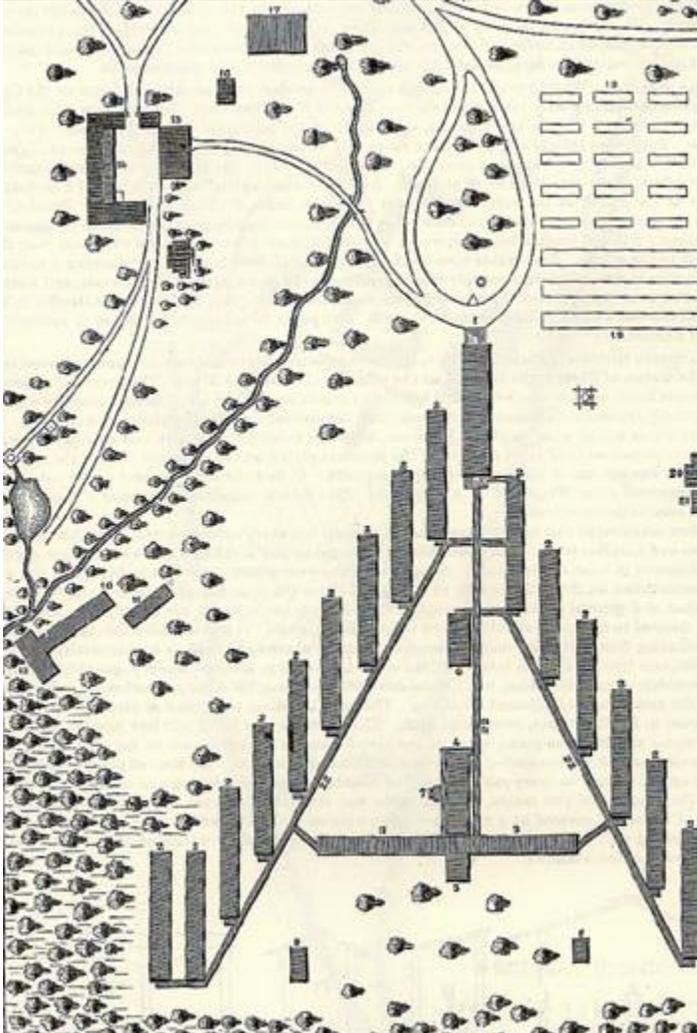
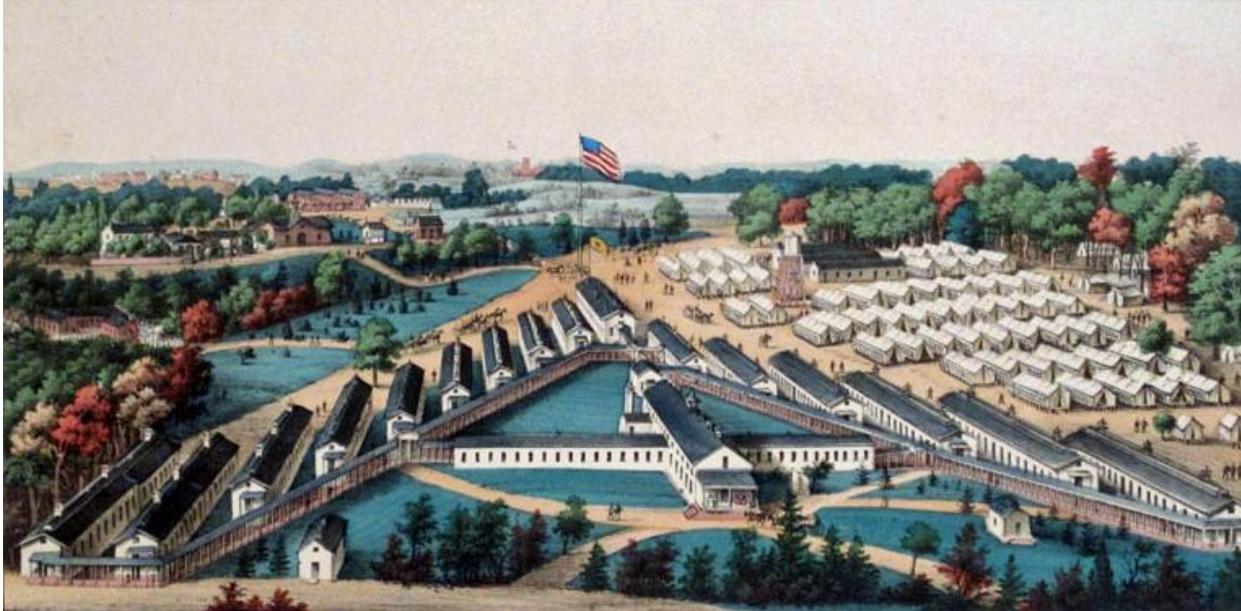
Postwar maps and accounts indicate that the estate suffered some damage from the occupation, but because it was a hospital and discipline was tight, the landscape was less despoiled by fuel-seeking and trench-building soldiers than were outlying camps. Plants were trampled, of course, but the officers in charge soon ordered “keep off the grass” signs installed. Although he received rents for the postwar use of the Wisewell Barracks until 1869, the Quartermaster Department had by then failed to compensate Corcoran for the wartime use of Harewood. And despite repeatedly taking up the designs for it from the mid 1850s until 1870, Corcoran never constructed his new mansion on the estate.

The Soldiers’ Home

“Winning” in one war, and “losing” in the next, W.W. Corcoran had not been the only beneficiary of the previous generation’s conflict with Mexico. After the surrender of Mexico City in 1847, a violation of the truce prompted Winfield Scott to demand the payment of an indemnity by its citizens. In 1851, Congress appropriated that money to the establishment of a “Military Asylum... for the relief and support of invalid and disabled soldiers of the Army of the United States.” The funds purchased for that purpose “Corn Rigs,” the country estate of George W. Riggs, Corcoran’s former banking partner. A “beautiful pleasure ground,” the estate had an “appearance of natural beauty rather than artificial adornments,” with its “lovely undulations, little forest dell, perfect roadways, and velvet lawns with gay flowers.” The following year, Corcoran would buy his Harewood estate, nearly next door and similarly described.

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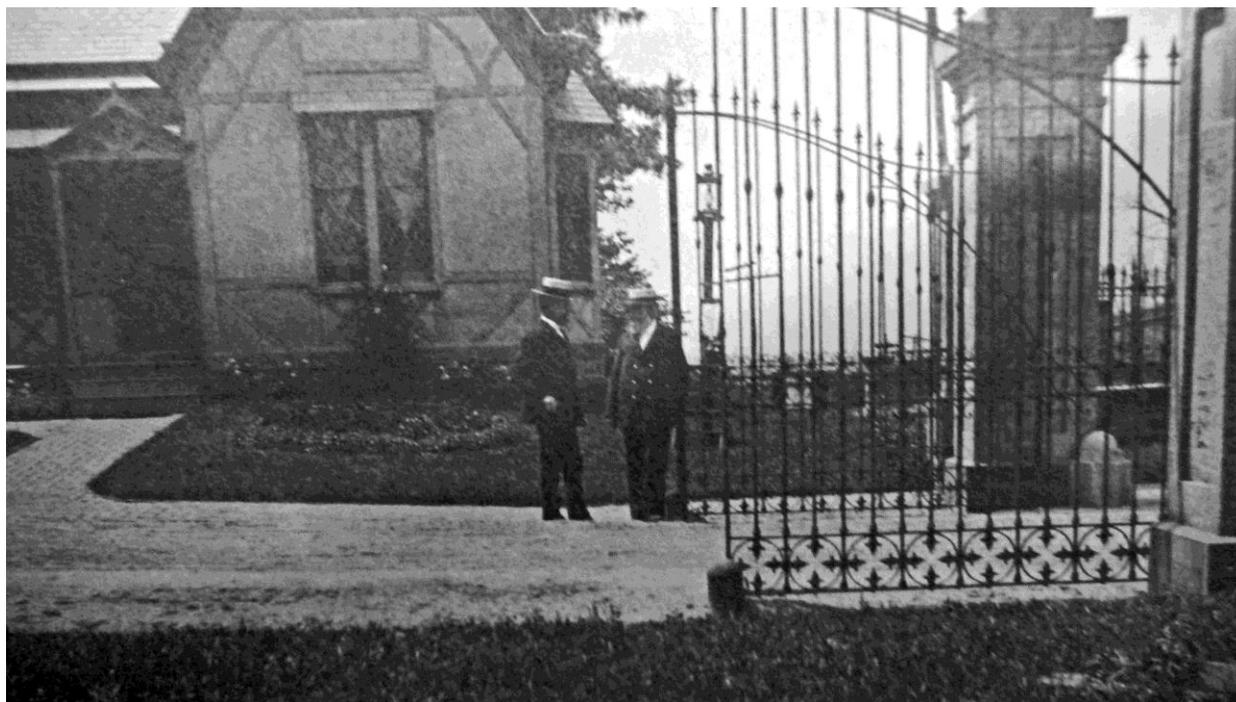
Above: An 1864 Charles Magnus bird's-eye view of Harewood Hospital, looking northwest. W.W. Corcoran's house and outbuildings appear on the hill at left in the middle ground. The gate lodge stood in the opposite direction, behind the viewer.

Left: A plan of the hospital later published in The Medical and Surgical History of the War of the Rebellion.

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Corn Rigs spread over 250 acres, and what came to be called the “Soldiers’ Home” grew to occupy numerous quarters and administrative and accessory buildings. Although the resident veterans were usually at their leisure, the institution was run on military lines, with the veterans wearing a prescribed uniform and required to have passes to leave the premises. The principal reason for these was that many of the men had a habit of resorting to nearby watering holes and were sometimes duped by “sharpers” or taken by gamblers, and the administration, always led by an Army officer, wished to recognize them at all times and surveil their comings and goings. For security reasons, the grounds were fenced in the second half of the 1870s, and each entrance received its own gatehouse.



An 1890s photograph of the Home’s “Eagle Gate” at Rock Creek Church Road NW opposite Upshur Street. The man on the right wears the uniform of the resident veterans, a double-breasted navy-blue jacket and skimmer hat. National Archives and Records Administration.

The Home continued to expand through the 1870s, first acquiring the small farmsteads that separated it from Corcoran’s land. Prefiguring later plans for Meridian Hill and the emerald necklace of the McMillan Plan, some in the federal government were considering relocating the Presidential mansion to the heights above Washington (for which the 1867 Michler on page 24 above was prepared), and there were schemes to combine several tracts to create a large park in the countryside by at least 1869. With the bottomland of Rock Creek valley still occupied by farms and mills, the idea of a park there lay in a dim future. It was the high ground that attracted park proponents. In 1873, Congress even considered establishing a zoo at the Mount Hamilton farm, to be called Corcoran Park. And then there was Harewood.

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The fact of the contiguity [of it with the Soldiers' Home] suggests the supposition that at no distant day the two localities... will be united.... [The Home] must ultimately be fused with the superb grounds of so great a public benefactor and philanthropist as Mr. Corcoran.... [W]ere they joined—as they might be with some moderate purchases of property—with the grounds of the Howard University, which... are directly connected with the parks of the two German associations of this city, and approximation in quantity, in the form of a continuous park, could be had to the great park of Philadelphia...

A desire to share the grounds with the public motivated Congressional appropriations for further expansion. By 1872, the “public benefactor” had sufficiently reconciled with the federal government to accept from it the nominal price of \$225,000 for his Harewood estate, nearly four times the amount paid to Riggs two decades earlier. But it was said that “nearly the whole payment was made with Virginia state bonds, held by the Home since the first year of its existence, and which were unproductive.” In 1876, the Soldiers' Home acquired Emily Woods's farm, which lay north of the Harewood gatehouse, and the grounds thereby reached their greatest extent, at about 500 acres. The Home commenced construction of a perimeter fence around this entire tract. Because the lane to the Woods farmhouse lay farther north than Corcoran's old gate—nearer the core of the Home—it became an additional access point from Harewood Road. It was designated the new “Harewood Gate,” and the earlier entrance onto “Corcoran Avenue” was thereafter referred to as the “Southeast Gate.”

As in Harewood's heyday, the initial public use of the Soldiers' Home was early evening carriage-driving. An 1886 Harper's Weekly article limns the scene in word and engraving:

There are two drives... which are always spoken of first by the sight-seer as well as the resident, and both possess charms for the lover of fine scenery as well as for the student of history. One... [crosses the Potomac] to Arlington; the other is the drive north to the Soldiers' Home. The Soldiers' Home Drive is the most popular, as it is the most accessible, and it bears repeated visiting... The popular driving hour... is just at sundown, after the dinner hour... The carriages [ultimately] turn into a shaded lane [Harewood Road], where the roadway is bowered by the trees on each side, the visitor sees that the city he has left is spread out before him far to the east and west.... The drive by the east winds gracefully through field and forest until it reaches the immediate neighborhood of the Home....

It was not until 1883 that the hoi polloi was regularly welcomed through the gates.

Opening the grounds on Sunday is greatly to be commended. Many of our citizens cannot spare an hour for enjoyment or recreation during the week, and the privilege of enjoying the beauties of the Home on Sunday, which is now accorded them, is particularly gratifying. The inmates of the Home are greatly pleased with the new rule. They have nothing in common with the occupants of stylish carriages which roll through the grounds on pleasant evenings. On Sundays, however, many people

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of their own station in life drive out to the grounds, and with them the old soldiers
delight to chat.



“Driving to the ‘Soldiers’ Home’”, *Harper’s Weekly*, June 1886.

By the 1890s, the former Wood farmhouse and the Corcoran summer kitchen and laundry were repurposed for housing some of the veterans. “These two buildings *and the lodges at the different gates* [emphasis added] are the only accommodations provided in the home for the families of inmates, and there is great competition for the places as vacancies occur.” Such accommodations were the reward for taking up the duties of gatekeeper, among which was providing water to refresh the recreational visitors, for which the lodges were equipped with stoneware coolers.

The Home was forced to impose new regulations on hours and speed when automobiles replaced carriages. The new mobility of Washington’s population posed increased security threats for the quiet Home. The administration exerted more control over the property’s perimeter by closing a couple of gates in 1922, one of which was the Southeast Gate, W.W. Corcoran’s former entrance. Three years later, the entire grounds were closed to public recreational use.

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Decades before then, much of the former Harewood property had been given over to use as a dairy and vegetable farm to help feed the veterans, with the old Corcoran house serving as the farm superintendent's home. The gatehouses, too, remained residences for decades thereafter. But the loss of the "park" subjected the property to scrutiny from Congressmen and Commissioners who imagined alternative uses for what came to be seen as surplus land. The dairy did not outlive the 1951 detachment of the southern portions of the home for the development of hospitals and the construction of an Irving Street leg of an anticipated highway.

The Harewood Lodge and 46.12 acres of land were separated from the rest of the grounds by the 1957-1959 extension of North Capitol Street. Connected only by an umbilical automobile bridge, the eastern portion of the campus withered, at an institution already grappling with the maintenance challenges of the core of the property. Harewood Lodge remained occupied by caretakers until at least the mid 1980s.

Rechristened the Soldiers' and Airmen's Home and ultimately the Armed Forces Retirement Home-Washington, the institution sought to develop these 46 acres for profit to underwrite operations and capital expenses, but in 2004, Congress determined that this land would be conveyed to the Catholic University of America, its neighbor across Harewood Road. About eight years later, the university transferred to the Basilica of the National Shrine of the Immaculate Conception a five-acre lot at the parcel's southeast corner. This lot contains the circa 1857 Harewood Lodge. At the time of writing, the Shrine is creating a contemplative garden to the south of the building, an appropriate setting in the spirit of the beautification work of W.W. Corcoran and John Saul 160 years earlier. Yet, concerned about the property's maintenance and security, the administration of the Shrine has proposed to raze the earliest example of Second Empire architecture in Washington, prompting this nomination.

Period of significance

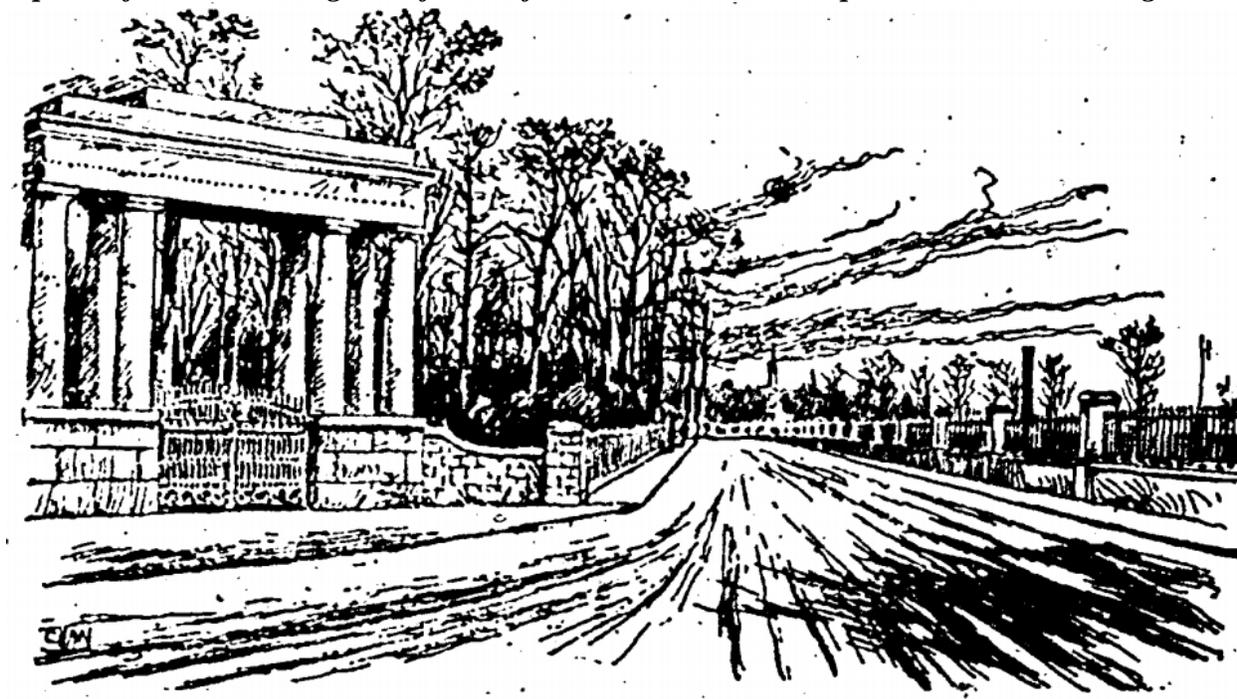
Harewood Lodge's period of significance commences about 1857, the likely completion date of the building. The terminal date is 1922, the year the Soldiers' Home discontinued use of the Southeast Gate, the former Harewood Gate. A result of security concerns, the Home did not admit visitors to its "park" after 1925, although this gatehouse and others remained in use as residences for "inmates" and then caretakers.

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The “new” Harewood Gate, erected sometime between 1876 and 1892. The photo above is dated 1948, and the gate’s fieldstone wing walls appear to have been painted. Courtesy of the Historical Society of Washington, D.C., Wymer Collection. The Evening Star drawing below depicts a fence/wall along the left side of the road similar to the piers at Harewood Lodge.



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9. Major Bibliographical References

Records of the Armed Forces Retirement Home. Record Group 231. National Archives and Records Administration.

Albert Boschke. *Topographical Map of the District of Columbia*. Washington, D.C. McClelland, Blanchard and Mohun. 1861.

Mary E. Parker Bouligny. *A Tribute to W. W. Corcoran of Washington City*. Philadelphia. Porter & Coates. 1874.

Henry Cohen. *Business and Politics in America from the Age of Jackson to the Civil War: The Career Biography of W.W. Corcoran*. Westport, Connecticut. Greenwood Publishing Corporation. 1971.

William Wilson Corcoran Papers, 1791-1896. Manuscript Division, Library of Congress.

The Critic-Record.

The Daily Morning Chronicle.

The Daily National Intelligencer.

The Evening Star.

Mark L. Goldstein. "Washington and the Networks of W.W. Corcoran." *Business and Economic History On-Line*. Vol. 5. 2007.

Historical Society of Washington, D.C. Photograph collections.

Library of Congress. Prints and Photographs Division.

Nathaniel Michler. *Topographical Sketch of the Environs of Washington, D.C.* U.S. Senate. Washington, D.C. 1867.

Selma Rattner research papers on James Renwick, Jr., 1856-2001. Avery Library, Columbia University.

Roger G. Reed. *The Second Empire Style: A Context Study for National Historic Landmark Listing*. Washington, D.C. National Park Service, National Historic Landmarks Program. 2015.

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George Washington Riggs Papers, 1836-1881. In Riggs Family Papers, 1763-1945.
Manuscript Division, Library of Congress.

John A. Saul. "Tree Culture, Or A Sketch of Nurseries in the District of Columbia." *Records of the Columbia Historical Society*. Vol. 10. Washington, D.C. 1907.

The Washington Post.

Previous documentation on file (NPS):

The entire Armed Forces Retirement Home-Washington was listed in the National Register in 2007, and smaller portions of the Home's core have been designated a National Register and National Historic Landmark site as well as a National Monument. The nominations and some cultural resources studies provide some historical background on the property, but the boundary for the 2007 historic district excluded this building and this tract, which had fallen into disuse, containing few standing buildings, and had been conveyed to the Catholic University of America three years earlier.

Primary location of additional data:

State Historic Preservation Office

10. Geographical Data

Acreage of Property: 5.2 acres

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

Latitude: 38.9326274

Longitude: -77.001478

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

Zone:

Easting:

Northing:

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Verbal Boundary Description

Lot 6 in Square 3663, presently known as 3600 Harewood Road NE, plus the portion of the Harewood Road right-of-way that Lot 6 fronts, from the property line to the street curb. Lot 6 itself is a rectangular parcel of five acres' area, measuring approximately 635 feet along the Harewood frontage and approximately 343 feet deep.

Boundary Justification

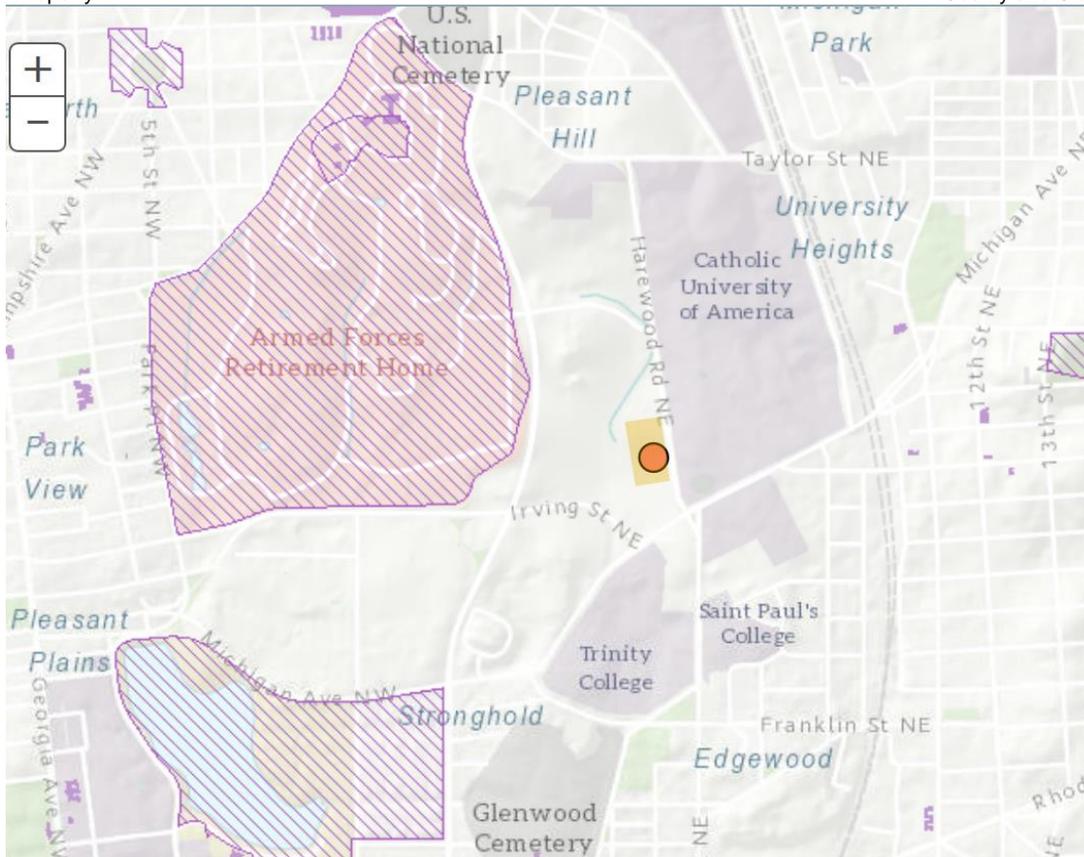
Lot 6 in Square 3663 is an arbitrary and recent (2012) subdivision from the approximately 42-acre parcel that had been separated from the rest of the then U.S. Soldiers' and Airmen's Home (and from a portion of the former Harewood estate) by the late-1950s extension of North Capitol Street and the 1951 disposal of the southern portion of the Home to other agencies. The 42-acre parcel was conveyed to the Catholic University of America in 2004 and subsequently subdivided, with Lot 6 conveyed to the Basilica of the National Shrine of the Immaculate Conception in 2012. The use of the present lot lines for a boundary is a convenience in terms of legal description, but it provides a sufficient context and setting for the historic gatehouse, containing a portion of the larger parcel's perimeter fence and a segment of the former "Corcoran Avenue" to which the gate admitted visitors. The boundary must extend into the public space on Harewood Drive in front of the property to capture the entire lodge, as the drive was complained of as too narrow as early as the nineteenth century and was subsequently widened, putting an ell of the lodge within the public right-of-way.

11. Form Prepared By

name/title: Timothy J. Dennee and Kimberly Prothro Williams, Architectural Historians
organization: District of Columbia Historic Preservation Office
street & number: 1100 4th Street NW, Suite 650
city or town: Washington state: D.C. zip code: 20024
e-mail: timothy.dennee@dc.gov
telephone: 202-442-8847
date: September 13, 2017

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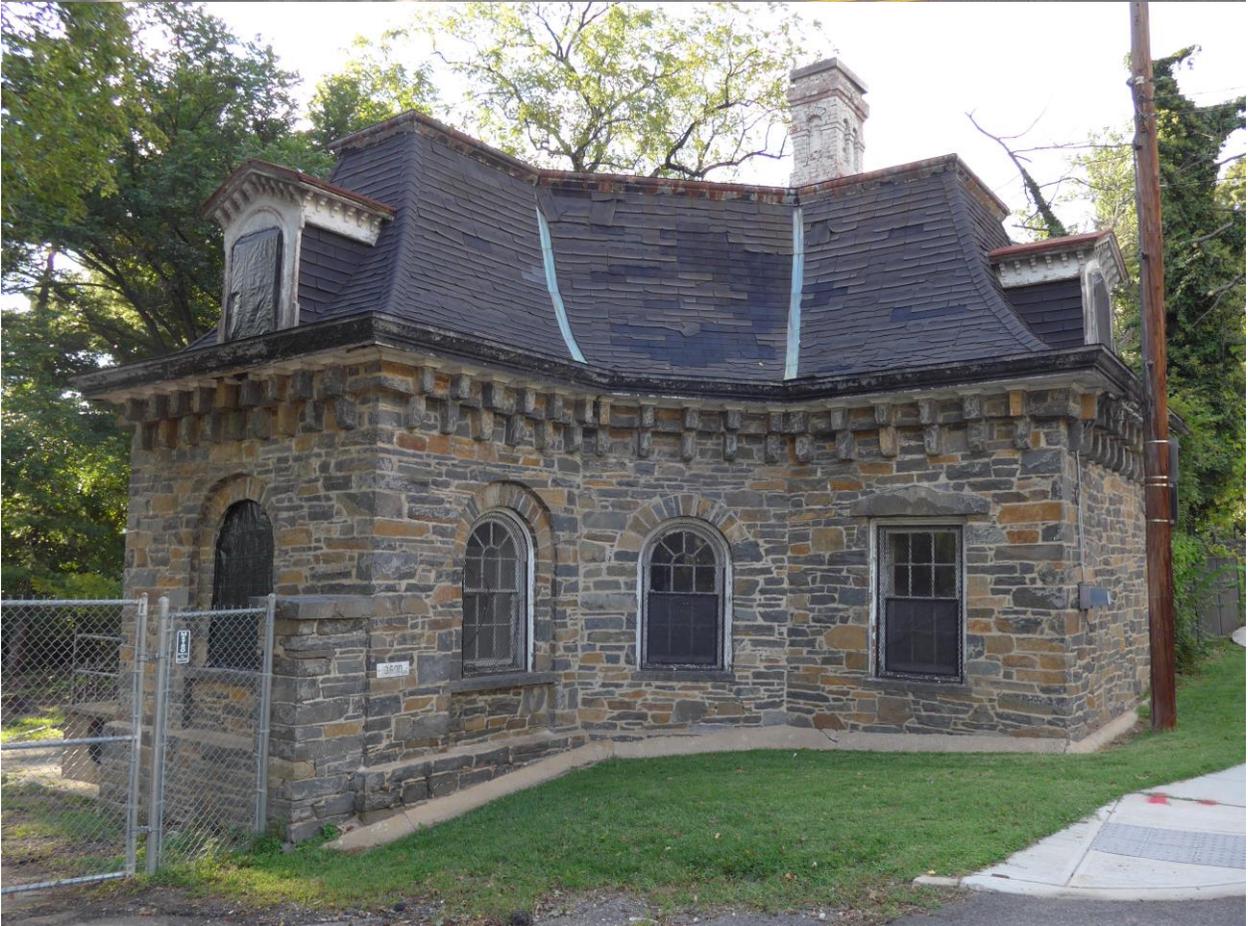


Maps of the location of the property and of the proposed boundary. DC Property Quest.



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