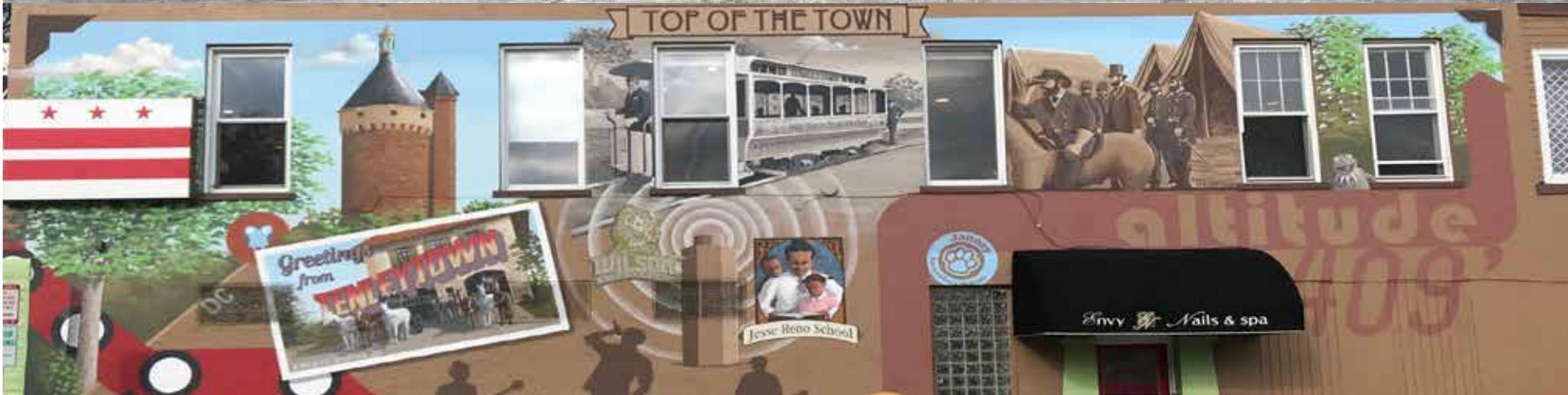




# WARD 3 HERITAGE GUIDE



A Discussion of Ward 3  
Cultural and Heritage Resources

Ward 3 Heritage Guide

Produced by the DC Historic Preservation Office

Published 2020

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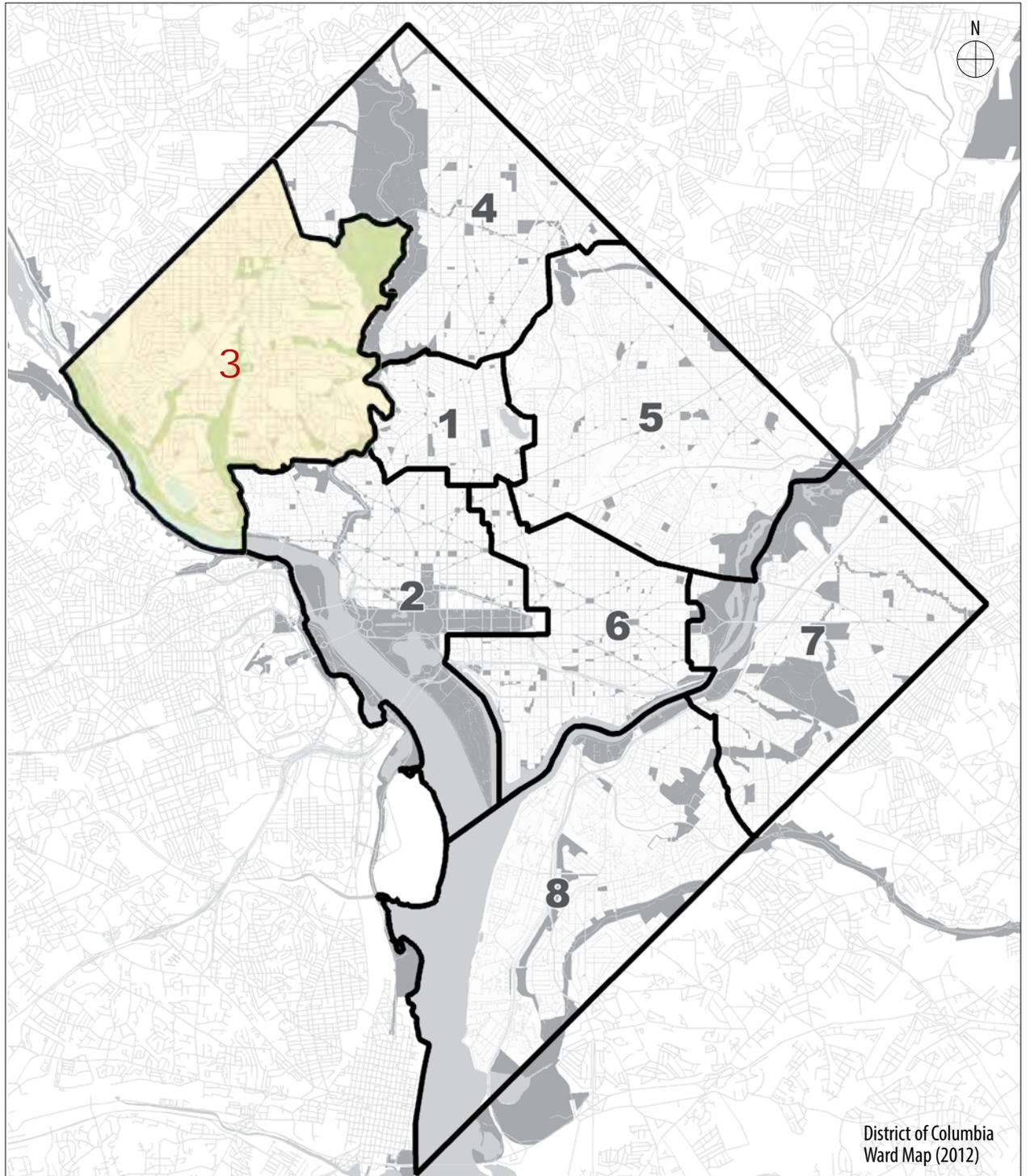
*Next page: View looking Southeast along Conduit Road (today's MacArthur Boulevard), ca. 1890, Washington Aqueduct*

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# WARD 3



Ward 3 is a largely residential area that occupies the northwest section of the District of Columbia beyond Georgetown, extending to the Potomac River, Western Avenue and Rock Creek. The ward is today widely recognized for its prosperous communities, largely dating from the early to mid-20th century.

This guide examines the history and physical heritage of Ward 3 as a way to enhance public recognition and appreciation of their value to the District of Columbia. It provides a brief history of the ward and presents a thematic framework for understanding the large variety and number of historic and cultural resources in the ward. The guide includes a detailed outline of these places that illustrate the course of history and the lives, accomplishments and cultural legacy of the past.

Heritage resources can be defined as sites, buildings, structures, objects or areas that possess architectural, historical or cultural significance to a community. While many heritage resources, such as Washington National Cathedral or the Fort Circle Parks, are well-recognized and listed in the D.C. Inventory of Historic Sites, others are less well-known and have not been formally recognized. This guide aims to expand understanding of all such sites, including those that deserve further research and evaluation of their history and architectural or cultural significance.

Some familiar sites may not rise to the level of formal recognition, yet can be valued as visual and cultural community landmarks. Places like the Steak 'n' Egg Kitchen on Wisconsin Avenue, the Marilyn Monroe mural in Woodley Park, or Fletcher's Boathouse may not meet the criteria for listing in the D.C. Inventory of Historic Sites, but are still deserving of appreciation and worthy of treating with care.

This guide is also meant to encourage public participation in recognizing and enhancing the District's heritage. Community partnerships can help promote the stewardship of cultural icons and meaningful places, and lead efforts to preserve and sustain these important sites for the benefit of the District's future.



## WARD 3 OVERVIEW

The present character of Ward 3 as a desirable residential and institutional locale is a product of many factors, beginning with some of the city's most beautiful natural topography and landscape. Open spaces and public parks, including Rock Creek Park, Glover-Archbold Park, and the Potomac Gorge and Palisades are among the city's largest recreation areas. The Chesapeake and Ohio Canal and the old earthworks of the Fort Circle Parks system were major attractions in the late 19th and 20th centuries and remain heavily used today. The Georgetown and Dalecarlia Reservoirs also provide open area. These expansive green spaces, together with the smaller public and private parks, campuses, tree-lined streets and many large, landscaped residential lots provide the ward with the most extensive tree canopy in the city.

In its early years, the ward was mostly farmland or woods along the turnpike to Rockville and Frederick beyond. Country lanes led past farms to creekside mills, and to the village of Tenallytown on the high ground. The canal and conduit along the Potomac fed goods and water to the city. For most of the 19th century, the pace of change was slow, though quickened by the disruption of the Civil War.

The Ward 3 area became accessible for more comprehensive residential development in the 1880s, after avenue extensions from Washington City made streetcar and later automobile travel convenient. The Naval Observatory grounds, National Zoo, and nature reserve of Rock Creek Park, all set aside by 1890, helped establish a secluded and tranquil setting for attractive suburbs.

Before 1900, suburban homes arose on individual plots and in speculative subdivisions fortunate enough to attract purchasers. This largely unplanned growth continued into the 20th century, creating a diverse physical and cultural landscape that survives in the ward's historic country roads and early farmhouses, former African-American settlements and schools, Civil War fort sites, and pockets of cottage homes, simple bungalows and walk-up flats.

At the same time, a few more ambitious land speculators sought to create an exclusive planned setting for gracious homes and comfortable living for a select class of residents. Riggs Bank president Charles C. Glover, the wealthy Congressman Francis Newlands, and prolific developers Harry Wardman

and W.C. and A.N. Miller were among these entrepreneurs. By anticipating the profits that could be made from a combination of protected natural beauty, convenient access, and community planning, these well-connected and well-capitalized men acquired large areas of bargain-priced farmland in anticipation of—and often with the ability to influence—government decisions about where new parklands, avenues, and streetcar infrastructure would be located. They used this critical infrastructure to help realize their development vision, as it evolved from Victorian villas to grand apartment buildings.



C & O Canal in Georgetown  
KevinH.



The Vineyard, built about 1820



Oak View, the home of President Grover Cleveland, built in 1868 and razed in 1927



Map of Tenleytown and Georgetown, 1860



Developer Harry Wardman's residence in Woodley Park

The elite suburban vision advanced hand in hand with the progression of institutions into Ward 3. The Naval Observatory purchased its farm site on Georgetown Heights five years before President Grover Cleveland found a country retreat on the breezy heights beyond Rock Creek. It was the first of several scientific organizations relocating from the city. In 1893, the Protestant Episcopal Cathedral Foundation acquired its Mount Saint Alban site with the aid of millionaire California Senator George Hearst. The first building to rise there was the Hearst School for Girls, later the National Cathedral School for Girls, endowed by his widow. Saint Albans School for Boys, American University, and other private schools soon broke ground in the area to give new residents the choice of selective education.

Ward 3 neighborhoods grew in earnest after 1900. Those nearest the old rural roads and settlements of Georgetown and Tenleytown tended to be built for middle-income residents, while the newer planned suburbs along Massachusetts and Connecticut avenues and Foxhall Road were generally aimed toward an upper-income bracket. During an era of segregation, some of these were marketed as racially exclusive and restricted from what were considered undesirable multi-family buildings and commercial uses. Beginning in 1920, District zoning policies reinforced these exclusionary practices, limiting most land to detached single-family residences, to the exclusion of rowhouses, apartments and commercial use. It was not until the late 1930s that remaining undeveloped areas were zoned for apartments in anticipation of wartime housing needs.

This history of contrasting development patterns remains apparent in Ward 3 today. There are communities with some of the largest homes in the city, intermixed with areas of housing comparable to many other parts of the city. Yet the ward overall benefits from a legacy of public and institutional investment and land use policies that have distinguished it from much of the rest of the District.

## What Shaped Ward 3?

**Topography:** Occupying the District's highest land, Ward 3 became the natural location for a public infrastructure of gravity-dependent water reservoirs and Civil War defenses, which influenced settlement.

**Picturesque landscape:** Hilly terrain and wooded valleys made the countryside attractive for estates and homes offering a cool retreat from the lowland city, especially after stream valleys were set aside as public parkland.

**Rural origins:** Remnants of a country road network and upland farms remain, as do scattered early suburban houses and meandering commercial arteries.

**Transportation routes:** Development was haphazard along the old road to Rockville and the Conduit Road along the Palisades, but planned extensions of L'Enfant Plan avenues created elegant boulevards for planned suburbs.

**Quiet isolation:** Before major bridges crossed the Rock Creek ravine, isolation from city lights, noise, and electrical interference made the area attractive to scientific laboratories attracting professional residents.

**Prestige:** Developer marketing and the social cachet of prominent residents attracted an exclusive clientele, including diplomatic missions.

**Private institutions:** Turn-of-the-century establishment of private schools and charitable institutions attracted wealthy residents able to afford and support such amenities.

**Exclusionary practices:** Over time, early African American settlements disappeared as racial and economic exclusion created a largely segregated area. Public land acquisition dispersed African Americans to assemble sites for schools and recreation facilities for white residents.

**Zoning:** District zoning policies have limited most land to detached single-family residences. Commercial and apartment use is limited to main arteries and some apartment zones around Glover-Archbold Park.



Frame houses in Tennallytown (1936)



The National Cathedral under construction (1932)

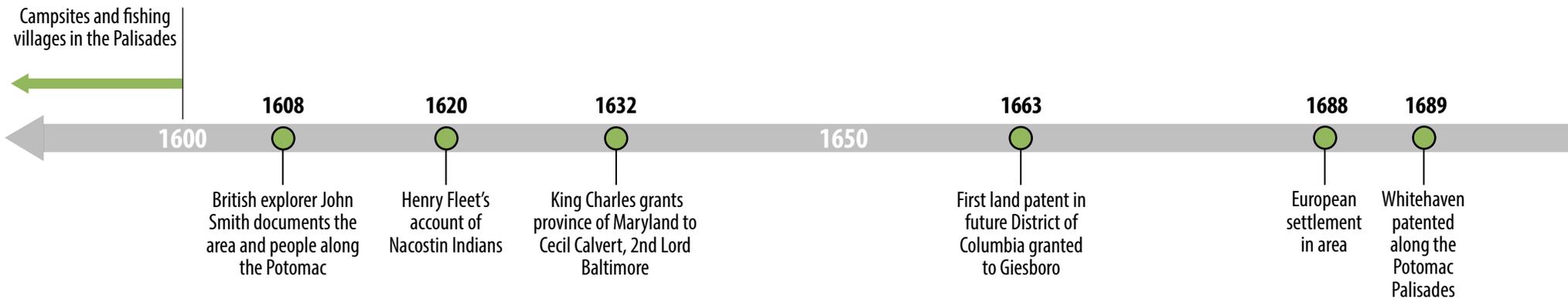


Bureau of Standards, originally located at Upton Street and Connecticut Avenue, demolished in the mid 1970s



Wardman Park Hotel

# HISTORICAL PERSPECTIVE



## Native Settlement

The earth of Ward 3 still holds the evidence of the area's earliest residents. Two of the city's principal waterways, the Potomac River and Rock Creek, bound the ward and once served as the main travel and trade routes. In the most ancient times, Native Americans migrated through the region, camping seasonally along these shores to take advantage of abundant natural resources. For millennia, these hunter-gatherers collected nuts and berries, fished, and hunted big game. Eventually, in addition to collecting foodstuffs, these native peoples quarried local rock outcroppings to make tools for use in cooking, eating, hunting, art and warfare. The ancient Quartzite Quarry along Piney Branch and Rose Hill Quarry in the Soapstone valley are located within the confines of today's Ward 3.

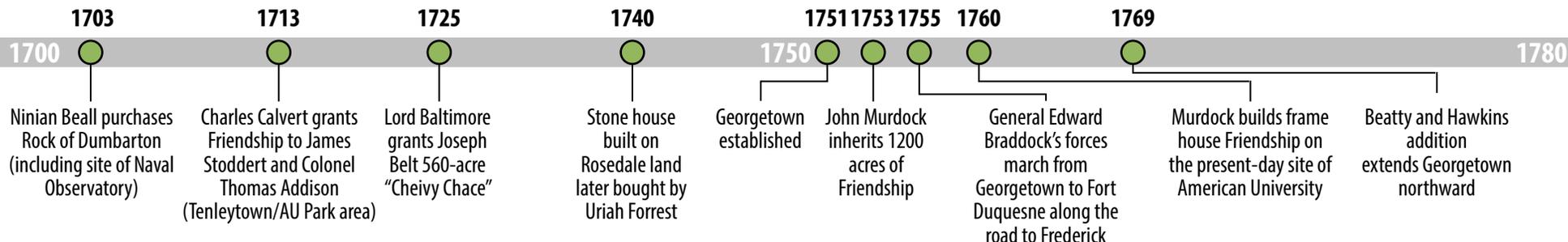
Between 2000 and 1500 BCE, increasing salinity in the Chesapeake Bay pushed migratory fish upriver to spawning grounds in the Potomac River gorge, inspiring Native Americans to establish seasonal fishing camps atop the bluffs of the Palisades. They wore a major trail along the course of present-day MacArthur Boulevard, and Fletcher's cove, then as now, afforded a safe spot to put a canoe in the river below the falls. Trade networks expanded through the region during the Woodland Era (1000 BCE to 1600 CE). In the years immediately preceding European settlement, settled native cultures combined agriculture with older traditions of hunting, fishing and gathering.

After English captain John Smith sailed to the mouth of Rock Creek in 1608, the Native American presence began to diminish. By 1700, land seizures, warfare and disease brought by the Europeans had almost entirely forced the

Native Americans from the area. Some descendants remained or returned, their legacy includes the transmission of customs that enabled the settlers to thrive in the region as well as a seemingly endless source of buried evidence.



Theodore De Bry engraving of Native Americans broiling fish, 1590  
Brown Library, Brown University



## Settlement from Abroad

While still part of Maryland, the area that is now Ward 3 was home to large and small farms, subdivided from several extensive 17th- and 18th-century land patents. The largest of these was a 3,124-acre tract granted by Charles Calvert to James Stoddert and Colonel Thomas Addison in 1713. It was dubbed "Friendship" for the amicable relationship between the two grantees. The Murdock family, descendants of the Addisons, inherited more than 1,200 acres of Friendship, as well as the Whitehaven estate in the Palisades. Around 1760, John Murdock erected a frame house overlooking the Potomac. With enslaved laborers, he raised tobacco and, after harvest, rolled wooden casks filled with tobacco leaves down today's Wisconsin Avenue to the inspection station at Georgetown for weighing, grading and shipping. Separating Whitehaven from Georgetown for two generations was the Threlkeld family's "Alliance" farm, still identified by a boundary marker inscribed with the date 1770.

This farmland was part of Frederick County when Georgetown was established in 1751. Frederick Town had been settled by Pennsylvania Germans, some of whom continued south to settle in the new port, as English and Scottish settlement spread upriver along the Potomac to Georgetown and nearby lands.

Wheat replaced tobacco as the region's main crop in the 18th century, but the rocky soil of the Palisades and Georgetown Heights promoted experimentation with orchards, vineyards, nurseries and sheep-raising. Small farmers further diversified into corn, potatoes and animal fodder, and into animal butchering. Until 1862, many of the farms survived only by the labor of enslaved African Americans.



John Murdock's "Friendship" house, ca. 1900  
American University Archives

## American Revolutionary War

1780

River Road  
cut and laid

1786

Rochambeau's army returns from the  
Yorktown campaign via Georgetown

John Tennally establishes tavern at River  
Road and Frederick Road

1790

Federal City established;  
Uriah Forrest and Benjamin  
Stoddert purchase land  
between Rock Creek and  
Wisconsin Avenue

### Trade Routes and Tenleytown

Just as the area's waterways dictated the nature of ancient settlement, travel and trade, so too did they shape that of the modern era. Water transport was crucial for the export of tobacco and raw materials to Europe, the import of finished goods, the arrival of immigrants—and the importation of many enslaved African laborers. From before the establishment of the District of Columbia until the 19th century, Maryland and Virginia brought their goods to the port of Georgetown, promoting the growth of roads and hamlets along their routes.

The 1797 construction of Chain Bridge across the narrows of the Potomac at Little Falls offered the first non-ferry connection between Virginia and the port at Georgetown. The bridge provided Virginia farmers and drovers easier access, and it led to the construction of additional routes through the District, notably Chain Bridge Road, which still winds down to the bridge from the heights above.

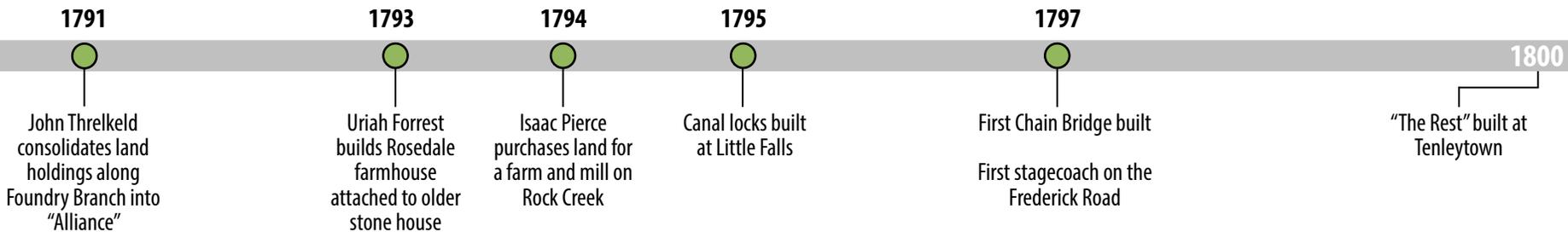
Tenleytown originated in the late 18th century with the establishment of John Tennally's tavern at the intersection of three land routes to and from Georgetown. The Frederick Road that would become the Rockville Turnpike and finally Wisconsin Avenue had been an Indian trail and was put to use as a tobacco rolling road during the colonial era. River Road, cut in the 1780s, led from Georgetown to Great Falls and the mouth of the Monocacy River. Belt Road led to the Belt family farm at what would become Chevy Chase.

By the mid-19th century, the ward was crisscrossed by roads. Ridge Road, now Foxhall Road, traced the high ground between the west end of

Georgetown and Tenleytown. Grant Road, built during the Civil War, later provided access between Tenleytown and farms to the east. Broad Branch and Peirce Mill roads led to mills along Rock Creek, while Murdock Mill Road served farms and the mill on Dogwood Branch, a stream flowing through what is now Spring Valley to the site of Dalecarlia Reservoir. Because of its strategic location at the juncture of these roads, "Tenally's Town" consisting of the tavern run by John Tenally, a blacksmith shop, a collection of houses, a church, school, and several business establishments grew into a village.

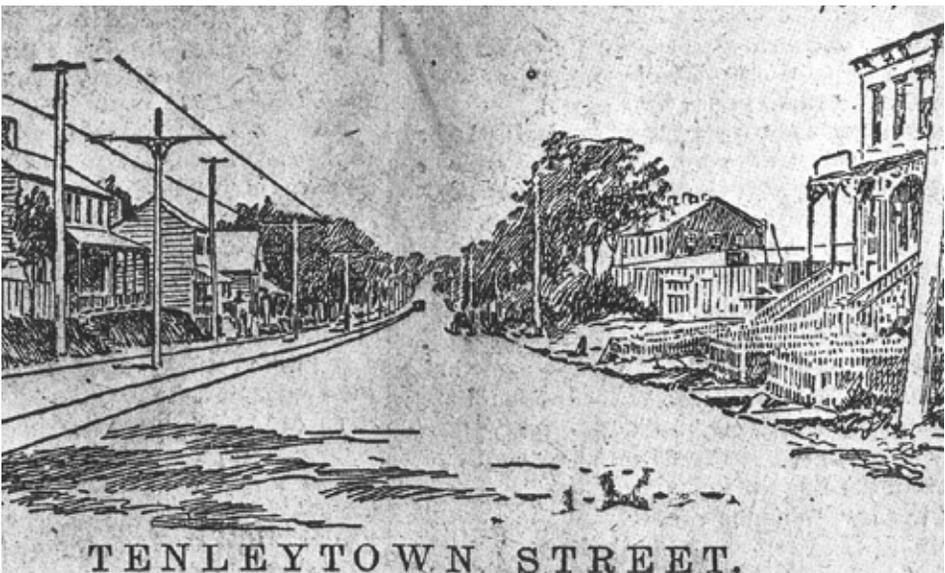


Drawing of Chain Bridge at Little Falls, Augustus Kollner, ca. 1839  
Library of Congress

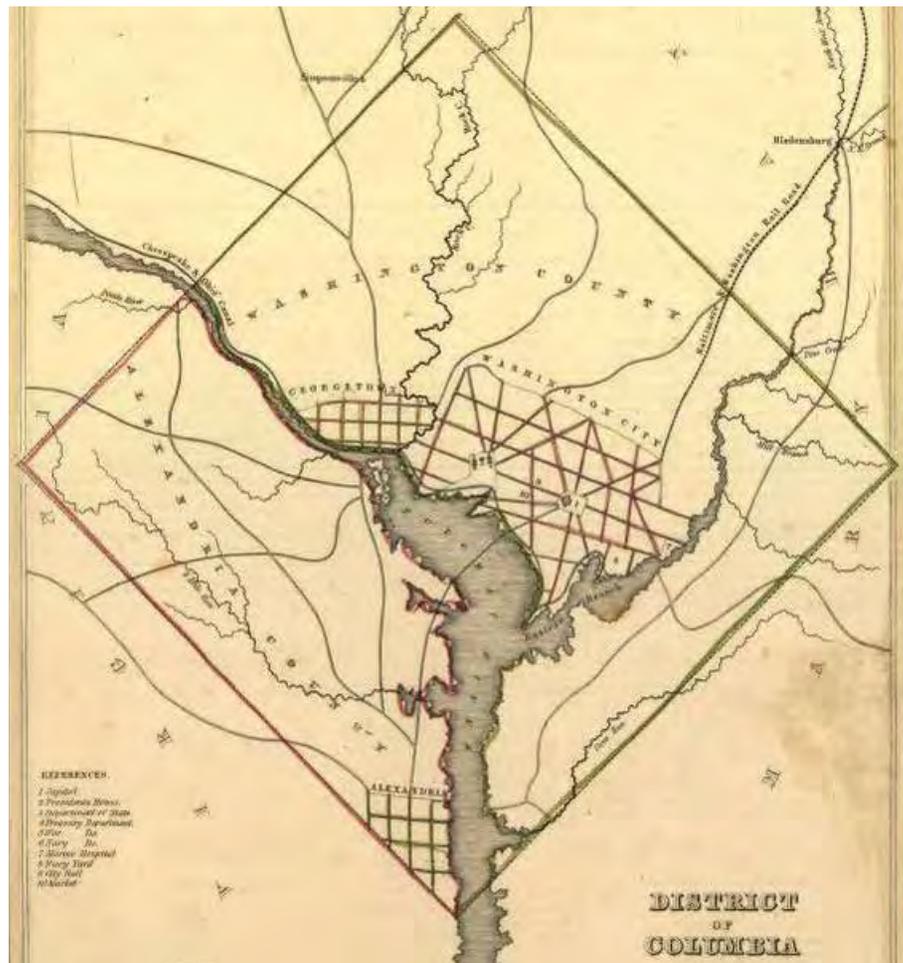


### Creation of the District of Columbia

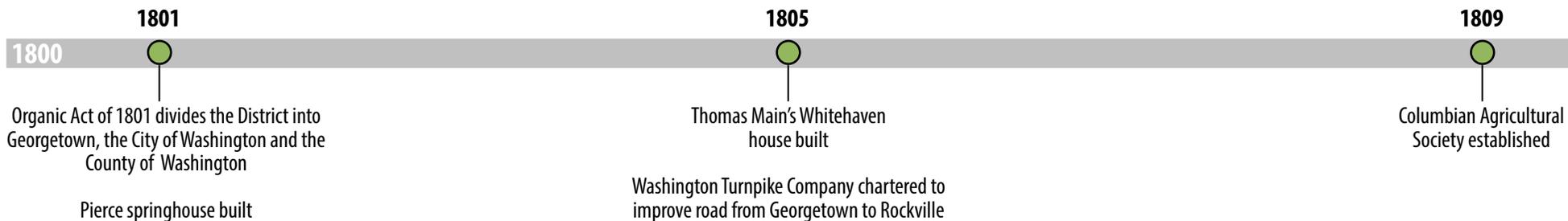
At the time of its establishment in 1791, the ten-mile-square territory of the District of Columbia straddled the Potomac, encompassing Washington City, the ports of Georgetown and Alexandria, and Alexandria and Washington counties outside the towns. Ward 3 falls entirely within the western limits of the former Washington County. Governed until 1871 by a Levy Court concerned primarily with road maintenance and only belatedly with schools, Washington County remained an agrarian region into the 20th century.



Drawing of a Tenleytown Street, shown about 1914



Bradford map, 1835  
Library of Congress



## Farms and Estates

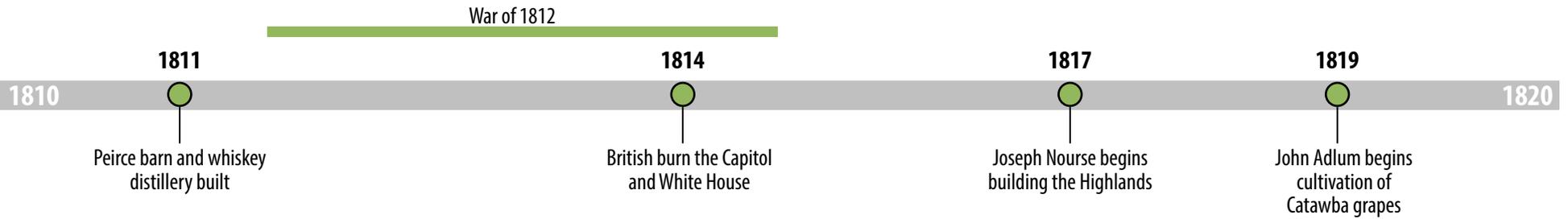
Remnants of its agricultural heritage abound in Ward 3. Twenty-five farm buildings and structures from the late 18th to the late 19th centuries still stand, including several houses, three springhouses, a gristmill, and one of the three barns remaining in the District of Columbia. Of these, five structures date to the Federal period, eleven from shortly before the Civil War, and the remaining nine from the later 19th century. Together, these farm buildings illustrate the socio-economic diversity of the countryside, and they provide a window into the ward's rural heritage.

The ward's oldest rural residences—Dunblane, the Rest, the Highlands, Springland, Woodley Manor, and Rosedale—were typically the homes of prominent businessmen, who sought, by cultivating their rural lands, respite from their professional lives in Washington and Georgetown. Many of these houses have been recognized as historic landmarks for the persons who lived in them, for events that occurred there, and for their architecture.

Some landowners were not just seeking a peaceful country seat, but were experimental farmers interested in the study of agriculture and the advancement of farming techniques. One such figure was Thomas Main, who leased a hilly tract of Whitehaven overlooking the Potomac. Around his house, Main experimented with a variety of plants and shrubs, growing seedlings for sale at his nursery on the site. His specialty was the American hawthorn, which he cultivated in hedges. Another famous agriculturalist was John Adlum of the "Vineyard," who produced some 22 varieties of grapes, including the Catawba, one of the major domestic wine grapes in cultivation today.



Rosedale



### Grain Mills

By the 1840s, grain milling had become one of Washington’s dominant industries; eight mills stood on the banks of Rock Creek alone. Peirce Mill—a 19th-century complex associated with the Peirce family plantation—is the most prominent and well-interpreted remnant of Ward 3’s historic farms. Now owned by the National Park Service, the property includes the Peirce springhouse and barn and the four-story stone mill erected by Isaac Peirce in 1829 to grind wheat into flour using the water power of Rock Creek.

Peirce was the fourth generation of an English immigrant Quaker family. As he operated the mill, he also ran a nursery and raised hay, barley, flaxseed and other grains for sale. He grew and sold fruit trees by the thousands. His son Joshua followed in his footsteps, establishing a successful retail business by collecting, propagating and selling native and exotic plant seeds, employing innovative growing and grafting techniques on his 82-acre Linnaean Hill farm.

### Small Farmers

Large farms and country estates did not stand alone on the landscape, but stood out in a tapestry of more numerous and modest working farms. About two thirds of county residents were considered yeoman farmers, landholders who worked their own land, often with one or more hired workers or enslaved persons. Yeoman farmers, including a handful of free African Americans even before the war, were neighbors to each other and to wealthy landowners. Although few of these modest houses stand today, the farms were ubiquitous and contributed significantly to the city’s sustenance, providing fodder for horses and much of the meat, produce and dairy products for city markets.

Among the modest Civil War-era and earlier farmhouses that remain in the ward are the Wetzel-Archbold Cabin and the Burrows, Amberger, Sherrier, and Scheele-Brown farmhouses. The Wetzel-Archbold Cabin on Reservoir Road is the District’s only surviving log farmhouse. In 1843, farmer Lazarus Wetzel purchased sixteen acres of land from William D.C. Murdock, fenced off an orchard and vegetable fields from pastures for his draft horses and cattle. Wetzel’s cabin was the nucleus of his small operation for the next four decades.



Peirce Mill



## Chesapeake and Ohio Canal

After the American Revolution, settlement of the West and exploitation of its resources became a priority for the new nation. The principal obstacle was moving goods across or around the Appalachian mountain chain. States pursued hundreds of schemes to perfect routes connecting cities, to improve existing waterways and circumvent falls and rapids to float coal, raw materials and agricultural products east and finished goods west. New York's Erie Canal was among the most successful economically and as a feat of engineering. Completed in little more than eight years, it stretched from the Hudson River to Lake Erie and inspired many competitors.

Intended to connect the tidal Potomac to Ohio River tributaries, the Chesapeake and Ohio Canal was chartered in 1825, as the Erie Canal was nearing completion. Engineering studies and initial financing occupied the next three years. A first section, from Little Falls to Seneca, Maryland opened in late 1830, and it was connected to Georgetown the next year and to Washington's Tiber Creek in 1833. The Cumberland, Maryland section was finished in 1840, and the lower end of the canal was connected to an Alexandria canal via a stone aqueduct in 1843. A middle section completed the canal in 1850, but the route never reached into the Ohio Valley. This made the waterway valuable for bringing Cumberland coal to market, but it doomed the canal in the long run, as it could not compete with alternative routes, especially the railways that eventually dominated the landscape and the economy. In the 1850s, a branch of the Baltimore and Ohio Railroad was constructed in the canal right-of-way.

The C & O Canal nonetheless operated until 1924, occasionally buffeted by hurricane-driven flooding. The waterway transformed the landscape and largely cut off access to the river. Its construction attracted immigrant laborers, especially Irish, to settle the area.



C&O Canal near Fletcher's Cove, ca. 1910  
Library of Congress

1830

1831

C&O Canal opened to navigation from Georgetown to Seneca

1839

Dunblane built

1840

Mount Zion Methodist Church established in Tenleytown

## Rural Industry

In 1835, Congress enacted a law allowing Georgetown to draw on surplus water from the canal, and this waterpower encouraged the establishment of flour and cotton mills, enhancing a robust milling economy along the Potomac and Rock Creek. The canal revived Georgetown's port economy, still suffering from the demise of the tobacco trade, and boosted businesses along its route. As with his Georgetown and Rock Creek competitors, the canal allowed Abner Cloud to receive grain from distant parts of Maryland, and grind it between his millstones at Fletcher's Cove.

Chain Bridge opened the Washington market to Virginia cattlemen. The pens and tavern of Drover's Rest, near today's firehouse on MacArthur Boulevard, was the terminal for cattle from across the river. Drovers also herded steers and sheep from Maryland through Tenleytown to pens at the intersection of Wisconsin Avenue and River Road. At these stockyards, cattle were purchased by butchers and then driven to slaughterhouses clustered in the Georgetown Heights along Foxhall Road and Wisconsin Avenue, the meat destined for the Georgetown and Center markets. Such a community of butchers existed in this area that the 1874 Mount Pleasant Church opposite Holy Rood Cemetery was known to locals as "Butcher's Chapel."



Chain Bridge, 1865

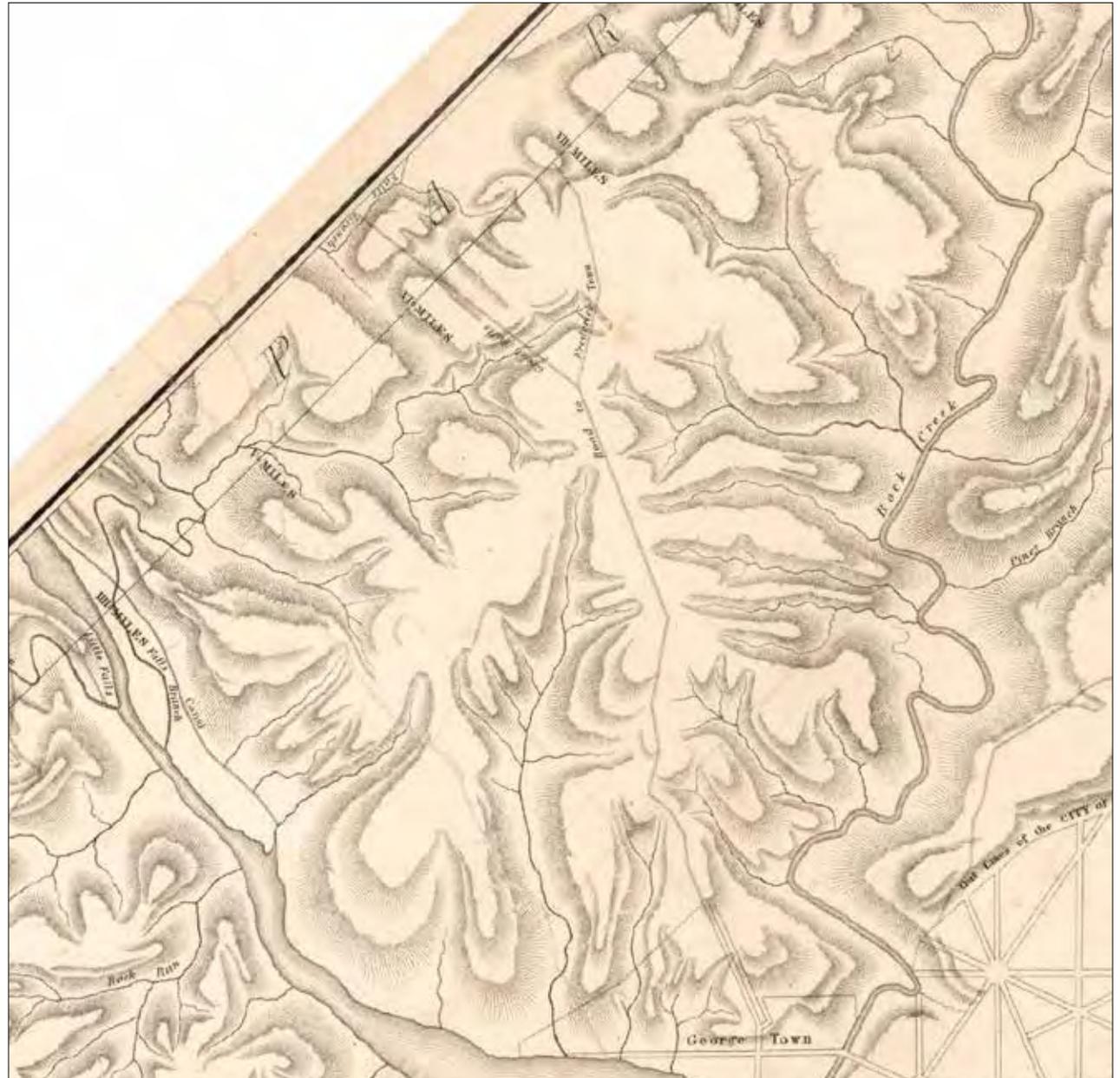
## Ward 3 in 1794

Surveyor Andrew Ellicott's map of the Territory of Columbia, commissioned by President George Washington, was the first topographic map of the lands surrounding the new federal city. It provided essential information for the government, public and investors considering whether to participate in the development of the city.

Though not precise, Ellicott's map gives a clear understanding of the topography that defines Ward 3. The valleys of Rock Creek on the east and Falls Creek on the west bound an upland area north of Georgetown. The Rock Creek valley, with its many tributary fingers, became an excellent site for grain mills, while Falls Creek provided a suitable location for the Dalecarlia Receiving Reservoir at the edge of the city. Midway between is the Deep Branch (later known as Foundry Branch), nearly splitting the uplands in two. Its valley is today's Glover-Archbold Park.

Other key features of today's Ward 3 are also evident on the map: the road from George Town to Frederick Town, running along the spine of high ground, and the road to Great Falls (today's River Road) branching off to the northwest. A short canal provides a river route around the Little Falls, just upriver from the present Chain Bridge.

Along the western edge of the territory are the boundary stones marking four, five, six and seven miles from its western corner near Falls Church.



Detail of Andrew Ellicott Map of the Territory of Columbia, 1794  
Library of Congress



A. Boschke, Topographical Map of the District of Columbia, 1861  
Library of Congress

## Ward 3 in 1861

Before the Civil War, Ward 3 was a rural landscape of farms and woodlands. On this map, Tenallytown and the Rockville Road are prominent along the high ground, with smaller tributary roads. After the onset of war, farms were taken and woodlands cut down to create forts with open views and lines of fire for defending the approaches to the capital. The list below shows what is on the site of these defenses today.

### *Protecting Georgetown, Foxhall Road, and Conduit Road*

Battery Cameron	Foxhall at German Embassy Residence
Battery Parrott	Foxhall at Belgian Embassy Residence
Signal Camp of Instruction	Russian Embassy site

### *Protecting Chain Bridge and Chain Bridge Road*

Battery Kemble	Battery Kemble Park
Battery Martin Scott	Potomac Avenue above Chain Bridge
Battery Chain Bridge	Canal Road at bridge entry

### *Protecting Foxhall Road, Chain Bridge Road, and Loughboro Road*

Battery Vermont	Sibley Hospital grounds
Fort Gaines	Katzen Arts Center, American University
Camp Ohio	NBC4 Washington

### *Protecting River Road, Rockville Road, and Brookville Road*

Fort Bayard	Fort Bayard Park
Fort Reno	Fort Reno Third High Reservoir
Battery Reno	39th and Garrison Streets
Camps Tenleytown, Frieze	Near Fort Reno

### *Protecting Grant Road and Broad Branch Road*

Fort Kearney	4900 block of 30th Place
Battery Rossell	Near Fire Engine Company 31
Battery Terrill	Tompkins House (Peruvian Ambassador)
Battery at Broad Branch	Fort Circle Park opposite Tompkins House

1840

1843

Lazarus Wetzel builds  
log farm house

1845

Springland house and  
springhouse built on the  
Vineyard property

1847

St. Ann's parish  
established at  
Tenleytown

1850

Burrows farmhouse  
built off River Road

## Growth of Tenleytown

Over the course of the 19th century, Tenleytown grew as the center of a sizeable rural farming community. In 1841, William Heider bought 41 acres of land, the beginning of an influx of German immigrants to the community who during the next half century, established themselves as farmers and merchants. The 1850 census reflects the rural economy of Tenleytown with 57 farmers, eleven gardeners, seven overseers, six wheelwrights, six millers and four tavernkeepers among those listed in the records.

The first church in Tenleytown was Mount Zion Methodist Episcopal, a simple wooden building erected in 1840, heated by two pot-bellied wood stoves and lit by kerosene lamps. It was later renamed Eldbrooke Methodist, and the congregation's fourth church on the site, built in 1926 in a Spanish Mission style, is now a historic landmark. Saint Ann's Catholic congregation was established in 1847 and built a wooden church just after the Civil War; its present building is its third on the site. Farther down the road to Georgetown, Saint Alban's was the first Episcopal congregation in the ward, founded in 1851. In later years, both Saint Ann's and Saint Alban's sponsored nearby mission churches as residential suburbs expanded into the countryside. Blessed Sacrament, Saint Columba's, Saint David's and Saint Patrick's are among these.



Eldbrooke Methodist in Tenleytown

1850

Slave trade abolished in the District; canal completed to Cumberland; Drover's Rest established

1853

Washington Aqueduct begun

1854

St. Alban's parish church completed

1855

Methodist Cemetery established in Tenleytown

1858

Dalecarlia Reservoir completed

1860

### A Modern Water System

When still a young city, Washington's sources of drinking water were wells and springs, the most copious of which were tapped and channelized to carry water to government buildings and public fountains. After a few decades, an increasing population was taxing the city's infrastructure, including its water supply. Congress appropriated funds in 1853 to begin construction of the Washington Aqueduct planned by Army engineer Montgomery Meigs to divert water from the Potomac River at Great Falls and carry it twelve miles through a conduit and over the sandstone Union Arch Bridge to retaining reservoirs near Georgetown. There, the water would settle before being pumped into mains leading to the city's residences and businesses.

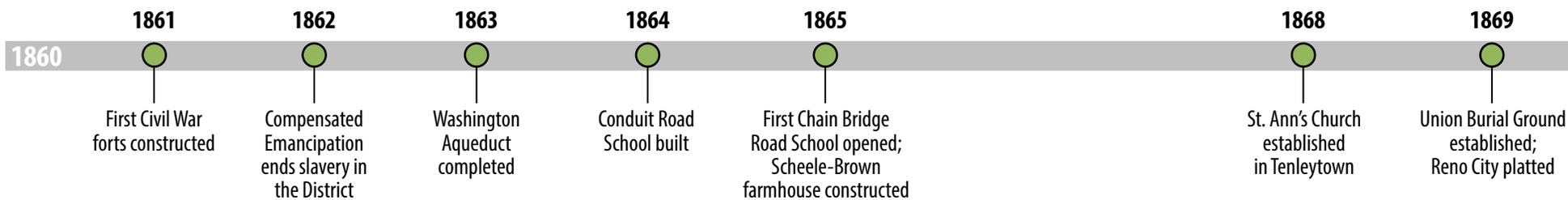
Still in operation, the Washington Aqueduct has a pronounced presence in Ward 3. In addition to the pools and green space of the Georgetown and Dalecarlia reservoirs, MacArthur Boulevard was cut as the conduit's right-of-way and maintenance road. Among the most notable above-ground features is the Superintendent's House at Dalecarlia (1875), also designed by Meigs. The system was improved with the turn-of-the-century construction of the McMillan Reservoir and sand filtration site near North Capitol Street. This led to changes at the old Distributing Reservoir, including construction of the iconic Castle Gatehouse in 1901, which covers the entrance to the conduit leading to McMillan.



Washington Aqueduct Map  
Library of Congress



### American Civil War



### Civil War Defenses

Another major engineering feat—fortification of the nation’s capital—had a profound effect on Ward 3. At the outbreak of the Civil War, Washington was only marginally protected from the fleets of foreign foes by the old, masonry Fort Washington downriver. With the army of a new enemy separated from the capital by only the Potomac, the federal authorities recognized it would be necessary to erect an extensive network of earthwork forts and batteries, connected by rifle trenches and supporting roads. An initial focus was the construction of batteries upstream of Georgetown, to counter attacks from the heights of Virginia. Batteries covered Chain Bridge and the Washington Aqueduct and protected the Chesapeake and Ohio Canal and its Alexandria aqueduct. The threat of a crossing farther up or downriver prompted construction of a nearly unbroken ring of defenses around the District, with a series of major forts stretching across what is now Ward 3, from Rock Creek Park to the river’s edge in the Brookmont section of Bethesda. Defense of this section was ultimately assigned to the First Brigade of Hardin’s Division of the 22nd Army Corps, headquartered at Fort Reno.

The forts’ potential for protection or deterrence was shown during the Confederate invasions of Maryland and Pennsylvania in 1862 and 1863. But they were directly tested in 1864 when several came under fire from Jubal Early’s troops. Behind the defenses, soldiers drilled at such spots such as Camp Ohio, Camp Tennally, Camp Frieze and Camp Morris. The Signal Corps’ Camp of Instruction stood on Red Hill, between Wisconsin Avenue and Tunlaw Road, an observation point and the nerve center of semaphore and telegraph communications among the defenses and up the river.

The war reshaped the neighborhood’s rural landscape, mostly to its detriment. The military seized property for the earthworks, headquarters, stables and regimental hospitals, and cleared woods and buildings alike to open fields for artillery fire. Agriculture was disrupted and many residents displaced. Forests and fences suffered both authorized and illicit taking of lumber and fuel. Soldiers pilfered farmers’ food, sometimes still on the hoof. At war’s end, loyal property owners were compensated, but often unsatisfactorily. The government recycled the forts’ construction materials by auctioning them to the highest bidder. As they eroded, the earthworks



Guarding Chain Bridge at the end of the war  
William Morris Smith photo, Library of Congress

1870

1871

Organic Act of 1871 revokes the individual charters of the City of Washington, Georgetown, and Washington County and creates a new "territorial" government for the District of Columbia

1874

Territorial government replaced with three-member Board of Commissioners; Second Conduit Road Schoolhouse built

1876

Pierce Shoemaker builds "Cloverdale"

1878

Act of Congress makes the three-member Board the official District government

1880

themselves remained obstacles to the plow, but notable landmarks of the countryside. The principal improvements brought by the war were new roads that had carried troops, ordnance and supplies. Grant Road and Military Road are notable remnants of these lanes that increased farm values and promoted exurban residential development.

### African American Settlement

The wartime fortifications spread the seeds of new settlements throughout the rural portions of the District of Columbia. African Americans, many from Virginia and nearly all recently freed from slavery, made up much of the labor force that constructed and maintained the earthworks. Hamlets sprang up near the forts, housing families that served the army as cooks, nurses, laundresses, laborers, teamsters, peddlers and personal servants. The no-man's-lands surrounding the forts allowed space for garden plots and home industry. Ward 3's Fort Reno and Battery Kemble attracted notable settlements of freedpeople that endured for decades.

By 1869, the heirs to the land that had been requisitioned for Fort Reno sold it to two real estate speculators, who platted the former farm into a subdivision optimistically named Reno City. The African Americans already living there could now buy lots where their homes stood. Reno City evolved into a racially mixed working-class community with its own houses, churches, schools and stores. But the frame buildings were cleared after the land was purchased or condemned to remove the largely African-American hamlet and make way for the schools of a more affluent white neighborhood. The Reno School is the last above-ground remnant of Reno City.

Another vibrant African-American community grew up in the Palisades next to Battery Kemble. It had a history and fate similar to Reno City's. Community life centered on Chain Bridge Road, around a schoolhouse built for African Americans in 1865. Like much of Ward 3, this area remained largely agricultural for decades. But white residents moving to the area in the 20th century compelled the closure of the successor Chain Bridge Road School and caused the dispersal of the black residents. The 1920s school and the nearby Union Burial Ground are the only visible traces of the hamlet.



Reno School

## Ward 3 in 1879

Ward 3 remained largely rural after the Civil War, but it was much changed. The war had caused a great increase in the District's population, leading to a more diversified economy in Washington County afterwards.

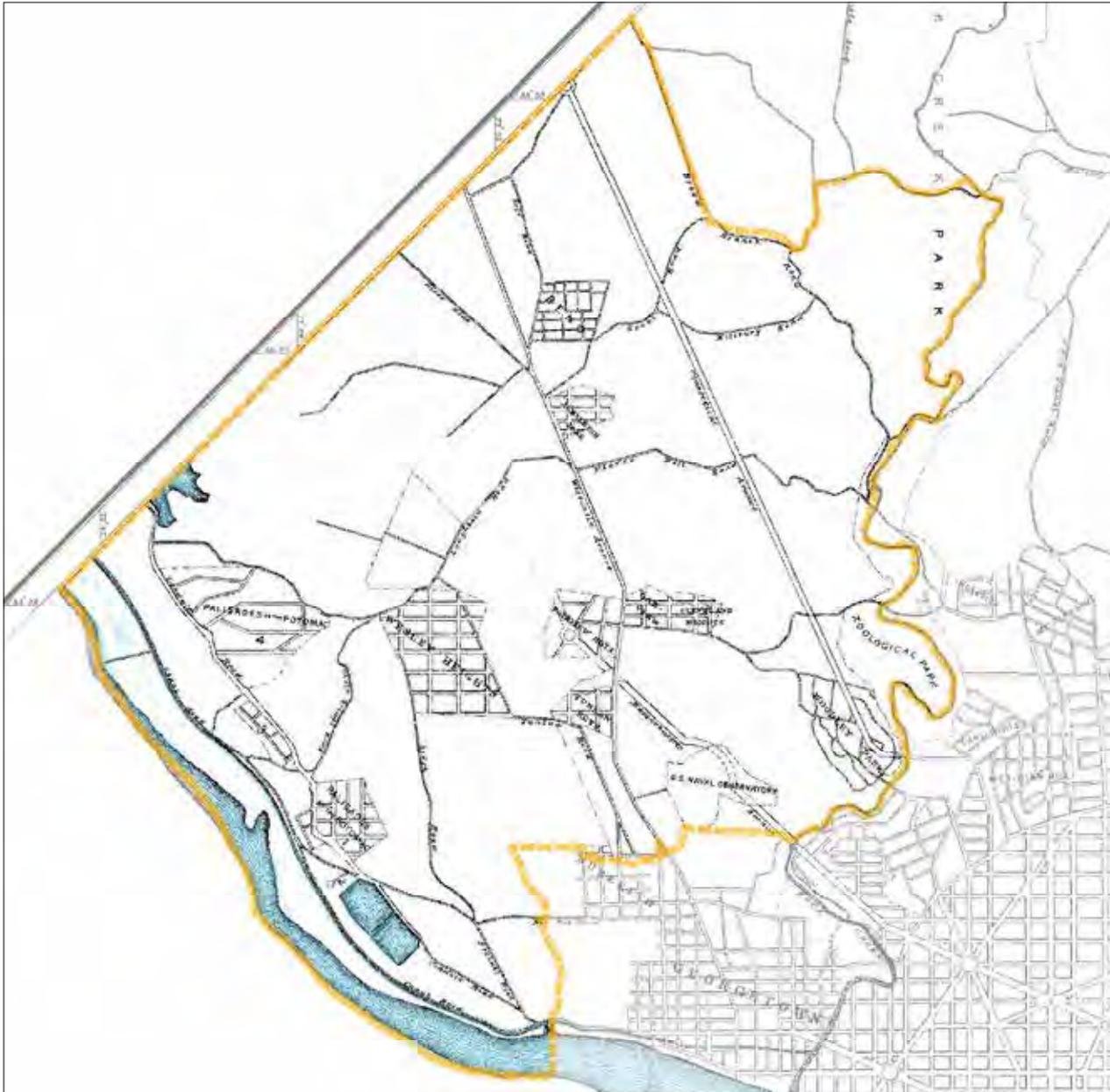
This 1879 map shows more concentrated settlement in the area, especially around three locations: the expanding village of Tenallytown, the Little Falls area of the Palisades, and along the Rockville Road north of Georgetown. This last concentration includes the polygonal area shown in pink, which was formally annexed to the town and often called North Georgetown.

The enlarged Tenallytown settlement includes five churches, a post office, schoolhouse, and hotel. Along the Chesapeake and Ohio Canal, a grist mill, quarry, and guano factory appear. The new U.S. Government caretaker's lodge at the Dalecarlia receiving reservoir is also shown, indicating its occupant, John Halloran. Next to the downriver distributing reservoir is a cattle yard convenient to Canal Road.

Other notable features on the map are the area around the Woodley estate, identified as Woodley Park, St. Alban's Church, and the Industrial Home School in North Georgetown.



G. M. Hopkins map, 1879  
Library of Congress



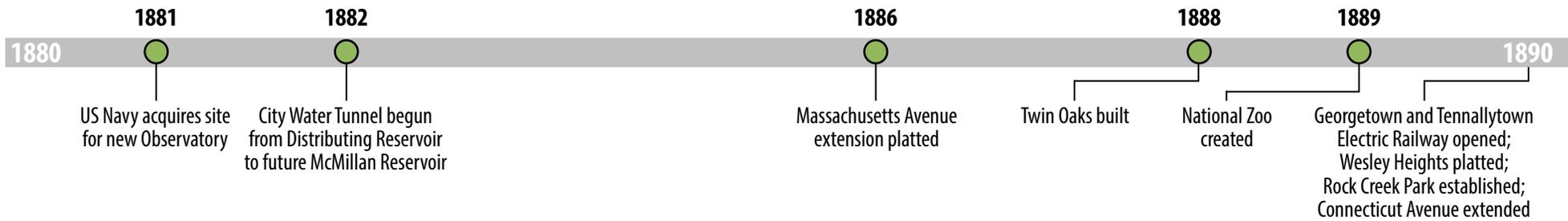
NOAA map, 1892

### Ward 3 in 1892

By 1892, a suburban vision of Ward 3 began to take shape. Real estate speculators had platted a dozen new subdivisions on recently purchased tracts of farmland. They also worked with District Commissioners, members of Congress, and private companies to secure the transportation and amenities that would make these suburbs livable.

Such necessities included charters for street railways, and municipal approval for extensions of city avenues beyond Boundary Street and across Rock Creek. Massachusetts Avenue was the first of these extensions, in 1886, followed by Connecticut Avenue in 1890. That same year, the District required new subdivisions along the Tenallytown Road to allocate land for a widened and renamed Wisconsin Avenue.

Community organizations also lobbied the Commissioners for services. In 1893, the Citizens' Association of Tenallytown petitioned for public lights and a board sidewalk on major roads. They also argued for a new schoolhouse, larger police force and better firefighting equipment. In 1895, the Potomac Electric Lighting company agreed to install lighting on the residential streets of Cleveland Park.

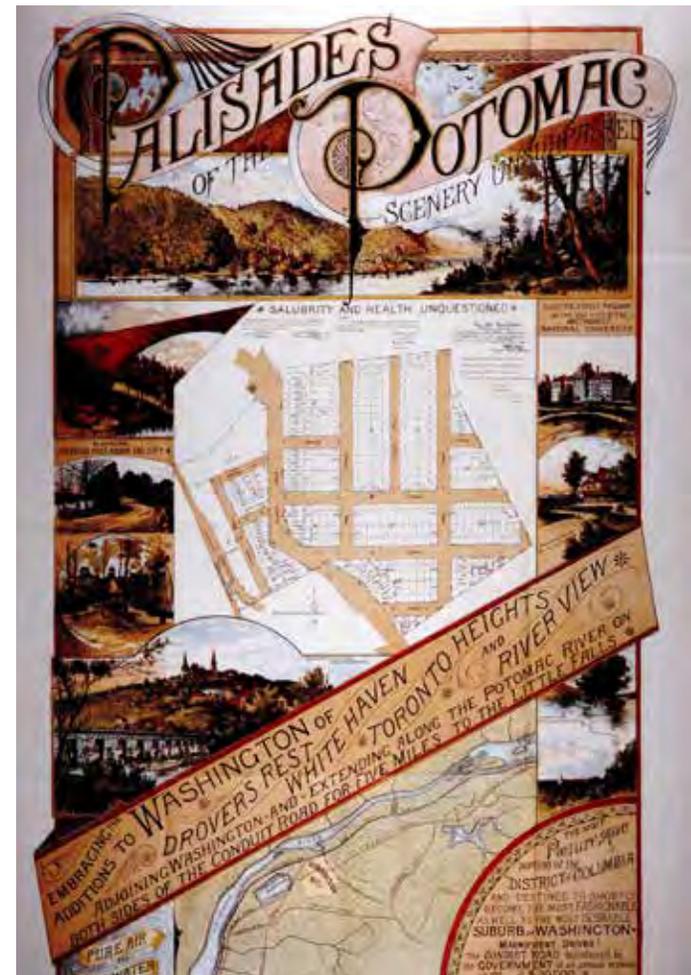


### Suburban Development and the Highway Plan

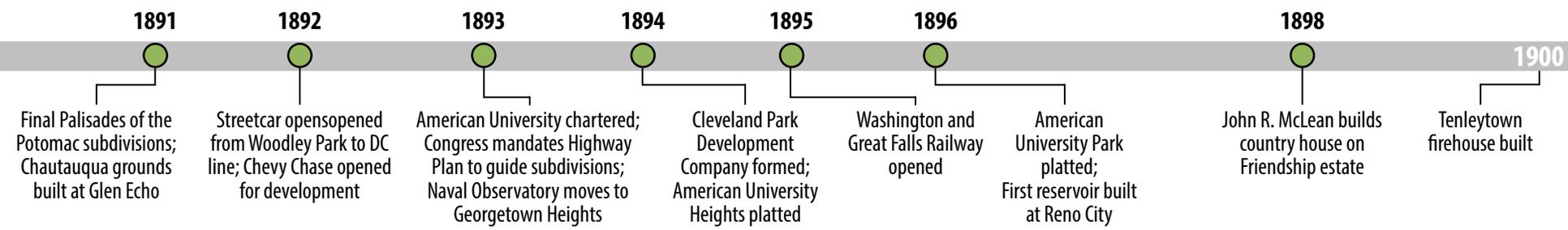
After the Civil War, with a city population more than doubled, land speculators and real estate developers began to buy up Washington County farms and estates. The first suburbs immediately outside the old city limits were accessible by foot or horse-drawn streetcars. Outlying subdivisions beyond Rock Creek relied on existing roads, notably the Tenallytown Road from Georgetown, and the Conduit Road to Great Falls. But the arrival of urban avenues, beginning with the extension of Massachusetts Avenue to the Tenallytown Road, opened the entire area to new growth and development.

As residential subdivisions proliferated, a disorderly variety of street patterns hampered creation of a continuous well-planned urban street grid. In 1888, Congress required the District Commissioners to review all new subdivisions for alignment of streets with the city grid. After this piecemeal approach proved inadequate, Congress directed the Commissioners in 1893 to prepare a Permanent System of Highways subject to federal approval. The highway plan for the Ward 3 area was not certified until 1898. On the advice of Olmsted Associates, the nation's premier landscape planning firm, its street layout featured some curvilinear streets suited to the area's hilly terrain.

Streetcars on the new avenues made suburban living possible, if not certain. The Georgetown and Tenallytown Railway opened in 1890, stimulating new subdivisions in Cleveland Park and beyond. The Canadian developers of the Palisades of the Potomac had high expectations for a similar suburb of Victorian villas along the river bluffs, touting the area for its "salubritiy and health unquestioned." But it grew haphazardly over a long time, even after the electrified cars of the Washington and Great Falls Railway arrived in 1895.



Promotional plat of the Palisades of the Potomac, 1890  
Library of Congress



### Rock Creek Park and the Chevy Chase Land Company

A bolder vision of Francis Newlands and the Chevy Chase Land Company overtook the fortunes of Tenleytown and the Palisades. As Congressman Newlands embarked on the city's largest and most comprehensive suburban real estate venture, he also urged the creation of Rock Creek Park in 1890. The idea had arisen as early as 1867, and in the 1880s, Charles Glover and other city business leaders had campaigned in earnest for the benefits of protecting the beautiful valley as a pleasure ground and preserve of natural scenery.

Recognizing that proximity to both transportation and recreation were critical for a prestigious suburb, Congressman Newlands purchased the charter of the Rock Creek Railway and, in 1892, extended that line from 18th and U Streets to his Chevy Chase, crossing Rock Creek on a trestle at Calvert Street and turning northward along Connecticut Avenue. Re-grading the rail alignment over hilly terrain was expensive, but also created a boulevard that opened a new corridor to development. This distinguished the Avenue from older meandering exurban arteries, as would the controlled commercial nodes planned by the company in the automobile age.

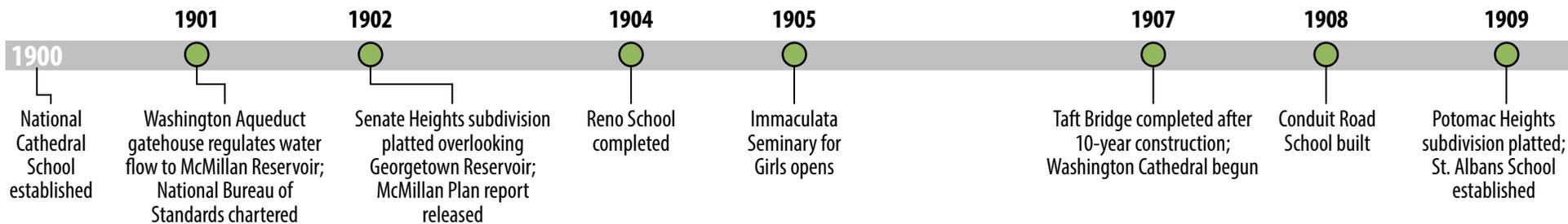
Chevy Chase and the northern reaches of Connecticut Avenue occupied some of the District's highest land and could not be developed without a municipal water supply. As part of the system expansion begun in 1896, Army engineers built a reservoir on the District's highest ground, at Fort Reno, with a picturesque water tower creating pressure for the highest service area. Chevy Chase soon became a model for other suburbs. Within two years of its opening, a Cleveland Park Development Company formed, purchasing land from the Chevy Chase Land Company to begin its first subdivision.



Postcard of Boulder Bridge, Rock Creek Park  
*Streets of Washington*



View looking west across Connecticut Avenue towards Cleveland Park, ca. 1903  
*Chevy Chase Historical Society*



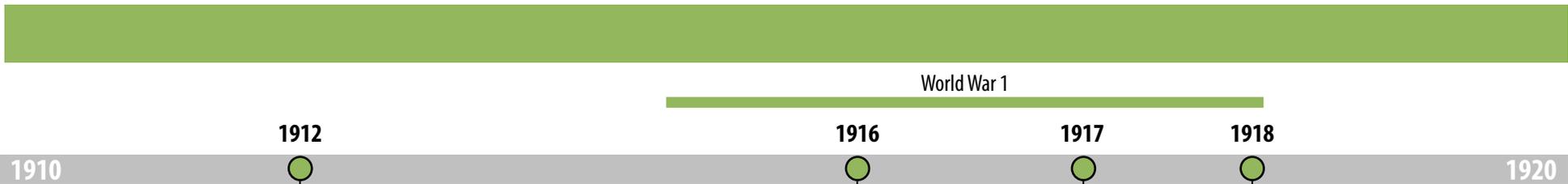
### Improvements Inspired by the McMillan Plan

Another comprehensive federal planning effort was the Senate Park Commission whose 1902 report, popularly known as the McMillan Plan, proposed improvements to the city's amenities. It paid greatest attention to the monumental core, but offered ambitious proposals for parks and parkways elsewhere, including in the Rock Creek, Foundry Branch, Soapstone Branch and Broad Branch valleys, atop the Potomac escarpment out to Great Falls, and connecting the Civil War forts. The principal legacies of these ideas in Ward 3 were the creation of Rock Creek and Potomac Parkway, Palisades Parkway, Glover-Archbold and Battery Kemble parks, and eventually the Chesapeake and Ohio Canal National Historical Park. The McMillan Plan also influenced the implementation of the Commissioners' highway plan in the Northwest quadrant.

As with suburban development, the enjoyment of Ward 3's parks depended upon improved roads providing access to them. The 1888 Massachusetts Avenue trestle over Rock Creek was replaced by an earthen causeway in 1901 (and would be replaced in turn by a concrete-and-stone arched bridge about 1940). Construction of Taft Bridge carrying Connecticut Avenue over the park ravine began in 1897, but due to the Congressional appropriations process was not completed until 1907. It was one of the earliest and largest unreinforced concrete bridges of the world. Despite costing somewhat less, this "million-dollar bridge" was hailed as a work of art. Its opening provided a more direct auto route to Woodley Park, Cleveland Park and Chevy Chase. Connecticut Avenue connections would be further improved with the construction of the Klinge Valley Bridge and replacement of the steel truss Calvert Street bridge with the present Duke Ellington Bridge in the 1930s.



Postcard of Taft Bridge looking North from Ashmead Place, ca. 1910  
*Streets of Washington*



### From Farmland to Campuses

The former Washington County was attractive to many institutions for its abundance of inexpensive land for campuses in locations that in time, and with good luck, would become prestigious. Methodist leaders had discussed the prospects of a university since about 1861 and concluded that the national capital, with its wealth of libraries, would be a perfect location. Largely through the efforts of Methodist bishop John Fletcher Hurst, the American University received a charter from Congress in 1893 and opened its first building, Hurst Hall, near Ward Circle in 1897. Although the school did not complete its second building until 1914 and offered only graduate studies until 1925, its establishment encouraged the platting of residential subdivisions around it: Wesley Heights, Wesley Park, Asbury Park, American University Heights and American University Park. Other denominations sought to establish their own representative branches in the nation’s capital, including Metropolitan Methodist Church, founded downtown in the 1850s but moved to Nebraska Avenue in the 1930s and now National United Methodist.

When seeking land for a great national cathedral, the Episcopal Church purchased a large tract surrounding St. Alban’s Church, built on the Rockville road in 1851. The soaring Gothic Revival cathedral on Mount St. Alban, begun in 1907, commands one of the highest points in the District with great symbolic presence. The spacious cathedral campus also accommodated the National Cathedral School (1900) and St. Albans School (1909).

Other school campuses followed, most notably girls’ schools seeking isolation from the distractions of the city. Up the road from St. Alban’s, St. Ann’s Church

attracted a Catholic girls’ school, established on the former Dunblane estate in 1904 by the Sisters of Providence of St. Mary of the Woods. Known as Immaculata Seminary, its imposing stone classroom and residential building stands on a knoll overlooking Wisconsin and Nebraska avenues. The Academy of the Holy Cross, opened in 1868 under the auspices of the Catholic diocese, moved from Thomas Circle to a campus on Upton Street in 1909. And founded downtown in 1875, the Mount Vernon Seminary for young women relocated to a campus across Nebraska Avenue from American University in 1917, and soon added a junior-college curriculum alongside its four-year college preparatory course.



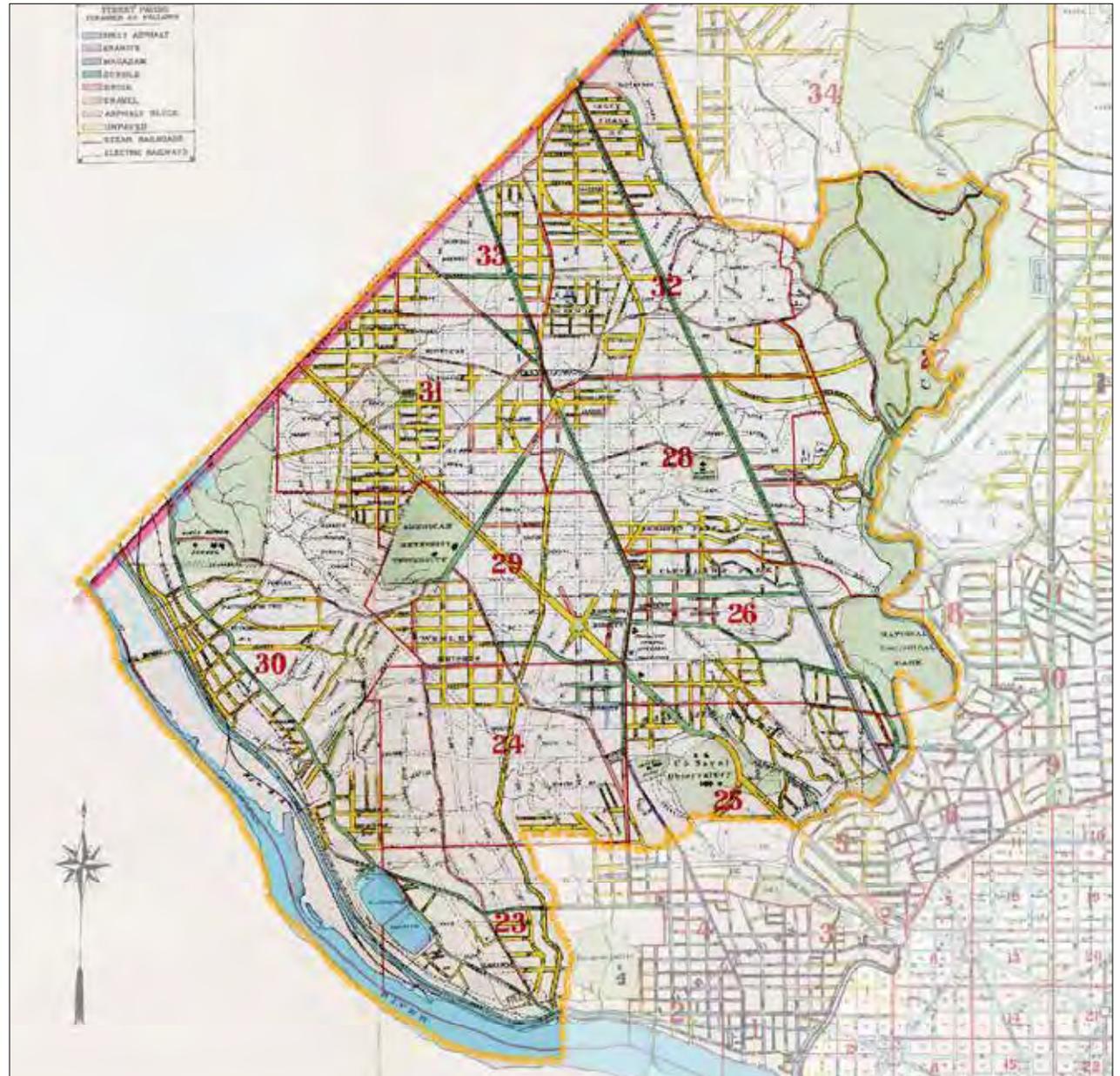
Aerial View of American University  
American University Archives

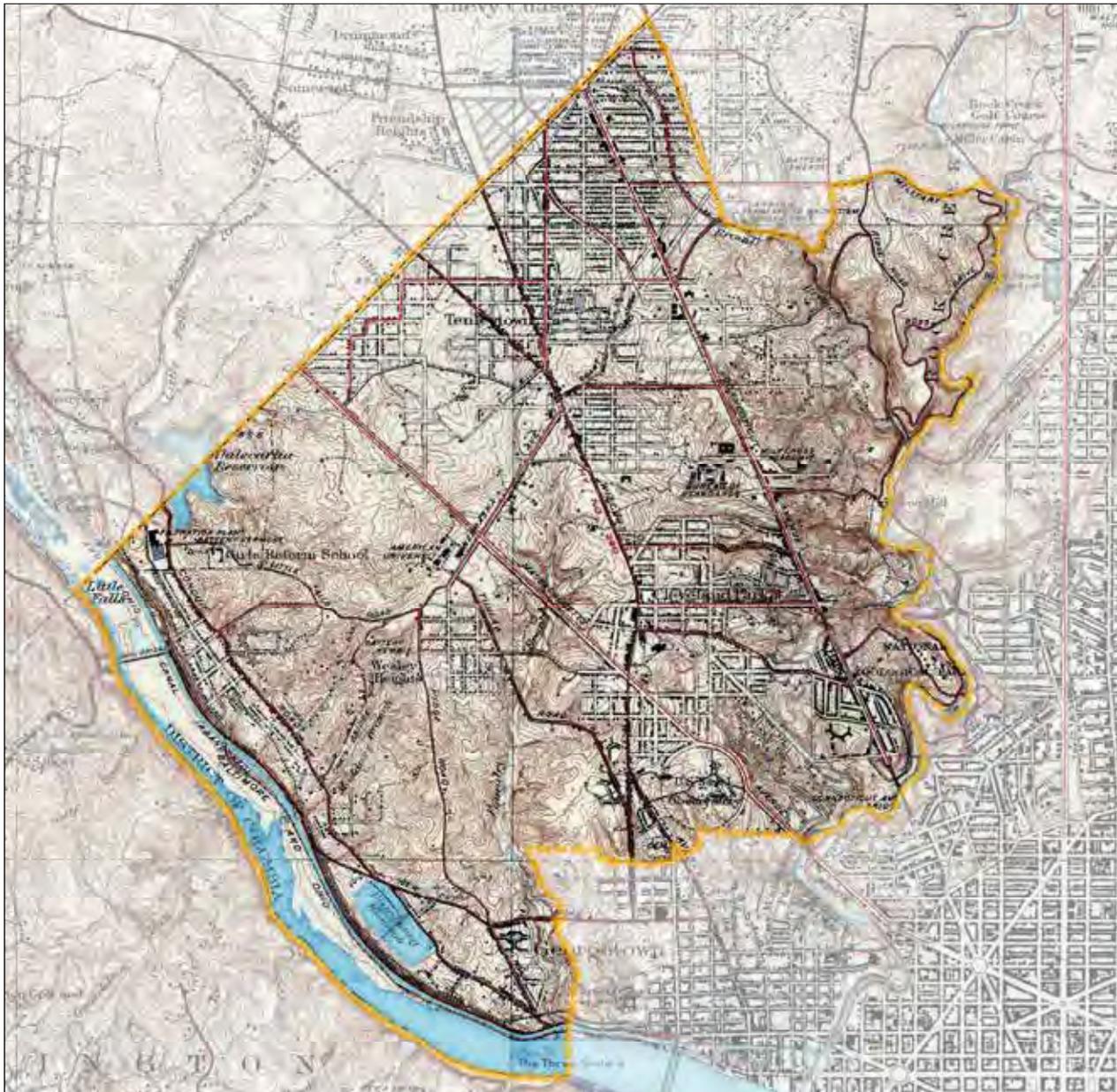
## Ward 3 in 1915

By 1915, the effect of suburbanization in Ward 3 is clearly evident on a street paving map of the city. Transportation routes are well established, with streetcar transportation through the Palisades and along Wisconsin and Connecticut Avenues. These avenues and many of the older roads such as Conduit and River offer a paved driving surface of asphalt, macadam or brick. A streetcar line serves upper Massachusetts Avenue, but the road is unpaved.

A few subdivisions, notably Cleveland Park and Tunlaw Heights, also offer paved residential streets. In most of the other subdivisions, the residential side streets are unpaved.

The institutional presence is also apparent, with the National Zoo, Naval Observatory, National Bureau of Standards, American University, and Girls' Reform School at Dalecarlia Reservoir all showing prominently on the map.





USGS map, 1929

### Ward 3 in 1929

By 1929, the earlier pattern of distinct subdivisions separated by open land begins to give way to a more continuous pattern of residential settlement. Neighborhoods along lower Massachusetts Avenue near the observatory merge with Cleveland Park, and the area from Tenleytown and Chevy Chase is almost fully developed. Apartment buildings appear along Connecticut Avenue, and the distinctive arc of the multi-wing Wardman Park hotel occupies a large site in Woodley Park.

In contrast, Wesley Heights remains isolated and accessible only to those with cars in the largely undeveloped hilly area between Massachusetts Avenue and Conduit Road. Houses in the Palisades remain scattered, while the dense rowhouse pattern of Foxhall Village takes shape near Georgetown.

Institutional growth is also evident. There are more buildings at the National Bureau of Standards, Naval Observatory and American University, as well as a new filtration plant at Dalecarlia Reservoir.

Around the reservoir at Fort Reno, many houses are shown in the well-developed mixed-race Reno neighborhood. These homes would soon be taken by the government for the construction of schools for white students only.

1920

District's first zoning ordinance

1922

Chevy Chase Theater opens

1924

Land donated for Glover-Archbold Park; Cathedral Mansions apartments completed

1925

Palisades firehouse built; Chevy Chase Arcade opens

1926

Eldbrooke Methodist builds new church

1927

Washington City Orphan Asylum opens Hillcrest Children's Center on Nebraska Avenue

1929

Alban Towers and the Broadmoor completed

### Scientific Research

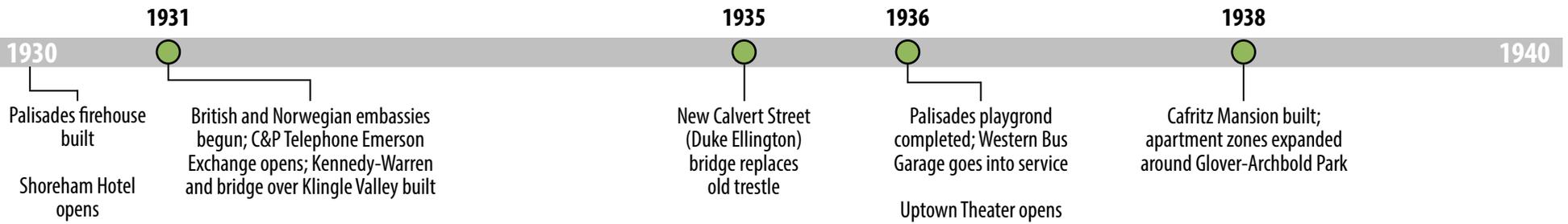
Ward 3 became a locus of scientific institutions escaping disruptive urban conditions. In 1893, the Naval Observatory moved from Foggy Bottom to Massachusetts Avenue to avoid city lights; the astronomical observations through its optical telescopes were critical for calibrating ship chronometers. The National Bureau of Standards, formed in 1901, selected a hilltop above Connecticut Avenue for precision work standardizing instruments and measures of length, mass, temperature, time, electricity, light and radiation.

The Carnegie Institution of Washington, founded in 1902 for pure research in astronomy, biology and geophysics, required specific environmental conditions for its laboratories. Isolation from auto repair shops and trolley lines prevented magnetic and electrical disturbances; masonry construction to bedrock minimized manmade and wind vibrations. Carnegie's Department of Terrestrial Magnetism charted the earth's magnetic field from a 1904 hilltop lab overlooking Broad Branch Road (just outside the Ward 3 boundary). The 1907 Carnegie Geophysical Laboratory studied the chemistry and physics of the earth and other celestial bodies from a similar hilltop on Upton Street overlooking Rock Creek Park. In 1937, the Broad Branch site added an Atomic Physics Observatory, a domed cylinder housing an accelerator for the study of nuclear physics. It was one of the first labs to split a uranium atom.

During World War I, the isolation of American University lured another federal lab, for the U.S. Army's chemical warfare service, organized in response to German use of chemical weapons. At the university's Experiment Station, a thousand scientists developed the blister agents mustard gas and Lewisite. Residue from the tests has remained a health problem a century later, now that residential neighborhoods have grown over former dumping sites.



Carnegie Atomic Physics Observatory



## 20th Century Suburbs

Within two decades of the completion of the Taft Bridge, Connecticut Avenue became the main route to several residential subdivisions, including Woodley Park, Cleveland Park, Forest Hills and the five subdivisions that make up Chevy Chase, DC. As development along this corridor intensified, implementation of the Permanent System of Highways progressed slowly in the areas to the west, allowing the farms of Tenleytown and the Palisades to remain in cultivation into the 20th century.

By the 1920s, a new generation of developers entered the market, reimagining less-than-successful streetcar subdivisions as automobile-oriented ones. The new semi-detached homes of North Cleveland Park contrasted with the unique villas of its namesake neighbor to the south. Wood-frame kit homes came to characterize the Palisades, as Tudor-inflected, porch-fronted rows did Glover Park and Woodley Park. These homes had in common a modest size and the frequent possession of an alley-fronting one-car garage. The availability of car ownership promoted the filling in of more distant areas such as AU Park and Tenleytown, Forest Hills, Chevy Chase, Friendship Heights and Spring Valley.

The dwellings and neighborhoods of Ward 3 varied from the modest to the grand and exclusive, but both government-sanctioned segregation and discriminatory private real estate practices maintained the area's racial exclusiveness. Expansion of Reno Reservoir in the mid-1920s and the acquisition of land for public schools and the Fort Circle park system in the early 1930s doomed Reno City and dispersed its working-class residents, both African American and white. Racial covenants and redlining further reduced the number of African-American residents in the area.



Connecticut Avenue Highlands promotional advertisement

## World War II



## Apartment Buildings

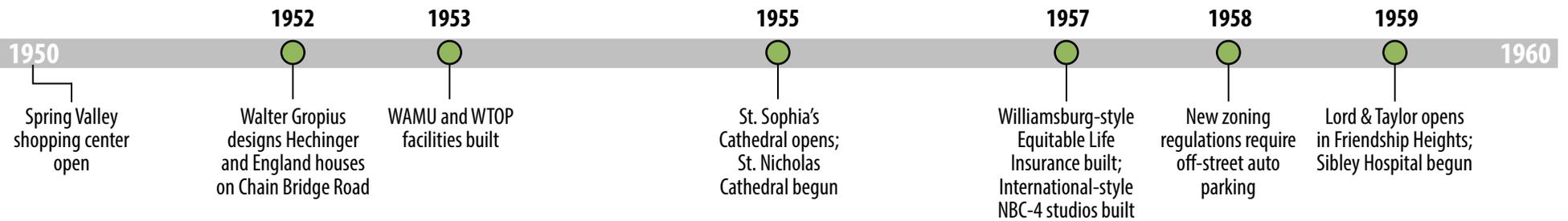
The city's first zoning regulations of 1920 restricted apartment buildings to certain height and use zones, principally along major avenues. High-density development followed during a peak era of apartment construction and design, continuing into the early years of the Great Depression.

Multi-storied and multi-winged apartment buildings were designed by some of the city's most talented architects in styles that were popular in the interwar years. They range from Colonial and Tudor Revival to Art Deco and Moderne, giving great character to the ward's avenues. Among the most important on Massachusetts is the Tudor-Gothic Alban Towers (1928). The best of these apartment buildings feature creative layouts and highly artistic sculptural detailing, as at the Broadmoor (1929) and Sedgwick Gardens (1932) in Cleveland Park. The exceptional Art Deco design for the immense Kennedy-Warren (1931) in Cleveland Park echoes that of the adjacent and contemporaneous Klinge Valley bridge.

Popular demand in this era drove garden apartment projects to a truly grand scale. One of the most ambitious was Harry Wardman's three-building Cathedral Mansions (1922-24), advertised as the world's largest apartment building and featuring shops and a supervised playground. He completed the four-building Davenport Terrace, now shorn of its front lawn, in 1926; Monroe and Bates Warren followed with the six-building Tilden Gardens (1927-30). The ambitious eight-building ten-acre Westchester (1930-31), a unified group of Deco-inflected Gothic high-rises around a central garden quadrangle, was intended to be the largest apartment complex south of New York, but in the chill of Depression-era financing, only five of its buildings were completed.



Sedgwick Gardens



### Commercial Nodes

Commercial buildings in Ward 3 are, like apartment buildings, limited to certain zones, mostly along Connecticut and Wisconsin avenues and MacArthur Boulevard. Once new subdivisions gained a sufficient number of homeowners, they created a market for neighborhood shops, especially groceries and pharmacies, for convenient shopping without a trip downtown. These shops naturally located along streetcar lines, at locations that would then become attractive to a branch bank, theater, and other services. The adoption of zoning regulations in 1920 served to consolidate these uses into small neighborhood commercial clusters, featuring low-scale shops vernacular in design, although many feature Classical Revival or Art Deco detailing and frequently limestone fronts.

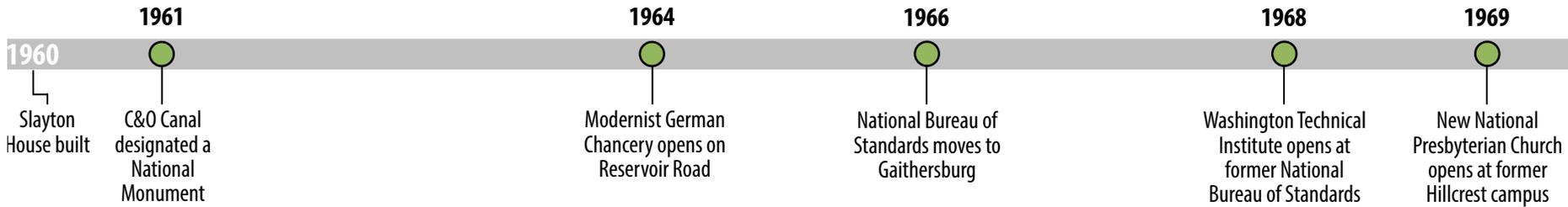
While select commercial uses were a community amenity, unrestricted commercial was seen as a detriment to quiet residential neighborhoods. Before trust in zoning regulations, developers either planned for limited shops or imposed covenants banning commercial use entirely. The tiny concessions in Foxhall Village and Wesley Heights are early planned examples, as are the limited commercial zones along Connecticut Avenue and by W.C. & A.N. Miller at Spring Valley. Elsewhere, commercial strips developed organically before 1920, as along MacArthur Boulevard and at Wisconsin and Macomb Streets, where a cluster of shops from the 1910s and 20s is a reminder of the streetcar that ran along Macomb for about a decade before being replaced by bus service in 1925. In time, the larger commercial nodes became convenient to commuters in automobiles, leading to the Park & Shop in Cleveland Park and the former Sears & Roebuck store in Tenleytown, with its rooftop parking.



Commercial strip, Livingston Street NW



Old Sears and Roebuck store



### Embassies and Diplomats

Even before the Second World War, embassies began to migrate from downtown to more commodious new quarters across Rock Creek. In the same way that the 1874 British Legation on Dupont Circle made the neighborhood fashionable, the United Kingdom led the way once again, helping to extend a Massachusetts Avenue “Embassy Row” toward the National Cathedral with its 1931 embassy, designed by the renowned architect Sir Edwin Lutyens, the planner of New Delhi. The Norwegian Embassy built nearby at the same time, as did South Africa in 1936 and the Vatican’s Apostolic Nunciature in 1937.

Embassies also took over old farms and estates, a phenomenon that continued as the wealthy could not afford their upkeep or sought homes beyond the inner built-up suburbs. Brazil purchased the McCormick mansion on Massachusetts Avenue in 1934, and three years later, the Republic of China acquired Cleveland Park’s Twin Oaks estate for its ambassador’s residence.

World War II brought a greater federal presence, with the location of the Naval Communications Command on the campus of Mount Vernon Seminary. The postwar era and decolonization brought a flood of embassies and ambassadors’ residences to the capital of the world’s principal power. In the 1940s, the Belgian, Iranian and Indian ambassadors were among the first to occupy former mansions in the ward. Many other nations occupied historic homes and estates in the Massachusetts Avenue Heights and Cathedral Heights neighborhoods in the following years. In 1976, the Italian government purchased for its ambassadors the 22-acre “Villa Firenze” overlooking Rock Creek Park.

As home to so many embassies, including that of the Soviet Union, Ward 3 played a prominent role in the Cold War. First Secretary of the British mission and Soviet spy Kim Philby resided at 4100 Nebraska Avenue in the early 1950s. Polish ambassador Romuald Spasowski defected to the United States from his home at 3101 Albemarle Street in response to his government’s 1981 crackdown on the Solidarity movement.

The idea of clustering diplomatic missions arose in the 1960s and in 1972 led to the International Chancery Center around Van Ness Street near Reno Road. Between 1980 and 2003, sixteen foreign embassies were erected there.



Marly, Belgian Ambassador's residence

1970

1971

First master plan for International Chancery Center

1973

Home Rule Act passed

1976

First UDC buildings completed; Mazza Gallerie at Friendship Heights

1977

New Japanese Ambassador's residence opens on Nebraska Avenue

1978

DC historic preservation law enacted

1979

Foxhall Crescents begun

1980

### Mid-Century Modernism

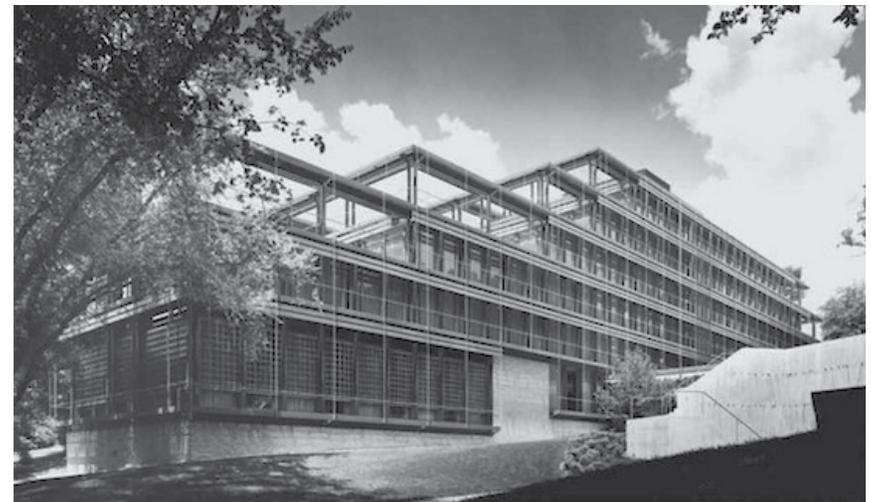
During the early twentieth century, Ward 3 was characterized by old homes and by new houses designed in traditional styles. A rare exception was the 1938 Cafritz mansion on Foxhall Road, a thoroughly Art Moderne house of curves and ribbon windows.

After World War II, when space in city buildings was at a premium, several European nations erected new embassies in Ward 3, employing the International Style to express their aspirations for a better postwar world. Belgium, the Netherlands and other nations awarded commissions for Modernist buildings to important European architects, usually their countrymen. One of the earliest of these, the Swiss Embassy and Chancery on Cathedral Avenue, was completed in 1958 to a design by Swiss architect William Lescaze, one of the earliest practitioners of Modernism in the United States. In 1964, Egon Eiermann designed the German Chancery on Reservoir Road, a highly visible steel and glass building that Washington Post critic Wolf von Eckardt considered a turning-point in public acceptance of Modernist architecture. The 1971 Brazilian Embassy by Olavo Redig de Campos served as a striking symbol of South American innovation.

In a city traditionally apprehensive of modernism, Ward 3 became a locale of Modern design—for residents who could afford master architects to create spacious houses in the wooded and hilly terrain of the ward. Several of these residences clustered around Chain Bridge Road and University Terrace in the Palisades, and along Audubon Terrace, Fessenden Street, and Ellicott Terrace in Forest Hills. Two of the earliest were the Howard B. Myers House (1950) at 2940 Chain Bridge Road and the house at 2901 Fessenden Street (1962) in Forest Hills.



Swiss Embassy



Embassy of the Federal Republic of Germany

1980

Embassy of Israel is first to open at Chancery Center

1982

Intelsat building erected

1985

USSR embassy opens at former Mount Alto Hospital site on Wisconsin Avenue

1987

Cleveland Park Historic District designated

Both were designed by Chloethiel Woodard Smith, a woman architect and noted early Modernist who was engaged in the urban renewal of Southwest. In addition to Smith and local favorites Arthur Keyes and Hugh Newell Jacobsen, the internationally renowned Walter Gropius, Richard Neutra, Philip Johnson and I.M. Pei all had commissions in today's Ward 3.

Among the more striking examples of ecclesiastical Modernism are the Capital Memorial Church (1963) in Forest Hills and the limestone sanctuary and tower of the National Presbyterian Church (1969) on the Nebraska Avenue site of Hillcrest, the former Washington City Orphan Asylum.

Planning and construction of the Red Line of Metro, another Modernist icon, intensified residential and commercial development at transit stops. A large complex of apartments had already arisen at Van Ness in the late 1960s and early 1970s, and the 1981 opening of the Metro station there supported growth of the chancery center, University of the District of Columbia campus, and offices such as the Space-Age Intelsat headquarters. Similarly at Friendship Heights, shops and department stores were already well established in the 1950s and 1960s and the Mazza Gallerie shops opened in 1978, but the 1984 Metro station attracted even more residential and office construction on both sides of the District line.

The 1980s wave of Postmodernism also influenced Ward 3; examples include the Foxhall Crescents (begun 1981) off Foxhall Road and the Saratoga Apartments (1989) at Connecticut Avenue and Brandywine Street. At the chancery center, the State Department encouraged embassies to reflect the vernacular traditions of their homelands, resulting in a cosmopolitan mix of architecture.



Howard B. Myers House



England House/Presidential Garden House



## Recognizing Historic Assets

By the mid-1980s, community organizations and ANCs began to seek protection for the historic resources and character of Ward 3 communities. The Cleveland Park Historical Society achieved historic district designation for its neighborhood in 1986, and the Woodley Park Community Association for the oldest section of Woodley Park in 1990. The Tenleytown Historical Society sponsored the designation of Grant Road in 2002, and followed with historic and architectural surveys and context studies of Tenleytown and early homes of American University Park as the basis for nominating historic landmarks. The Foxhall Community Citizens Association achieved historic district recognition for Foxhall Village in 2007.

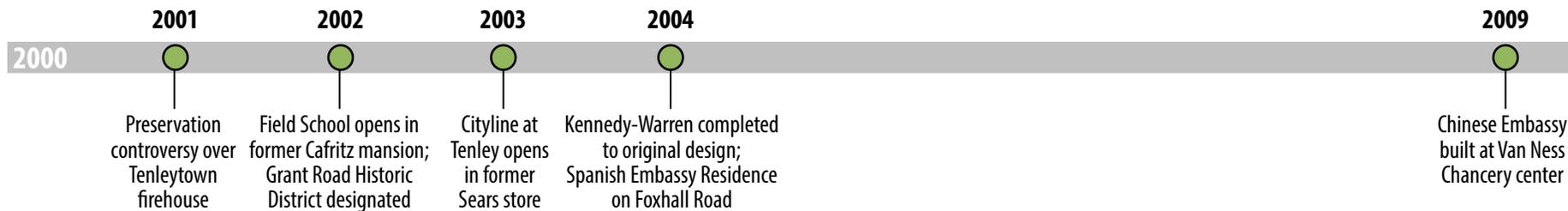
At the same time, other neighborhood preservation efforts, such as those in Chevy Chase and Armesleigh Park, lacked sufficient support after community discussion, so were not pursued further. Residents and preservationists continue to look for alternative preservation solutions to the historic district designation of large neighborhoods, such as the designation of smaller collections of buildings, or simply identifying and designating architecturally or historically exceptional buildings that could otherwise be included within historic districts.

Property owners have also supported the designation of historic sites in Ward 3. Historic educational campuses have been recognized through historic district designations on Foxhall Road and at Tenley and Ward circles. The 2002 landmark designation of the Tenleytown firehouse was controversial, but many other community facilities, including Wilson, Janney and Reno schools, have been recognized as historic and successfully modernized.

As continuing research and documentation offers greater insight into local history, both property owners and community preservation organizations remain active in seeking historic recognition. This has led to more than 35 historic landmark designations in the ward since 2000, including public and institutional buildings, commercial structures and private homes. Among the most recent designations are two very different landmarks of the modern era: the former Equitable Life Insurance (Fannie Mae) headquarters (1956-63) and the nearby National Presbyterian Church (1966-69).



Nixon Mounsey house



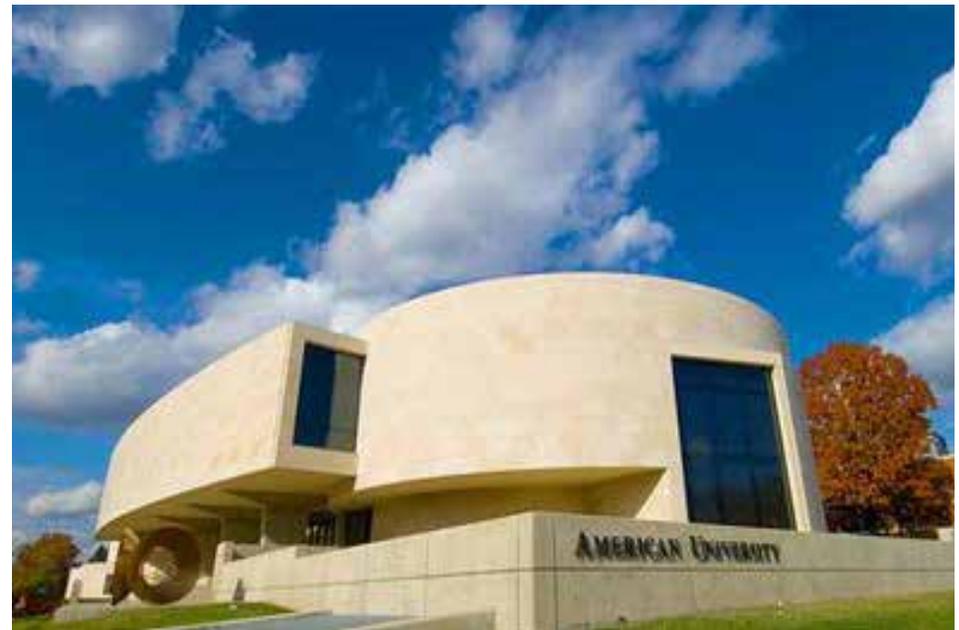
### New Life for Historic Landmarks and Neighborhoods

A strong local economy and reinvestment in public infrastructure at the beginning of the 21st century opened a new era for Ward 3. Striking examples of contemporary architecture created new community landmarks on prominent sites, and there were outstanding examples of adapting historic properties for new use, both public and private.

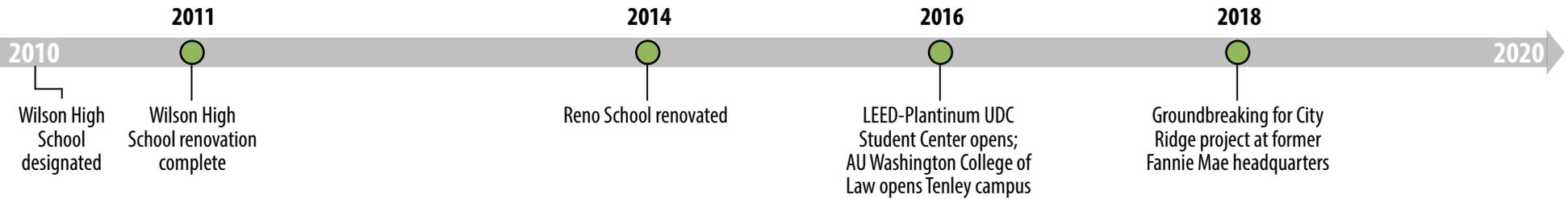
Embassy construction in the ward included new residences for the Spanish and Swiss ambassadors (2004 and 2013), complementing the collection of historic embassy residences and foreign missions at the Van Ness chancery center. Schools and universities created more inspiring student environments by transforming historic estate grounds and campuses. The private Field School acquired the former Cafritz estate on Foxhall Road, converting the Art Deco mansion to an administrative center, surrounded by complementary new teaching and athletic facilities (2002). Across the road, George Washington University created a new suburban satellite campus (2007-10) at the former Mount Vernon College, complementing its downtown campus in Foggy Bottom. American University made its Katzen Arts Center (2005) an icon at its Ward Circle entrance.

The preservation review process brought a range of creative ideas for infill construction at protected landmarks and in historic districts. At the Rosedale and Tregaron estates in Cleveland Park, long-term agreements led to carefully planned new construction, along with the inauguration of conservancies to manage and protect the cultural landscapes. At Washington Cathedral, an underground garage helped restore the sylvan quality of the Cathedral Close.

In a more urban context, the Cityline at Tenley project floated new apartments above the historic Sears store in a block-long arc (2003). In contrast, the unbuilt south wing of the stately Kennedy-Warren was realized in 2004, following the original design and using the 1931 Art Deco aluminum spandrel panels that had been made for its facades. The modernization of Wilson High School restored the historic brick facades, while adding contemporary glass-and-steel additions for a new main entrance, central atrium, auditorium and hallway connections (2011).



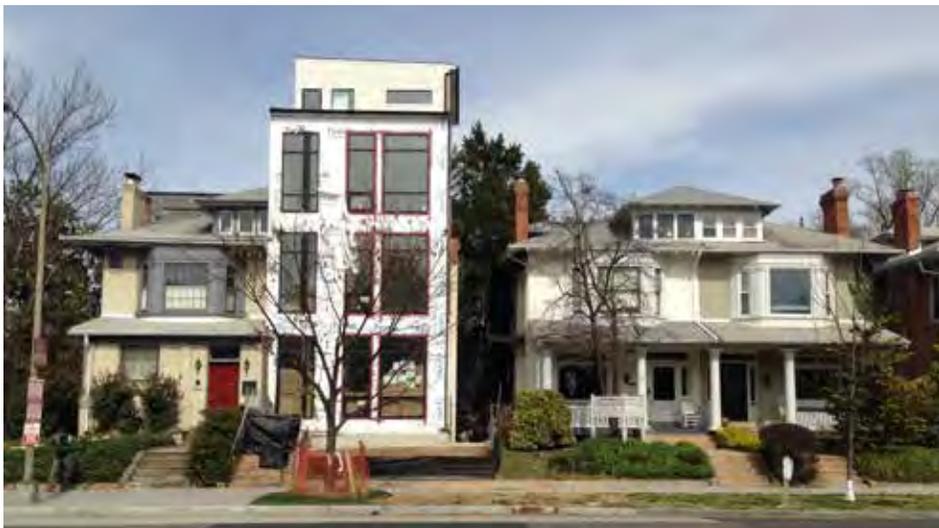
Katzen Arts Center at American University



### Surging Population and Housing Demand

New construction in Ward 3 also results from greater demand for housing as the District’s population has increased steadily since 2010. New apartment buildings have risen along Connecticut Avenue and in Woodley Park. Luxury homes at Phillips Park and Foxview Circle now fill some of the last old estate grounds along Foxhall Road. Most of these projects reflect the traditional architectural language of their surroundings. With few exceptions, such as the glassy apartments at Connecticut Avenue and Military Road, they have met with little controversy. Contemporary Modernism is more typical of recent institutional buildings, notably at the Tenley Circle and Van Ness school campuses.

In contrast to these larger projects, the scattered incremental changes in low-density residential areas have been a cause of more concern. In several communities, notably the Palisades but also parts of Chevy Chase, Wesley Heights and elsewhere, older homes have been replaced with new and larger ones, sometimes poorly designed and insensitive to the context. Small developers and homeowners have both contributed to this trend. It has fed periodic debates between advocates of “smart growth” and neighborhood protection, sometimes without a sense that both may be achievable through constructive engagement. At the same time, civic and planning leaders have attempted to strike a balance through intensive reviews of major projects as well as zoning refinements and updates to the District’s comprehensive plan.



Multi-unit replacement of older home in the 5300 block of Connecticut Avenue NW



UDC Student Center

As in the rest of the District, Ward 3 is expected to continue growing and changing as it enters the 2020s. This has brought planning challenges and an accelerated pace of construction and redevelopment. In some ways this growth spurt mirrors earlier periods of transformation of a familiar environment. The phenomenon can be disorienting in communities that have seen little physical change for several decades.

In responding to these challenges, better-organized information about cultural resources is a critical tool. District policies support the protection of community character, while also welcoming the benefits of growth in all parts of the city. This includes an expectation that Ward 3 will accommodate its share of the new dwellings needed to house an expanded District population. The information in this heritage guide is intended to inform the dialogue among planners and communities about how the ward can grow in a way that protects valued aspects of its community character.

In addition to its existing historic landmarks and districts, Ward 3 features other areas of distinguished residential architecture from the early to mid-20th century. Chevy Chase, Wesley Heights, Forest Hills, and smaller subdivisions and distinctive groups of buildings could qualify for historic district status. Thematic collections of individual properties may also qualify as historic landmarks, as has already occurred in Tenleytown and American University Park. On major avenues, notable apartment buildings and several small commercial clusters stand out. Distinguished examples of Modernism are often represented in architectural guides to the city.

Yet historic designation, especially of historic districts affecting many residents, cannot be the only mechanism for protecting the historic characteristics of Ward 3 as its neighborhoods grow and evolve. Supportive zoning is essential, including the planned unit development process that promotes superior design and community benefits. Collaborative planning, community design guidelines, rehabilitation incentives and demolition disincentives all need to be explored as means to encourage voluntary preservation and improved design sensitivity, especially in the small-scale speculative projects that are most frequently cited as degrading the character of established neighborhoods.

### Evaluating Cultural Resources

**National Historic Landmarks (NHLs)** are exceptional places of national significance, designated by the Secretary of the Interior for their ability to convey outstanding aspects of American history and culture.

**Historic Landmarks (HLs)** are buildings, structures, sites and objects which are significant for representing distinctive elements of the city's cultural, social, economic, political and architectural history. Historic landmarks are designated by the DC Historic Preservation Review Board (HPRB) for listing in the DC Inventory of Historic Sites. Nearly all are included in the National Register of Historic Places, the federal government's corresponding list of historic sites worthy of preservation, after nomination by the DC State Historic Preservation Officer (SHPO).

**Historic Districts (HDs)** are areas or neighborhoods that represent distinctive aspects of the city's history, similarly to historic landmarks. They are designated by HPRB and listed in the DC Inventory and National Register following procedures comparable to those for landmarks.

**Contributing Properties** within historic districts are those buildings, structures, sites and objects which add to the historical integrity, cultural associations, or architectural qualities that make the district significant. Contributing properties date from within the district's established period of significance.

**Eligible Properties** are those determined or considered eligible for listing in the DC Inventory or National Register. Eligible properties are identified either through official determinations of eligibility made by a government agency in consultation with the DC SHPO, or more informally, through an evaluation by the property owner or DC SHPO based on historical documentation, scholarly research, or public recognition.

**Notable Properties** are those that possess a distinctive quality, standing out from the norm by virtue of age, architectural character, physical prominence, historical association or potential cultural significance. They may or may not be eligible for historic designation. Typically, more research and evaluation is needed to make such a determination.



# CULTURAL HERITAGE RESOURCES

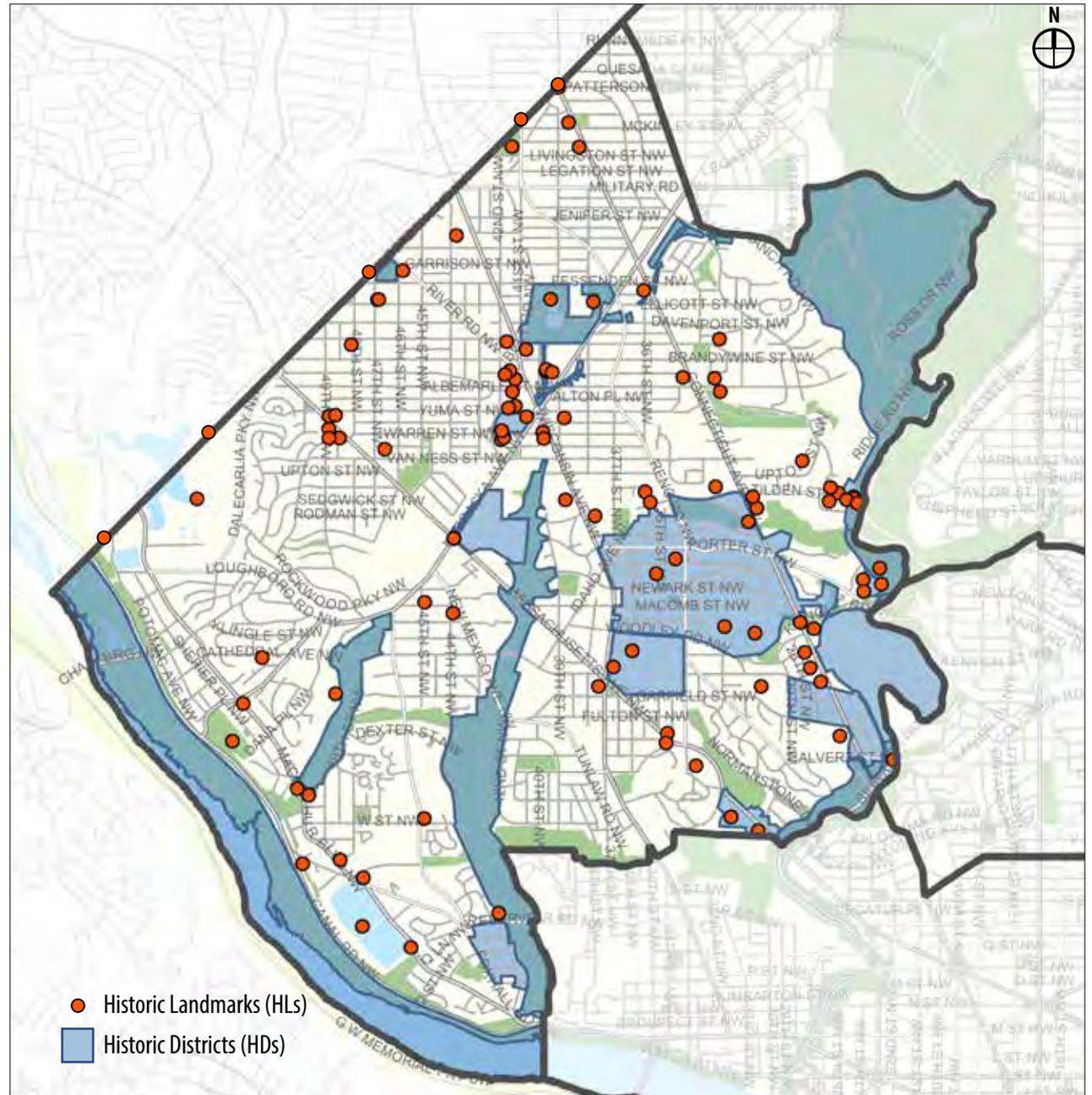
## Cultural Heritage Sites in Ward 3

Ward 3 has fourteen designated historic districts and a wide array of historic landmarks. These sites are recognized for their architectural, historical or cultural significance to the city's heritage, and they are protected by the District's historic preservation law.

Many of the ward's historic landmarks reflect its rural roots and the city's pre-Civil War history, from farmhouses and agricultural buildings, to burial grounds and major engineering undertakings that were critical to the infrastructure of the growing city.

Other historic landmarks typify the late-19th- and early-20th-century residential growth of the city beyond its original bounds, from streetcar suburbs to automobile-oriented ones. Landmarks such as schools, firehouses, religious institutions and commercial properties capture the types of civic amenities that emerged to support the growing population.

These following pages list Ward 3 heritage sites according to thematic group. Within each group, properties are identified using the classification system described on page 38. For more information about specific buildings, see the online interactive *HistoryQuest* application on the Office of Planning website.





The Kreeger Museum

## Rural Heritage

Ward 3 contains a significant collection of sites reflecting its pre-European settlement and rural origins.

### Prehistoric Sites

Potomac Palisades Archaeological Site	Vicinity Foxhall Road	Eligible
Palisades Recreation Center		Notable

### Country Houses and Farm Buildings

Rosedale (1793, with stone cottage c. 1740)	3501 Newark Street NW	HL
● The Rest (Lyles-Magruder House, c. 1800)	4343 39th Street NW	HL
● Abner Cloud House (1801)	Canal and Reservoir Roads NW	Contributing
Whitehaven (Thomas Main House, c. 1805)	4928 Reservoir Road NW	HL
Woodley (c. 1805), now Maret School	3000 Cathedral Avenue NW	HL
Cloverdale (Peirce Shoemaker House, 1810/1876)	2600-08 Tilden Street NW	HL
Peirce Still House (1811)	2400 Tilden Street NW	HL
Conrad Sherrier Farmhouse (c. 1820)	5066 MacArthur Boulevard NW	Eligible
The Highlands (Charles Nourse House, 1817-27)	Sidwell Friends School	HL
Nourse Cottage (Hearst Field House, 1870s)	3950 37th Street NW	Eligible
● Linnaean Hill (1823/1826/1843)	3545 Williamsburg Lane NW	HL
Peirce Mill (1829)	Tilden Street in Rock Creek Park	HL
Peirce Springhouse and Barn (1829)	Tilden Street NW	HL
Dunblane (c. 1839)	4300 Nebraska Avenue NW	Nominated / Contributing
Wetzell-Archbold Farmstead (1843-50)	4437 Reservoir Road NW	HL
Springland (Henry Hatch Dent House, c. 1845)	3550 Tilden Street NW	HL
Springhouse (c. 1845)	3517 Springland Lane NW	HL
Amberger Farmhouse (c. 1850)	5239 MacArthur Boulevard NW	Eligible
Samuel and Harriet Burrows House (c. 1850)	4624 Verplanck Place NW	HL
Underwood House (c. 1860)	4308 46th Street NW	Eligible
Scheele-Brown Farmhouse (1865)	2207 Foxhall Road NW	HL
Tunlaw Farm Springhouse (before 1877)	4530 Klinge Street NW	Eligible
Englebert Enders Farmhouse (before 1878)	4330 Yuma Street NW	Eligible
Noonan Farmhouse (before 1881)	3039 Davenport Street NW	Notable
William Vogt Farmhouse (c. 1887)	4220 Jenifer Street NW	Notable
William Heider Farmhouse (c. 1890)	4232 Ingomar Street NW	Notable
Mike Sherrier Farmhouses (c. 1890)	2424 and 2428 Chain Bridge Road NW	Notable
H.A. Barron Farmhouse (before 1894)	4001 Van Ness Street NW	Notable





## Rock Creek Valley

A sizeable stream rushing through falling terrain made the Rock Creek valley a prime location for early water mills supporting the local farm economy. As the city grew, the picturesque value of the wooded landscape as a place of respite became apparent. The heart of the valley was set aside for zoological and natural parks in the late 19th century, and in the 1920s and 1930s, further acquisitions extended parkland down to the Potomac and up several tributary streams. Over time, large country homes bordered the park, their spacious grounds merging into the wooded landscape. Some estates have been converted to embassy residences, and in the postwar period, the steep hillsides also became favored sites for Modernist homes with expansive views into woodland. Collectively, these features comprise a unique cultural landscape within the city.

### Rural Origins

Cloverdale (Peirce Shoemaker House, 1810/1876)	2600-08 Tilden Street NW	HL
Peirce Still House (1811)	2400 Tilden Street NW	HL
Linnaean Hill (1823/1843)	3545 Williamsburg Lane NW	HL
Carriage House (c. 1826)		Contributing
Utility and Potting Sheds (c. 1826)		Contributing
Peirce Mill (1829)	Tilden Street in Rock Creek Park	HL
Peirce Springhouse and Barn (1829)	Tilden Street NW	HL
Springland (Henry Hatch Dent House, c. 1845)	3550 Tilden Street NW	HL
Springhouse (c. 1845)	3517 Springland Lane NW	HL

### Rock Creek Valley Parks

● National Zoological Park (1889)	Rock Creek Valley	HD
● Rock Creek Park (1890)	Rock Creek Valley	HD
Rock Creek and Potomac Parkway (1923-36)	Rock Creek Valley	HD

### Tributary Valley Parks

Broad Branch Road (1898)	Along Rock Creek Park	Eligible
Normanstone Parkway (1911)	West of Rock Creek & Potomac Pkwy	Eligible
Piney Branch Parkway (1924/roadway 1935)	Rock Creek Park HD	Contributing
Klingle Valley Parkway (1831/1925)	Rock Creek Valley HD	Contributing
Fort Circle Parks (1926)	Portions along Broad Branch Road	HD
Soapstone Creek Valley (1927-43)	Rock Creek Valley HD	Contributing
Melvin Hazen Park (1939)	Rock Creek Valley HD	Contributing
Linnean Park (2014)	Tributary of Broad Branch	Notable



### Adjacent Mansions and Estates

Twin Oaks (1888)	3225 Woodley Road NW	HL
Tregaron (originally The Causeway, 1912)	3029 Klinge Road NW	HL
Greystone Enclave		HL
Greystone (1913)	2325 Porter	Contributing
Gearing Bungalow (1914)	2329 Porter	Contributing
Pine Crest Manor (1929)	2323 Porter Street NW	Contributing
The Homestead (1914)	2700 Macomb Street NW	Contributing
Clyde B. Asher House (1923)	2501 Upton Street NW	Notable
● Hillwood Estate and Gardens (1924)	4155 Linnaean Avenue NW	Eligible
L.L. Moses Estate (1924)	2700 Tilden Street NW	Notable
Thomas P. Gore House (1924)	2701 Albemarle Street NW	Notable
Joseph Richards House (1925)	2612 Tilden Street NW	Notable
● Estabrook (Villa Firenze) and Gatehouse (1925-27)	4400 Broad Branch Road NW	Eligible
Henry A. Willard II House (1928)	2801 Tilden Street NW	Notable
Charles H. Tompkins Estate (1928)	3001 Garrison Street NW	Eligible
Edgar and Beronica Morris House (1939)	4001 Linnaean Avenue NW	HL



## Public Works and Infrastructure

Significant public infrastructure in Ward 3 reflects its geographic location and topography. The District's water system enters the city along the Potomac, leading to a system of reservoirs on high ground. These heights gave strategic advantage to Civil War forts, and a century later to telecommunication towers. Historic transportation routes follow the river valley and bridge deep valleys of the upland landscape.

### Land Surveys

Threlkeld Property Boundary Marker (1770)	Near Fort Reno	Eligible
DC Boundary Stone NW 4 (1791)	Dalecarlia Reservoir	HL
● DC Boundary Stones NW 5, NW 6, and NW 7 (1791)	Western Avenue	HL
Washington Aqueduct Marker (1858)	4937 MacArthur Boulevard NW	Notable

### Water System

Washington Aqueduct (1853-1880)	Along MacArthur Boulevard NW	NHL
Dalecarlia (Receiving) Reservoir (1858)	5225 Little Falls Road NW	Contributing
Sluice Tower (1858)	Dalecarlia Reservoir	Contributing
Caretaker's Dwelling (1875)	Dalecarlia Reservoir	Contributing
Georgetown (Distributing) Reservoir (1862)	4600 MacArthur Boulevard NW	Contributing
Meigs Pipe Vault (1862-64)	Georgetown Reservoir	Contributing
Influent Gatehouse (1864-72)	Georgetown Reservoir	Contributing
City Water Tunnel (1882-85/1901-02)	Georgetown to McMillan Reservoirs	Eligible
Castle Gatehouse (1901)	4600 MacArthur Boulevard NW	HL
West Shaft Gatehouse (1901)	Opposite Castle Gatehouse	Eligible
Rock Creek Pump House (1941)	Rock Creek and Potomac Parkway	Contributing
● Fort Reno Reservoir (est. 1896)		
Elevated Tank #1/Watchman's Lodge (1904)	Fort Reno Reservoir	Eligible
Pump Station (1910/31/41)	Fort Reno Reservoir	Eligible
Lodge and Garage (1910-12)	Fort Reno Reservoir	Eligible
Increased Water Supply		
Dalecarlia Water Treatment Plant (1925-28)	5900 MacArthur Boulevard NW	Eligible
Elevated 4th High Tank #2 (1926)	Fort Reno Reservoir	Eligible
Dalecarlia Hydroelectric Station (1928)	Clara Barton Parkway	Eligible
3rd High Reservoir #1 (1928)	Fort Reno	Eligible
2nd High Reservoir (1931)	Van Ness Street	Eligible
1st High Reservoir (1941)	Foxhall Road	Eligible
3rd High Reservoir #2 (1955)	Fort Reno	



## Transportation

Chesapeake and Ohio Canal (1828-50)	Potomac Palisades	HL and HD
Cabin John Trolley Trestle (1896)	Foundry Branch, Glover Archbold Park	Contributing
● Taft Bridge (1897-1907)	Connecticut Avenue	HL
B & O Georgetown Branch Trestle (1908-10)	Canal Road at Arizona Ave	Contributing
Rock Creek and Potomac Parkway (1923-36)	Arlington Bridge to National Zoo	HD
Klinge Valley Bridge (1931-32)	Connecticut Avenue	HL
Western Bus Garage (1934)	44th and Jenifer Streets	Nominated
Duke Ellington Bridge (1935)	Calvert Street over Rock Creek	HL
Chain Bridge (1939, piers 1872-74)	Potomac River at Little Falls	Eligible
Charles Glover Memorial Bridge (1939-41)	Massachusetts Ave over Rock Creek	Contributing
● Chevy Chase Bus Terminal (1940-41)	5716 Connecticut Avenue NW	Eligible
Clara Barton Parkway (1970)	Chain Bridge to Maryland	Eligible

## Communications

Chesapeake and Potomac Telephone (est. 1883)		
Cleveland-Emerson Exchange (1931-32/1962)	4268 Wisconsin Avenue NW	HL
Western Union Radio Terminal (1945-47)	4623 41st Street NW	HL
Media Production Center (WAMU) (1953)	American University	Notable
WTOP (1953)	4001 Brandywine Street NW	
NBC4, Washington (1957-58)	4001 Nebraska Avenue NW	
WTTG (1963)	5151 Wisconsin Avenue NW	
WMAL (1973)	4400 Jenifer Street NW	

## Utilities

Potomac Electric Power Company (est. 1896)		
Harrison Street Substation No. 38 (1940)	5210 Wisconsin Avenue NW	HL
Wesley Heights Substation No. 61 (1946)	3215 44th Street NW	Nominated



## Community Facilities

With the notable exception of an old country schoolhouse, most community facilities in Ward 3 date from its major period of residential development during the first half of the twentieth century. These range from schools and libraries to playgrounds, firehouses and police stations. The civic environment of Ward 3 includes plentiful parks, several commemorative sites and three cemeteries established outside the former city boundaries.

### Public Schools

● Conduit Road School (1874)	4954 MacArthur Boulevard NW	HL
Industrial Home School (1902)	Guy Mason Recreation Center	Eligible
Jesse Reno School (1903-04)	4820 Howard Street NW	HL
John Eaton School (1910-11)	3301 Lowell Street NW	Contributing
Chain Bridge Road School (1923)	2800 Chain Bridge Road NW	HL
Janney Elementary School (1925)	4130 Albemarle Street NW	HL
Francis Scott Key Elementary School (1928)	5001 Dana Place NW	Eligible
Murch Elementary School (1929/31)	4810 36th Street NW	Eligible
Horace Mann Elementary School (1931)	4430 Newark Street NW	Eligible
Alice Deal Junior High School (1931)	3815 Fort Drive NW	Eligible
Phoebe Appleton Hearst School (1932)	3950 37th Street NW	Eligible
Stoddert Elementary School (1932)	4001 Calvert Street NW	Eligible
Rose Lees Hardy Elementary School (1932/36)	1550 Foxhall Road NW	HL
Woodrow Wilson High School (1934-35)	3950 Chesapeake Street NW	HL

### Firehouses

● Engine Company 20, Tenleytown (1900)	4300 Wisconsin Avenue NW	HL
Engine Company 28, Cleveland Park (1916)	3522 Connecticut Avenue NW	Contributing
Engine Company 29, Palisades (1925)	4811 MacArthur Boulevard NW	HL
● Engine Company 31, Forest Hills (1930)	4930 Connecticut Avenue NW	HL

### Libraries

Palisades Library (1965)	4901 V Street NW
Chevy Chase Library (1968)	5625 Connecticut Avenue NW

### Cemeteries

Holy Rood Cemetery (1832)	2126 Wisconsin Avenue NW	Eligible
Methodist Cemetery, Tenleytown (1855)	4100 block Murdock Mill Road NW	HL
Union Burial Society Cemetery (1868)	2616 Chain Bridge Road NW	Eligible



## Parks and Parkways

The Potomac Gorge	Potomac Palisades Parkway	HD
National Zoological Park (1889)	Rock Creek Valley	HD
Rock Creek Park (1890)	Rock Creek Valley	HD
Normanstone Park (1911)	Rock Creek Valley HD	Eligible
Woodley Park (1913)	Rock Creek Valley HD (nominated)	Contributing
Glover Archbold Park (1923)	Foundry Branch Valley	HL
Rock Creek and Potomac Parkway (1923-36)	Rock Creek Valley	HD
Klinging Valley Parkway (1925)	Rock Creek Valley HD (nominated)	Contributing
● Fort Circle Parks (1926)		HD
Soapstone Creek Valley (1927-43)	Rock Creek Valley HD (nominated)	Contributing
Melvin Hazen Park (1939)	Rock Creek Valley HD (nominated)	Contributing
Whitehaven Parkway (1928-48)	Wisconsin Avenue to Reservoir Road	Eligible
Clara Barton Parkway (1970)	Potomac Palisades	Eligible

## Playgrounds

Chevy Chase (1923; field house 1931)	5500 41st Street NW	Nominated
Hearst (1930; Nurse Cottage, 1870s/1890s)	3950 37th Street NW	Eligible
Palisades (1931; field house 1936)	5200 Sherrier Place NW	HL
Macomb (ca. 1932, field house 1954)	3409 Macomb Street NW	Notable
Hardy (ca. 1932, field house 1961)	4500 Q Street NW	

## Markers and Memorials

Chevy Chase (Francis Newlands) Fountain (1933)	Chevy Chase Circle	HL
● Garden Club of America Entrance Markers (1933)		
Two markers	Chevy Chase Circle	HLs
Two markers	Westmoreland Circle	HLs
Two markers	Wisconsin & Western Avenues	HLs
Artemas Ward Statue (1938)	Ward Circle	HL
Winston Churchill Statue (1966)	British Embassy	Notable
John Peter Gabriel Muhlenberg Statue (1980)	Muhlenberg Park	Notable
Kahlil Gibran Memorial (1991)	Woodland Normanstone Park	Notable

## Police Stations

Metropolitan Police, 2nd District (1973)	3320 Idaho Avenue NW	Notable
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## Scientific and Educational Institutions

The quiet rural character of Ward 3 made it an attractive early locale for scientific institutions seeking isolation from the light, noise, vibrations and electro-magnetic interference of the crowded city center. As subdivisions were laid out and marketed to affluent residents, the prestigious location and relatively low land costs made it an attractive site for residential care and educational campuses, several now adapted for new users.

### Scientific Institutions

● United States Naval Observatory (from 1881)	3450 Massachusetts Avenue NW	Eligible NHL
Clock House (1888-93)		Contributing
Main Building (1891-92)		Contributing
Admiral's House (1893)		HL
National Zoological Park (est. 1889)	3001 Connecticut Avenue NW	HD
Bird House (1928)		Contributing
Reptile House (1931)		Contributing
Small Mammal House (1937)		Contributing
Carnegie Geophysical Laboratory (1906-07)	2801 Upton Street NW	HL

### Colleges and Universities

● American University (est. 1893)	4400 Massachusetts Avenue NW	Eligible
Westover estate gates (1896)		Eligible HD
Main Quadrangle		Eligible
Hurst Hall (1897)		Eligible
McKinley Hall (1917)		Notable
President's House (1925)		Notable
Hamilton Hall (1935)		Notable
East Quad (1957)		Notable
Hughes/McDowell/Leonard Halls (1959-67)		Notable
Spiritual Life Center (1965)		Notable
Dumbarton College of the Holy Cross (1935-73)	2835 Upton Street NW	Eligible
Notre Dame Hall (1937-38)		
Wesley Theological Seminary (est. 1882/1958)	4500 Massachusetts Avenue NW	Notable
Seminary Campus (1958-60)	2900 Van Ness Street NW	Notable
● Howard University Law School (since 1974)		
University of the District of Columbia (est. 1976)	4200 Connecticut Avenue NW	Notable
Main Campus (1975-76/1981)		
Student Center (2012-15)		
GWU, Mount Vernon Campus (1999)	4100 Foxhall Road NW	Notable
West Hall (2010)		



### Private Schools

National Cathedral School for Girls (est. 1900)		
Hearst Hall (1899-1900)	Washington Cathedral Grounds	Contributing
Beauvoir Carriage House (1915), gateposts	3480 Woodley Road NW	Contributing
Whitby Hall (1917)	3605 Woodley Road NW	Contributing
Army and Navy Preparatory School (est. 1901)		
Todd Hall (1910)	2950 Upton Street NW	Notable
Immaculata Seminary (1904-1986)	4340 Nebraska Avenue NW	HD
Seminary (1904-05/1921), Chapel (1921)		Contributing
Academy of the Holy Cross (1909-1956)		
Academy Building (1909-10)	2935 Upton Street NW	Eligible
Saint Albans School (est. 1909)		
Lane-Johnston Building (1905)	Washington Cathedral Grounds	Contributing
Lower School (1929/59/68)	Washington Cathedral Grounds	Contributing
Gymnasium (1937)	Washington Cathedral Grounds	Contributing
Sidwell Friends School (est. 1883)		
Wisconsin Avenue Campus (est. 1911)		
Zartman House (The Highlands, 1817-27)	3901 Wisconsin Avenue NW	HL
Mount Vernon Seminary (est. 1876)		
Seminary Campus (1916-1943)	3801 Nebraska Avenue NW	HD
Seminary/Junior College (1946-1999)	2100 Foxhall Road NW	Notable
Florence Hand Hollis Chapel (1969)	2100 Foxhall Road NW	Notable
Blessed Sacrament School (est. 1923)	5841 Chevy Chase Parkway NW	
School (1928/33/52/65)		Notable
Our Lady of Victory School and Convent (1955)	4835 MacArthur Boulevard NW	

### Health and Residential Care

Methodist Home (1926)	4901 Connecticut Avenue NW	Notable
Washington City Orphan Asylum (1926)	4101 Nebraska Avenue NW	Contributing
● Convent of Bon Secours (1927-28)	4101 Yuma Street NW	HL
Lisner Home for Aged Women (1939)	5425 Western Avenue NW	Notable
Sibley Memorial Hospital (1960-61)	5225 Loughboro Road NW	Notable



## Embassies and Foreign Affairs

The large number of embassies, chanceries and ambassadors' residences in Ward 3 give it an international profile. Foreign missions began migrating to the area in the 1930s, and today are clustered along Massachusetts and Nebraska Avenues, and in the International Chancery Center at Van Ness, or are scattered on former farm fields of the Palisades or wooded enclaves of Forest Hills near Rock Creek Park. The most prominent are listed below, but there are many others, especially in Woodland Normanstone, Forest Hills and Spring Valley.

Most large embassies include a chancery for administrative and consular functions, and an ambassador's residence that can also house visiting dignitaries and social functions. Embassies built after World War II include notable examples of mid-century Modern architecture, and the more recent embassy construction includes striking examples of contemporary architectural design.

### Embassies

British Embassy (1931)	3100 Massachusetts Avenue NW	HL
Royal Norwegian Embassy (1931, Chancery 1978)	3401 Massachusetts Avenue NW	Eligible
● Embassy of South Africa (1936, Chancery 1941)	3101 Massachusetts Avenue NW	Contributing
Apostolic Nunciature of the Holy See (1937/39)	3339 Massachusetts Avenue NW	Eligible
Embassy of Panama, Chancery (1943)	2862 McGill Terrace NW	
Embassy of Iran, Chancery (1949)	3005 Massachusetts Avenue NW	Contributing
British Embassy, Chancery (1955-61)	3100 Massachusetts Avenue NW	Contributing
Embassy of Belgium, Chancery (1956)	3330 Garfield Street NW	Notable
Embassy of Switzerland, Chancery (1957-58)	2900 Cathedral Avenue NW	Notable
Embassy of Denmark (1960)	3200 Whitehaven Street NW	Notable
Embassy of Kuwait (1964)	2940 Tilden Street NW	Notable
German Chancery (1964)	4645 Reservoir Road NW	Eligible
Netherlands Embassy, Chancery (1965)	4200 Linnaean Avenue NW	Notable
Embassy of Hungary (1968/1990)	3910 Shoemaker Street NW	
Embassy of the Czech Republic (1969)	2612 Tilden Street NW	
Brazilian Chancery (1971)	3006 Massachusetts Avenue NW	Eligible
● Norwegian Embassy, Chancery Addition (1978)	2720 34th Street NW	
Embassy of New Zealand (1979)	37 Observatory Circle NW	
Finnish Embassy (1980), now Eastern Caribbean	3216 New Mexico Avenue NW	
International Chancery Center (1980-2009)		Notable
● Embassy of Finland (1994)	3301 Massachusetts Avenue NW	Notable



### Embassy Residences

Embassy of Japan, Residence (1974-77)	4000 Nebraska Avenue NW	Notable
Republic of Korea, Residence (1984-86)	4801 Glenbrook Road NW	
German Embassy, Residence (1994)	4645 Reservoir Road NW	
Embassy of Spain, Residence (2004)	2350 Foxhall Road NW	
Swiss Embassy, Residence (2006)	2920 Cathedral Avenue NW	

Many Ward 3 embassy residences were built as private homes. While these properties can be significant for their association with earlier owners, most have a longer connection with their diplomatic stewards. Those below are listed in order of their acquisition for diplomatic use.

### Embassies in Former Homes

Bolivia (1941), Senator White House (1923)	3012 Massachusetts Avenue NW	Contributing
Cape Verde (1982), Babcock-Macomb House (1912)	3415 Massachusetts Avenue NW	HL

### Embassy Residences in Former Homes

● Brazil (1934), Robert S. McCormick House (1912)	3006 Massachusetts Avenue NW	HL
China (1937), now Taipei ECR, Twin Oaks (1888)	3200 Macomb Street NW	HL
Australia (1941), White Oaks (1923)	3120 Cleveland Avenue NW	Eligible
Panama (1942), Edward Perot House (1925)	2601 29th Street NW	Notable
Peru (1944), Charles H. Tompkins Estate (1928)	3001 Garrison Street, NW	Eligible
India (1945), The Homestead/La Quinta (1914)	2700 Macomb Street NW	Contributing
Iran (1945), Alanson B. Houghton House (1932)	3003 Massachusetts Avenue NW	Contributing
Belgium (1945), Marly (1931)	2300 Foxhall Road NW	Eligible
Finland (1946), Daniel C. Roper House (1923)	3001 Woodland Drive NW	Notable
Canada (1947), John W. Davidge House (1930)	2825 Rock Creek Drive NW	Notable
Indonesia (1950), L.L. Moses Estate (1924)	2700 Tilden Street NW	Eligible
Sweden (1950), David Lawrence House (1924)	3900 Nebraska Avenue NW	Notable
Malaysia (1958), Thomas P. Gore Estate (1924)	2701 Albemarle Street NW	Eligible
Netherlands (1960), Clyde B. Asher House (1923)	2501 Upton Street NW	Notable
Algeria (1964), The Elms/Perle Mesta House (1928)	4040 52nd Street NW	Eligible
Mexico (1973), Preston Wire House (1930)	4925 Loughboro Road NW	Notable
Italy (1976), Estabrook/Villa Firenze (1924)	4400 Broad Branch Road NW	Eligible



## Places of Worship

Ward 3 is home to several national churches intended to represent their denominations in the nation's capital, as well as a wide variety of local religious congregations. These houses of worship range from soaring edifices visible on the city skyline to much smaller structures nestled quietly into a community setting. Their diversity of architectural expression makes for a varied and distinctive collection. Denominations on the list below are recorded in order of their arrival in Ward 3, and congregations in order of their establishment in the ward.

### National Churches

Washington National Cathedral (1893/1907-90)	3101 Wisconsin Avenue NW	HL
National United Methodist Church (1852/1930-32)	3401 Nebraska Avenue NW	Eligible
Saint Nicholas Cathedral (est. 1930/1955/61-62)	3500 Massachusetts Avenue NW	Eligible
National Presbyterian Church (est. 1930/1966-69)	4101 Nebraska Avenue NW	Eligible

### Methodist

Mount Zion/Eldbrooke (est. 1840, church 1926)	4100 River Road NW	HL
Saint Luke's (est. 1874, church 1953-54)	3655 Calvert Street NW	Notable
Northwest Methodist Episcopal (1904)	4901 MacArthur Boulevard	Notable
John Wesley (est. 1828, church 1924-25/1957)	5312 Connecticut Avenue NW	Eligible

### Catholic

● Saint Ann's (est. 1867, church 1946-48)	4001 Yuma Street NW	Eligible
Our Lady of Victory (est. 1909, church 1955)	4835 MacArthur Boulevard NW	Eligible
Blessed Sacrament (est. 1910, church 1925-27)	3630 Quesada Street NW	Eligible
Annunciation (est. 1943, church 1953-55)	3810 Massachusetts Avenue NW	Notable
Saint Thomas Apostle (est. 1950, church 1950-51)	2665 Woodley Road NW	Notable

### Episcopal

Saint Alban's Church (1851-54/1914)	3001 Wisconsin Avenue NW	Contributing
Saint Columba's (est. 1875, church 1926)	4201 Albemarle Street NW	Eligible
Saint David's (est. 1901, church 1940-41/1957)	5150-54 Macomb Street NW	Notable
Saint Patrick's (est. 1911, church 1985)	4700 Whitehaven Parkway NW	Notable
All Souls (est. 1911, church 1914/1923-24)	2300 Cathedral Avenue NW	Contributing

### Presbyterian

● Chevy Chase (est. 1906, church 1923-24 xxx)	1 Chevy Chase Circle NW	Eligible
River Road Presbyterian (1936-44)	4420 River Road NW	



### Congregational

Cleveland Park (est. 1918, church 1922-27) 3400 Lowell Street NW Contributing

### Baptist

Chevy Chase Baptist (est. 1923, church 1948-49) 5671 Western Avenue NW Notable

Temple Baptist (est. 1842, church 1954) 3850 Nebraska Avenue NW

Wisconsin Avenue Baptist (est. 1880, church 1954) 3920 Alton Place NW

### Lutheran

Saint Paul's (est. 1843, church 1930-31/1958) 4900 Connecticut Avenue NW Eligible

### Jewish

Adas Israel (est. 1869, temple 1950-51) 2850 Quebec Street NW Eligible

Washington Hebrew (est. 1852, temple 1951-55) 3935 Macomb Street NW Eligible

### Greek Orthodox

Saint Sophia (est. 1904, cathedral 1951-55) 3563 Massachusetts Avenue NW Eligible

### Russian Orthodox

● Saint Nicholas (est. 1930, cathedral 1955/1962) 3500 Massachusetts Avenue NW Eligible

### Armenian Apostolic

● Saint Mary (est. 1934, church 1924/1963/2012) 4125 Fessenden Street NW

### Community of Christ

Community of Christ, DC (1953-54) 3526 Massachusetts Avenue, NW

### Church of Christ, Scientist

Sixth Church (1962) 4601 Massachusetts Avenue NW

### Seventh Day Adventist

Capital Memorial Church (1962-63) 3150 Chesapeake Street NW Notable

### Assemblies of God

Christ Church, Full Gospel Tabernacle (1964-66) 3855 Massachusetts Avenue NW Notable



## People and History

The story of Ward 3 is largely one of countryside transforming to suburbs, but it also includes historical events and association with distinguished persons, notably international diplomats and vice presidents in residence at the Naval Observatory's Admiral's house. The few commemorative works in the ward include two Revolutionary War memorials to Continental Army generals Peter Muhlenberg and Artemas Ward. The 1933 city entrance markers were products of the George Washington Bicentennial celebration.

Wartime events also affected Ward 3. During the Civil War, the high ground astride main routes to the northwest formed an important link in the ring of forts and batteries protecting the capital. The Army used part of the American University campus as a chemical weapons laboratory during World War I, and in World War II, Mount Vernon Seminary was pressed into service as a Navy code-breaking center.

### Commemoration

Garden Club of America Entrance Markers (1933)

Two markers each

Two markers

Francis Griffith Newlands Fountain (1933)

Artemas Ward Statue (1938)

● Winston Churchill Statue (1966)

John Peter Gabriel Muhlenberg Statue (1980)

Kahlil Gibran Memorial (1991)

Chevy Chase/ Westmoreland Circles

Wisconsin & Western Avenue

Chevy Chase Circle

Ward Circle

British Embassy

Muhlenberg Park

Woodland Normanstone Park

HLs

HLs

HL

HL

Notable

Notable

Notable

### Military History

Fort Reno Site (1861-65)

Fort Bayard (1861-65)

● Battery Kemble (1861-65)

McLean Gardens (Defense Homes, 1942-43)

Naval Communications Annex (1943-52)

Fort Reno Reservoir

Fort Bayard Park

Battery Kemble Park

3801 Nebraska Avenue NW

HL

HL

HL

Eligible

HD

### Notable Persons

Harry Truman residence (1941-45)

Lyndon Johnson residence (1943-61)

"Kim" Philby Residence (1949-51)

Perle Mesta Residence (1954-61)

Franklin E. Kameny Residence (1962-75)

Vice Presidential Residence (since 1974)

Ambassador Spasowski House (1981)

4701 Connecticut Avenue NW

4921 30th Place NW

4100 Nebraska Avenue NW

4040 52nd Street NW

5020 Cathedral Avenue NW

1 Observatory Circle NW

3101 Albemarle Street NW

Notable

Notable

Notable

Notable

HL

HL

HL



## African American Heritage

The DC African American Heritage Trail, a joint project of the DC Historic Preservation Office and Cultural Tourism DC, identifies more than 200 African American historic and cultural sites in Washington. Only six of these are located in Ward 3, including the Jesse Reno School, which is marked with an informational sign.

Other sites include schools, places of residence and burial grounds. Since 1974, Howard University Law School has occupied the former Holy Cross educational campus, and nearby, the University of the District of Columbia, created from the merger of the District's 19th-century teachers' colleges and Washington Technical Institute, occupies a Modernist campus designed by African American architects Bryant & Bryant. Holy Rood Cemetery, established as the upper graveyard of Georgetown's Trinity Church, includes as many as 1,000 graves of free and enslaved African Americans (about one in seven burials), the best-documented in the District.

### African American Communities

Reno City Archaeological Site (1860s-1930s)	Fort Reno	Contributing
Wormley Family Estate Site	Reno Road at Van Ness Street NW	Site

### African American Educational Sites

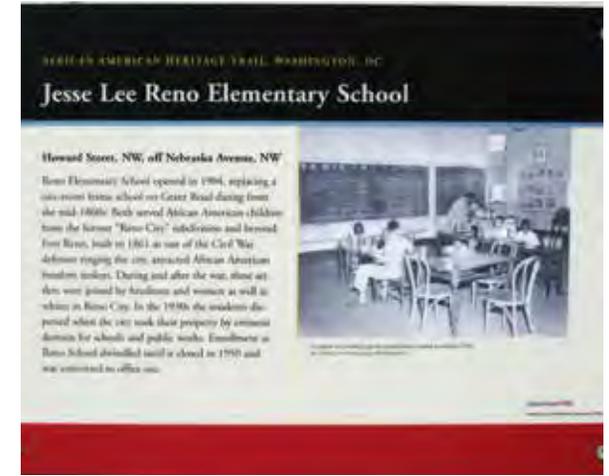
● Jesse Reno School (1903-04)	4820 Howard Street NW	HL
● Chain Bridge Road School (1923)	2800 Chain Bridge Road NW	HL
Howard University Law School (est. 1869)	2900 Van Ness Street NW	Notable
University of the District of Columbia (1975)	4100 Connecticut Avenue NW	Notable

### African American Architects

Marly, Belgian Ambassador's Residence (1931)	2300 Foxhall Road NW	Eligible
Mounsey House (H.D. Woodson, 1949-50)	2915 University Terrace NW	Eligible
Metropolitan Police, 2nd District (1973)	3320 Idaho Avenue NW	Notable
UDC Campus (1975)	4100 Connecticut Avenue NW	Notable

### African American Burial Grounds

Holy Rood Cemetery (1832)	2126 Wisconsin Avenue NW	Eligible
Union Burial Society of Georgetown (c. 1868)	2616 Chain Bridge Road NW	Eligible



## Apartment Buildings

Approximately one-half of Ward 3's housing units are apartments, the vast majority in large buildings along the major avenues, especially Connecticut, the city's most continuous boulevard of impressive apartment houses.

### Woodley Park

#### Woodley Park Historic District

Apartments (1919)	2800 Connecticut Avenue NW	Contributing
Hampton House/Hampton Arms (1920)	2700/2726 Connecticut Avenue NW	Contributing
Apartments (1920)	2661/2701 Connecticut Avenue NW	Contributing
Apartments (1923)	2807 Connecticut Avenue NW	Contributing
Connecticut Plaza (1922)	2301/2331 Cathedral Avenue NW	Eligible
Connecticut Plaza (1923/1925)	2901/2915 Connecticut Avenue NW	Eligible
Cathedral Mansions (1922-25)	2900/3000/3100 Connecticut Ave NW	HL
Wardman Tower and Arcade (1928)	2660 Woodley Road NW	HL
Woodley Park Towers (1929)	2737 Devonshire Place NW	Eligible
● The Kennedy-Warren (1931)	3133 Connecticut Avenue NW	HL
Apartments (1936)	2929 Connecticut Avenue NW	Eligible

### Cleveland Park

#### Cleveland Park Historic District

11 Apartment Buildings (1919 to 1926)	3400-3600 blocks Connecticut Ave	Contributing
The Klinge (1926)	2755 Macomb Street NW	Contributing
Zenith Apartments (1926)	3217 Connecticut Avenue NW	Contributing
The Abby (1926)	3221 Connecticut Avenue NW	Contributing
The Parkway (1927)	3220 Connecticut Avenue NW	Contributing
Tilden Gardens (1927-30)	3900/3930 Connecticut Avenue NW	Contributing
The Broadmoor (1928-29)	3601 Connecticut Avenue NW	Contributing
Sedgwick Gardens (1931-32)	3726 Connecticut Avenue NW	HL (& interior)
The Macklin (1939)	2911 Newark Street NW	Contributing
Tilden Hall (1924)	3945 Connecticut Avenue NW	HL
Apartments (1927)	3901 Connecticut Avenue NW	HL (& interior)

### Forest Hills

Parker House (1926)	4700 Connecticut Avenue NW	Eligible
Davenport Terrace, 4 buildings (1926)	Davenport and 36th Streets NW	Notable
Truman House (1927)	4701 Connecticut Avenue NW	Eligible

Apartments (1928)	4707 Connecticut Avenue NW	Eligible
The Ponce DeLeon (1928)	4514 Connecticut Avenue NW	HL
Tilden Courts (1929)	4007 Connecticut Avenue NW	Eligible
The Frontenac (1930)	4550 Connecticut Avenue NW	Eligible
Apartments (1938)	4801 Connecticut Avenue NW	Eligible
The Chesapeake (1941)	4607 Connecticut Avenue NW	Eligible

### Chevy Chase

The Chevy Chase (1909)	5863 Chevy Chase Parkway NW	Eligible
Connecticut Courts (1926)	5112 Connecticut Avenue NW	Eligible
Chevy Chase House (1928)	5420 Connecticut Avenue NW	Eligible
Sulgrave Manor (1928)	5130 Connecticut Avenue NW	Eligible
Group of Apartment Buildings (1925-1964)	5300/5400 Blocks Connecticut Ave	Notable

### Glover Park

The Observatory Apartments (1917)	2300 Wisconsin Avenue NW	Eligible
Highview Towers (1941)	2700 Wisconsin Avenue NW	
Apartments (1942)	2702 Wisconsin Avenue NW	
Carillon House (1949)	2500 Wisconsin Avenue NW	Notable

### Cathedral Heights

Row of 7 apartment buildings (1923-1940)	3010 to 3100 Wisconsin Avenue	Notable
Cathedral Court (1925-26)	3701 Massachusetts Avenue NW	Eligible
The Fleetwood (1926)	3707 Woodley Road NW	Notable
Alban Towers (1928)	3700 Massachusetts Avenue NW	HL (& interior)
The Westchester (1930)	3900 and 4000 Cathedral Avenue NW	Eligible
Alto Towers (1931)	3206 Wisconsin Avenue NW	Eligible
The Warwick (1936-37)	3051 Idaho Avenue NW	Notable
Macomb Gardens (1937)	3725 Macomb Street NW	Notable
The Marlyn (1937-38)	3901 Cathedral Avenue NW	Eligible
The Chancery (1941)	3130 Wisconsin Avenue NW	Notable
Idaho Terrace (1949)	3040 Idaho Avenue NW	Notable
The Berkshire (1949)	4201 Massachusetts Avenue NW	Notable

### North Cleveland Park

Devonshire Courts (1928)	4105/4115 Wisconsin Avenue NW	Notable
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## Affordable Housing

Present-day costs make most Ward 3 housing expensive, but many homes were built as affordable places to live. Early examples include farmhouses and homes clustering around Tenleytown and scattered along the Palisades. In some turn-of-the-century subdivisions, rural workers and members of extended farm families built or rented small frame houses. By the 1920s, bungalows and kit homes from a manufacturer's catalog offered less expensive choices. Land-efficient rowhouses became the standard housing type in Glover Park, and semi-detached or duplex houses became a common way to lower housing costs in subdivisions near Tenleytown and Friendship Heights. With the Great Depression of the 1930s, four-family flats became an economical alternative, especially in Glover Park. Along commercial arteries, modest walk-up apartment houses mixed with grander high-rise neighbors, and with the onset of war, garden apartments allowed government planners to meet urgent housing needs with relative efficiency. Modernist high-rises built by private developers also helped meet wartime housing needs.

### Farmhouses

Wetzell-Archbold Farmstead (1843-50)	4437 Reservoir Road NW	HL
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### Early Suburban Houses

W.F. Knott House (1896)	5212 MacArthur Boulevard NW	Notable
<i>Asbury Park</i> (1898) aka "Robeyville"		
Frame houses (1900-1910)	Vicinity of 4400 Block of Alton Place	Notable
<i>Harlem</i> (1880/1893)		
Frame houses (ca 1900-03/ca 1919)	1416/1418/1422/1442 Foxhall Road	Notable
<i>Palisades of the Potomac #3</i> (1891)		
Amberger Family Houses (1906/08)	5107/5109/5111 Sherier Place NW	Notable
<i>Mount Airy and Friendship</i> (1892)		
Frame cottages (1893-1920s)	41st Street and River Road NW	Notable

### Bungalows

<i>Colorado Heights</i> (1904)		
29 bungalows (1919-25, Monroe/R.B. Warren)	3700 blocks Brandywine/Chesapeake	Notable
<i>American University Park</i> (1896/97)		
80 bungalows (1921-32)		Notable

### Catalog Houses

<i>American University Park</i> (1896/97)		
Hilleary Burrows House (1897)	4520 River Road NW	HL
16 Sears and other catalog houses (1924-31)		Notable

<i>Potomac Heights</i> (1909)		
25 Sears and other catalog houses (1922-31)		Notable

### Rowhouses and Duplexes

J.C. Hurst speculative rowhouses (1894)	1517-1525 Elliott Place NW	Notable
Brick duplex houses (ca 1903)	5133/5135 Sherier Place NW	
<i>Mount Airy and Friendship</i> (1892)		Eligible
Row houses (1915)	41st Street and Ellicott Street NW	Notable
Rowhouses, 40 units (1918-19, Boss & Phelps)	41st Street, Military and Belt Road NW	Notable
<i>North West Park</i> (1918)		
Semi-detached houses (1925-26)	River Road to Murdock Mill Road	
Row of 26 duplex units (1926-27, Biggs-Johnson)	5114 to 5186 Fulton Place NW	
<i>Glover Park</i> (1926)		
Rowhouses (1928-39)	West of Huidekoper Place NW	Notable
Four-family flats (1935-41)	West of 39th and 40th Streets NW	Notable

### Walk-Up Apartments

Woodley Park apartments (Wardman, 1919)	2827/2829/2831 28th Street NW	Contributing
Row of four-story walk-ups (1921-26)	3600 block Connecticut Avenue NW	Contributing
Row of seven walk-up apartments (1923-1940)	3010 to 3100 Wisconsin Avenue	Notable

### Four-Family Flats

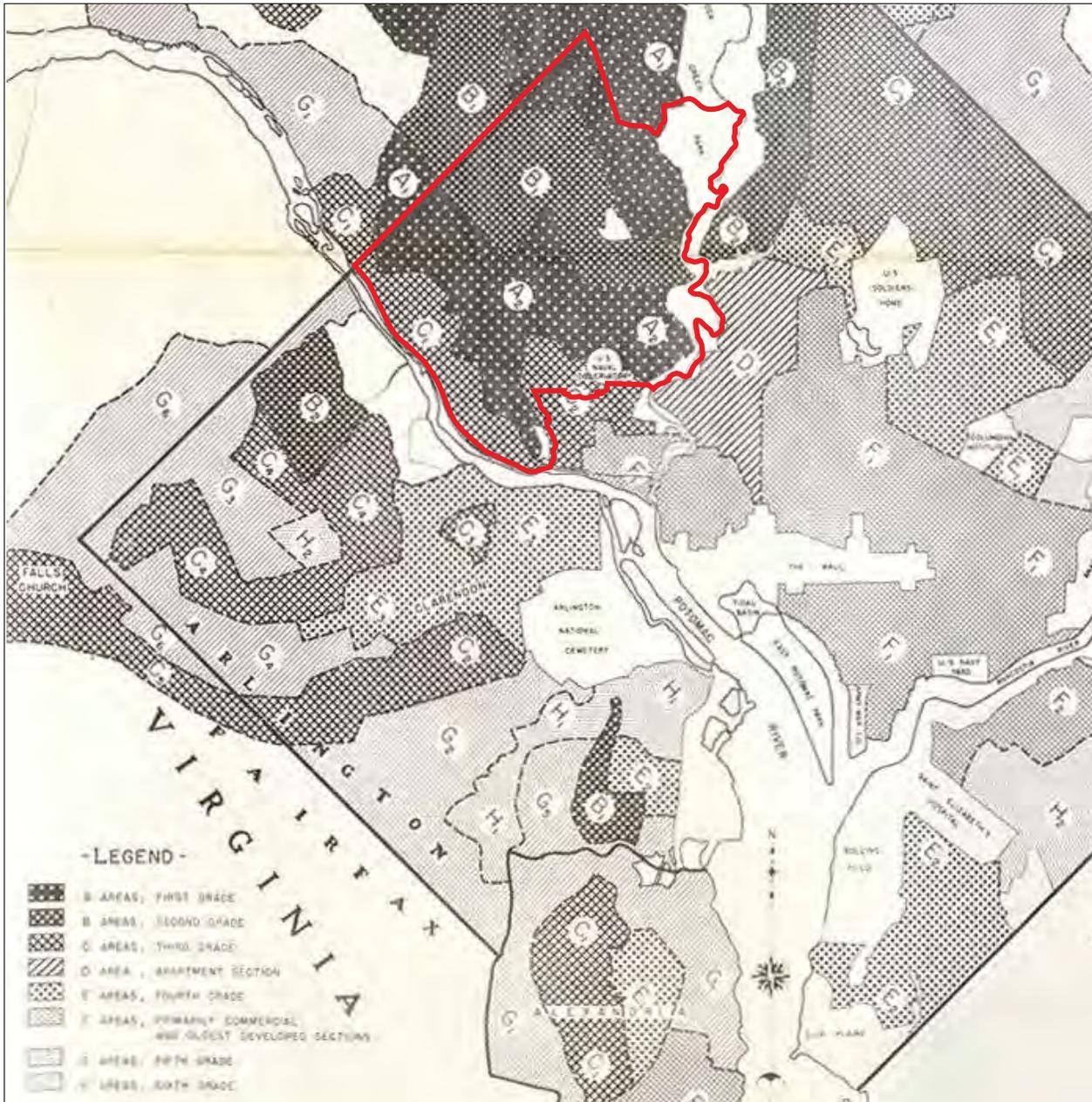
Group of frame flats (1923-24)	River Road and 44th Street NW	
Glover Park duplex flats (1935-1941)	West of 39th Street NW	Notable
Harrison Street flats (1936)	4300 block of Harrison Street NW	Notable

### Garden Apartments

Row of seven apartment buildings (1923-1940)	3010 to 3100 Wisconsin Avenue	Notable
McLean Gardens (Defense Homes, 1942-43)	Newark Street to Rodman Street	Eligible
Ordway Gardens (Meadowbrook Inc, 1942-43)	3700 block Ordway Street NW	Notable

### Elevator Apartments

Group of apartment buildings (1925-1964)	5300/5400 Blocks Connecticut Ave	Notable
Cathedral Heights row of apartments (1939-42)	2700 block Wisconsin Avenue	Notable



Residential Sub-Areas, Federal Housing Administration, 1937

## Housing Areas in 1937

The relative scarcity of naturally occurring affordable housing in Ward 3 results from many factors aside from its legacy of planned upscale suburbs. Exclusionary real estate practices, racist social attitudes and inequitable government policies also had the effect of favoring expensive homes to the detriment of more affordable ones.

Suburbanization allowed whites an opportunity to isolate themselves from economically disadvantaged African-American urban residents. Restrictive deed covenants were sometimes used to enforce this separation. Zoning regulations also limited higher density rowhouses and inherently more affordable multi-family buildings.

This 1937 Federal Housing Administration map grades the District and nearby suburbs for housing financing and mortgage lending purposes. FHA rules perpetuated segregated communities of uniform building type, with African Americans excluded from the better housing options. The map grades for Ward 3 areas are:

### *Type A areas (best grade, exclusive)*

- A1 Chevy Chase, Forest Hills, Spring Valley
- A2 Cleveland Park (south part), Cathedral Heights  
Massachusetts Ave Heights, Woodley Park, Foxhall

### *Type B areas (second highest grade, better class homes)*

- B1 Cleveland Park (north part), North Cleveland Park  
Tenleytown, Friendship Heights, AU Park

### *Type C areas (third best grade, middle class)*

- C1 Palisades
- C2 Glover Park, North Georgetown

## Commercial Strips

Small avenue commercial strips characterize Ward 3 neighborhoods, and most shops and stores were built after 1920, when zoning regulations established commercial corridors.

### Tenleytown/North Cleveland Park

Commercial building (1890s)	4425 Wisconsin Ave, at Grant Road	Contributing
William R. Singleton Masonic Temple (1926)	4441 Wisconsin Avenue NW	Notable
North Cleveland Park shops (1927)	4231-37 Wisconsin Avenue NW	Notable
Reno Esther Auditorium and shops (1928)	4321 Wisconsin Avenue NW	Notable
Mattingly Store and Apartment (1937)	4023 Chesapeake, Fort Reno Park	Contributing
Sears Roebuck & Company Store (1941)	4101 Albemarle Street NW	HL
● Equitable Life Insurance Company (1957)	3900 Wisconsin Avenue NW	HL
● Riggs Bank Friendship Branch (1927/1958)	4249-51 Wisconsin Ave NW	Eligible

### Friendship Heights

American Security and Trust (1951)	5201 Wisconsin Avenue NW	Notable
Paul's Liquor/Voight Office Building (1954)	5207 Wisconsin Avenue NW	Notable
Lord & Taylor Department Store (1959)	5255 Western Avenue NW	Notable
American Federal Savings & Loan (1974)	5200 Wisconsin Avenue NW	Notable
Amalgamated Transit Union Building (1981)	5025 Wisconsin Avenue NW	Notable

### Cathedral Heights

Fairview Heights commercial area (1915-28)	Wisconsin and Macomb Streets	Notable
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### Glover Park

Glover Park commercial area (1900-50s)	Whitehaven Street to Calvert Street	
Double house (1903/storefronts 1946)	2216-18 Wisconsin Avenue NW	Notable
Pearson's Pharmacy (1926)	2446-48 Wisconsin Avenue NW	Notable
Shops (1930)	2414/16/18 Wisconsin Avenue NW	Notable
Shop (1931)	2444 Wisconsin Avenue NW	Notable
Calvert Theater and stores (1937)	2318-28 Wisconsin Avenue NW	Demolished
Calvert Center stores (1947)	2332-38 Wisconsin Avenue NW	Notable
First National Bank Calvert Branch (1959)	3700 Calvert Street NW	Notable

### Foxhall Village/Palisades

Foxhall Village Shops (1929)	1613 Foxhall Road NW	Contributing
MacArthur Theater and Lobby (1945)	4859 MacArthur Boulevard NW	HL

### Wesley Heights

Wesley Heights Community Club & Shops (1927)	3301 45th Street NW	HL
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### Spring Valley

Massachusetts Avenue Parking Shops (1936)	4841-59 Massachusetts Avenue NW	HL
Apex Theater (1940)	4813 Massachusetts Avenue NW	Demolished
Spring Valley Shopping Center (1939-50)	Massachusetts Avenue NW	HL
Garfinckel's (1942)	4820 Massachusetts Avenue	Contributing
National Metropolitan Bank (1949-50)	4301 49th Street NW	Contributing

### Woodley Park

Connecticut Avenue commercial area (1906-30s)	Calvert Street to Woodley Road	Contributing
Shoreham Hotel (1930)	2500 Calvert Street NW	Eligible

### Cleveland Park

Connecticut Avenue commercial area (1920s-40s)	Macomb Street to Porter Street	Contributing
Engine Company 28 (1916)	3522 Connecticut Avenue NW	Contributing
Park and Shop (1930)	3501-29 Connecticut Avenue NW	Contributing
Uptown Theater (1936)	3424 Connecticut Avenue NW	Contributing
● U.S. Post Office (1940)	3430 Connecticut Avenue NW	Contributing
Macklin Shops (1940)	3430 Connecticut Avenue NW	Contributing
Commercial building (vitrolite facade, 1945)	3526 Connecticut Avenue NW	Contributing

### Van Ness/Forest Hills

Connecticut Avenue shops (1925-40s)	Fessenden Street to Nebraska Ave	
Sanitary Grocery Store (1930)	4434 Connecticut Avenue NW	Notable
Intelsat (1984)	3400 International Drive NW	HL

### Chevy Chase

Connecticut Avenue commercial area (1920s-50s)	Livingston St to Chevy Chase Circle	Eligible
● Chevy Chase (Avalon) Theater (1922)	5612 Connecticut Avenue NW	HL
Chevy Chase Arcade and Interior (1925)	5520 Connecticut Avenue NW	HL
Hatcher Block (1925)	5500-14 Connecticut Avenue NW	Notable
Chevy Chase Savings Bank (1926)	5530 Connecticut Avenue NW	Eligible
Shops (1927)	3800 block Livingston Street NW	Notable
Magruder's (1937)	5626 Connecticut Avenue NW	Notable



## Architectural Modernism

During the 1950s, formerly undeveloped tracts of land along the Ward's high ridges and its wooded Rock Creek Valley were subdivided into large, residential lots with expansive views and privacy of setting, inspiring a wave of contemporary residential design in Ward 3. Small enclaves of mid-century modern houses and individually designed contemporary commissions by some of Washington's wealthiest and avant-garde residents are found clustered within the cul-de-sacs of Forest Hills, and strung along the ridge lines of Chain Bridge Road and University Terrace, in particular.

### Palisades and Foxhall

● Mounsey House (H.D. Woodson, 1949-50)	2915 University Terrace NW	Notable
Howard Meyers House (Chloethiel Smith, 1950)	2940 Chain Bridge Road NW	Notable
John Hechinger House (TAC, 1952)	2838 Chain Bridge Road NW	Notable
Richard England House (TAC, 1952)	2832 Chain Bridge Road NW	Notable
A.F. Maxwell House (Vosbeck-Ward, 1960)	2800 University Terrace NW	Notable
David Lloyd Kreeger House (Philip Johnson, 1963)	2401 Foxhall Road NW	Notable
● Four Pavilions House (Hugh Jacobsen, 1977)	2927 University Terrace NW	Notable

### Forest Hills

David Lloyd Kreeger House (1951)	3201 Fessenden Street NW	Notable
Philip Rosenfeld House (1954)	2900 Fessenden Street NW	Notable
Fischer House (Brown & Wright, 1958)	4500 31st Street NW	Notable
Ellicott Terrace Mid-Century Houses (1950s)	2900, 2906, 2912, 2928, 2934 Ellicott Terrace NW	Notable
Ellicott Street Mid-Century Houses (1950s)	2831, 2905, 2908 Ellicott Street NW	Notable
Stanley Bender House (Chloethiel Smith, 1962)	2901 Fessenden Street NW	Notable
Newmyer House (Hugh Jacobsen, 1967)	3003 Audubon Terrace NW	Notable
Brown House (Richard Neutra, 1968)	3005 Audubon Terrace NW	Eligible
Charles Egbert House (1970)	2801 Davenport Street NW	Notable

### Cleveland Park

● William L. Slayton House (I.M. Pei, 1960)	3411 Ordway Street NW	HL
● Waldron and Winthrop Faulkner houses (1936-78)	36th and Ordway Streets NW	Notable

### Embassies

British Chancery (Eric Bedford, 1955-61)	3100 Massachusetts Avenue NW	Notable
Swiss Chancery (William Lescaze, 1957-58)	2900 Cathedral Avenue NW	Notable
Embassy of Denmark (Vilhelm Lauritzen, 1960)	3200 Whitehaven Street NW	Notable



German Chancery (Egon Eiermann, 1964)	4645 Reservoir Road NW	Eligible
Netherlands Chancery (Pieter H. Tauber, 1965)	4200 Linnaean Avenue NW	Notable
● Brazilian Chancery (Olavo Redig de Campos, 1971)	3006 Massachusetts Avenue NW	Eligible
International Chancery Center (1980-2009)	Connecticut Avenue at Van Ness	Notable
Embassy of Finland (1994)	3301 Massachusetts Avenue NW	Notable

### Embassy Residences

German Embassy, Residence (1994)	4645 Reservoir Road NW	Notable
Embassy of Spain, Residence (2004)	2350 Foxhall Road NW	Notable
Swiss Embassy, Residence (2006)	2920 Cathedral Avenue NW	Notable

### Places of Worship

Capital Memorial Church (Harold Wagoner, 1963)	3150 Chesapeake Street NW	Notable
Christ Church, Full Gospel Tabernacle (1964-66)	3855 Massachusetts Avenue NW	Notable
National Presbyterian Church (Wagoner, 1966-69)	4101 Nebraska Avenue NW	Eligible

### Commercial Buildings

Sears Roebuck & Company Store (1941)	4101 Albemarle Street NW	HL
First National Bank Calvert Branch (1959)	3700 Calvert Street NW	Notable
Lord & Taylor Department Store (1959)	5255 Western Avenue NW	Notable
American Federal Savings & Loan (1974)	5200 Wisconsin Avenue NW	Notable
Amalgamated Transit Union Building (1981)	5025 Wisconsin Avenue NW	Notable

### Apartments

● The Parkwest Apartments (1936)	2929 Connecticut Avenue NW	Eligible
Carillon House (1949)	2500 Wisconsin Avenue NW	Notable
Idaho Terrace (1949)	3040 Idaho Avenue NW	Notable
Van Ness Centre (1963-67, Berla & Abel)	Connecticut Avenue at Van Ness	Notable
Foxhall East Condominiums (1974)	4200 Massachusetts Avenue NW	Notable

### Public Buildings

Aviary, National Zoo (DMJM, 1963-65)	National Zoo	Contributing
Chevy Chase Library (Nicholas Satterlee, 1968)	5625 Connecticut Avenue NW	
Metropolitan Police, 2nd District (1973)	3320 Idaho Avenue NW	Notable
UDC Campus (Bryant & Bryant, 1975)	4100 Connecticut Avenue NW	Notable



# NEIGHBORHOODS

## Ward 3 Residential Neighborhoods

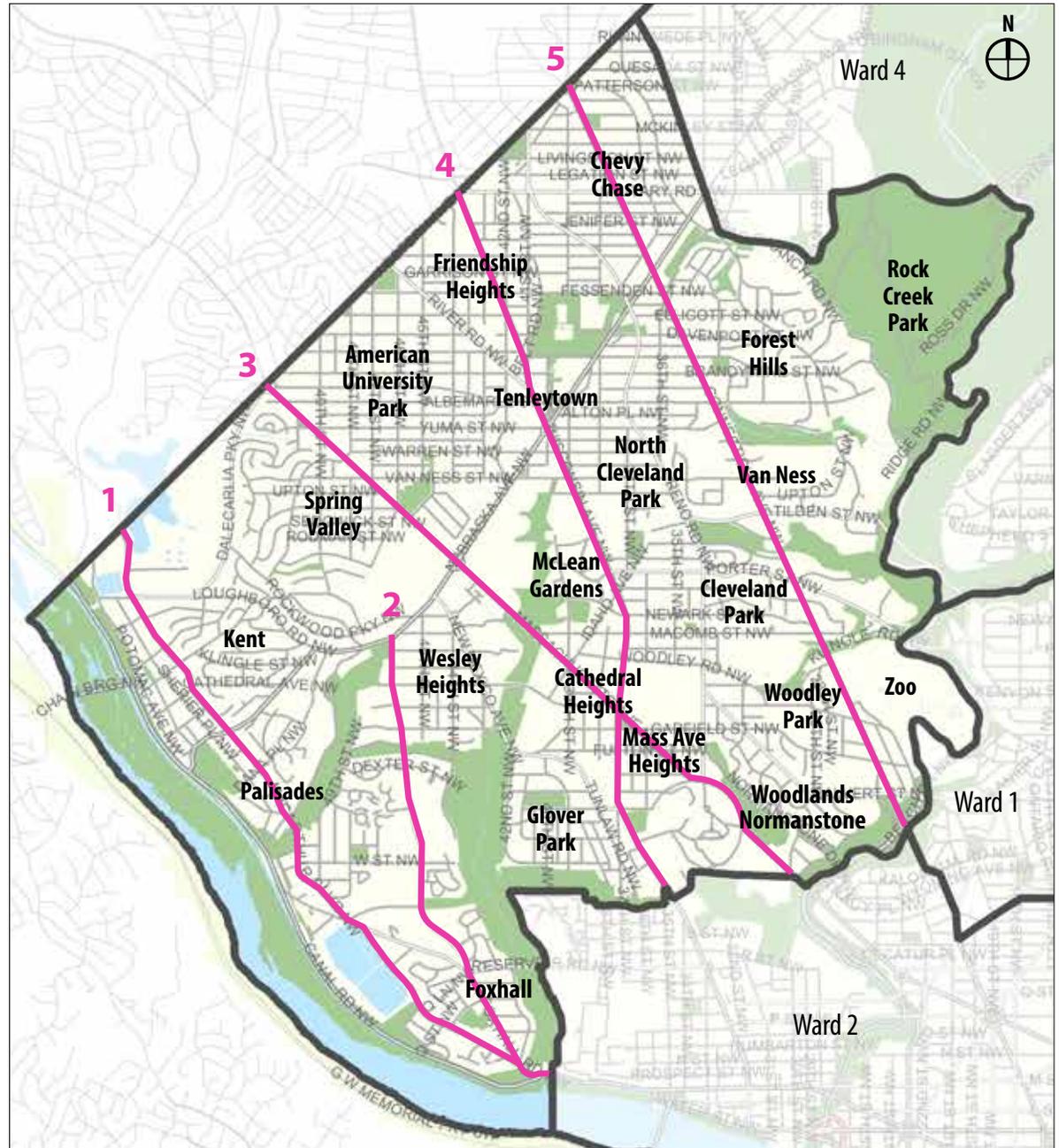
Ward 3 is characterized by mostly intact 20th-century neighborhoods that are spacious in layout with well-built homes. Large detached single-family houses predominate, but there are also rowhouse communities, duplex and triplex homes, and many distinguished apartment buildings along the major avenues. Planned neighborhood shopping centers are a distinctive feature, and architectural commonality gives a sense of unity to the ward's public facilities.

Ward 3 is also characterized by the impressive architectural and landscape quality of its neighborhoods, most of which were developed for a prosperous professional class. There are estates and mansions built by wealthy residents, but also sections of modest bungalows and humble farmhouses scattered among the upscale suburbs.

Historical information about Ward 3 neighborhoods is recorded in the following pages. The section is organized along ward's major transportation routes, as shown on the map:

- 1 MacArthur Boulevard, along the Palisades
- 2 Foxhall Road
- 3 Massachusetts Avenue
- 4 Wisconsin Avenue
- 5 Connecticut Avenue

Present-day neighborhoods often consist of several subdivisions that developed separately. In the following pages, the names of these original subdivisions are shown in italics, with their dates of recordation and associated developers.





## Palisades

### Rural Origins

Abner Cloud House (1801)	Canal and Reservoir Roads NW	Contributing
Whitehaven (Thomas Main House, c. 1805)	4928 Reservoir Road NW	HL
Conrad Sherier Farmhouse (c. 1820)	5066 MacArthur Boulevard	Eligible
Amberger Farmhouse (c. 1850)	5239 Sherier Place NW	Eligible
G.E. Hild House (1890)	5031 MacArthur Boulevard NW	Notable
Thomas Binsted House (1895)	5029 MacArthur Boulevard NW	Notable
Otilia S. Crumbaugh House (1905)	3027 Arizona Avenue NW	

### The Palisades

Castleview (Jacob P. Clark House, 1891)	4759 Reservoir Road NW	Eligible
Carriage House (1892)	4759 Reservoir Road NW	Eligible
<i>Palisades of the Potomac #1</i> (1890, Clark/Coterell)		
Glen Hurst (John C. Hurst House, 1891)	4933 MacArthur Boulevard NW	HL
John Hawkins/Richard Ough House (1891)	4898 MacArthur Boulevard NW	Eligible
Carriage House (1891)	4899 Potomac Avenue NW	Notable
J.C. Hurst speculative house (1892)	2227 49th Street NW	Eligible
Charles A. Baker House (ca. 1895)	4925 MacArthur Boulevard NW	Eligible
Selia Emig House (ca. 1899)	4827 V Street NW	Notable
<i>Palisades of the Potomac #2</i> (1891)	Hutchins Place NW	
<i>Palisades of the Potomac #3</i> (1891)		
W.F. Knott House (1896)	5212 MacArthur Boulevard NW	Notable
Amberger Family Houses (1906/08)	5107/09/11 Sherier Place NW	Notable
<i>Palisades of the Potomac #4</i> (1891)		
Armina G. Bennett House (1905)	5207 MacArthur Terrace NW	Notable
<i>Whitehaven</i> (1892, Jacob P. Clark, John C. Stears)		
J.C. Hurst Rowhouses (1894)	1517-1525 Elliott Place NW	Notable

### Senate Heights

<i>Senate Heights</i> (1902, Thomas H. Pickford)		
Duplex houses (oldest houses, 1901)	4705-07, 4717-19 MacArthur Blvd	Notable
Early subdivision house (1903)	1845 47th Street NW	Notable
Frame house (1907)	1847 47th Street NW	Notable
Ernest Hughes House (1907)	4643 MacArthur Boulevard NW	Notable
Frame house (1907)	4701 MacArthur Boulevard NW	Notable

### ■ The Palisades

The Palisades is a residential and commercial spine whose hilly terrain follows the river. It presents various layers of development throughout its boundaries. From a rural outpost of scattered farms and country houses, to post-Civil War African American settlements, to late 19th-century residential subdivisions, to a series of sought-after 20th-century neighborhoods full of public parks and campus complexes, the Palisades offers a variety of housing types, two vibrant commercial areas, and the retention of a summer resort feeling unique in the District. Its riverside location made it a natural corridor for trade in the pre- and post-European settlement period. As the city developed in the 19th century, the Palisades remained exclusively rural until a boost from the Washington and Great Falls Railway made it attractive to developers who laid out a series of subdivisions above and below Conduit Road (MacArthur Boulevard).

Today, with its range of house types and sizes set in wooded and hilly terrain along winding, historic lanes, the Palisades retains a rustic feel, distinguishing itself from most other suburban neighborhoods in Washington.



### Potomac Heights

*Potomac Heights* (1909, Potomac Heights Land Co)

Frame house (oldest house, 1909)	5521 Potomac Avenue NW	Notable
"Cement block" bungalow (1921)	5734 MacArthur Boulevard NW	Notable
J. Stine House ("cement block," 1923)	5445 Potomac Avenue NW	Notable
William F. Young House ("cement block," 1926)	5404 Cathedral Avenue NW	Notable
25 Sears Roebuck and other catalog houses		Notable

### Chain Bridge Road

Shrier Family Farmhouse (c. 1890)	2428 Chain Bridge Road NW	Notable
Solomon Davis Farmhouse (c. 1894)	2700 Chain Bridge Road NW	Eligible
Henry Summers Farmhouse (c. 1894)	2710 Chain Bridge Road NW	Eligible

### Kent

<i>Kent</i> (1937, Frank S. Phillips/Edward R. Carr)		
Detached houses (1937-41, 1948-50s)	Loughboro to Lowell/Maud streets	
<i>Briarcliff</i> (1940, Frank S. Phillips/Edward R. Carr)		
Detached houses (1940-42, 1945-50s)	Loughboro to Maud/Macomb streets	

### Modernism in Palisades

Howard B. Meyers House (1949-50)	2940 Chain Bridge Road NW	Notable
Mounsey House (1949-50)	2915 University Terrace NW	Notable
John Hechinger House (1952)	2838 Chain Bridge Road NW	Notable
Richard England House (1952)	2832 Chain Bridge Road NW	Notable
A. F. Maxwell House (1960)	2800 University Terrace NW	Notable
Four Pavilions House (1977)	2927 University Terrace NW	Notable

### ■ *Distinct Streets and Neighborhoods of the Palisades*

The isolation of the Palisades and competition from the more accessible suburbs of Cleveland Park and Chevy Chase made its original subdivisions grow slowly. As a result, the area now consists of several street communities and neighborhoods with their own distinct identities. A clustering of small frame houses along Chain Bridge Road, for instance, survives as a remnant of the rural African American community that emerged during the Civil War near Battery Kemble. Some florist's farms on this road once included greenhouses on the property.

In contrast, the suburban dwellings of the Potomac Heights and Senate Heights subdivisions reflect the optimism of early-20th-century speculative developers seeking to capitalize on the Palisades development. By 1916, the Conduit Road Citizens Association had established itself and was lobbying for services, including an improved Conduit Road (later renamed MacArthur Boulevard) and residential zoning. The widened boulevard attracted drug stores, grocery stores, specialty shops and the MacArthur Theater, becoming the heart of the community. By mid-century, the introduction and acceptance of the automobile brought new development, including the large upscale Kent neighborhood, along with individual estates and modernist homes occupying gracious wooded lots along Chain Bridge Road and University Terrace.



## Foxhall Road

### Harlem

<i>Harlem</i> (1880/1893)		
Thomas Sullivan House (oldest house, 1893)	4451 MacArthur Boulevard NW	Notable
Ella Bounds House (1898)	4461 MacArthur Boulevard NW	Notable
Frame houses (1903)	1418 and 1422 Foxhall Road NW	Notable
Ella Bounds Duplex Houses (1908)	4457-59 MacArthur Boulevard NW	
Small apartment buildings (1936-67)	MacArthur Boulevard NW	
Detached houses (1939-56)		

### Foxall Heights

<i>Foxall Heights</i> (Everis A. Hayes, 1908/1911)		
Duplex and detached houses (1911-25)	South of Foxhall Village	

### Foxall Village

Foxhall Village Historic District		HD
<i>Foxhall Village</i> (Boss & Phelps, 1925)		
English village style rowhouses (1925-29)	North of Volta Place	Contributing
Village shops (1929)	1613 Foxhall Road NW	Contributing
<i>Foxall Village</i> (Waverly Taylor, 1928)		
English village style rowhouses (1928-35)	South of Volta/east of 44th Street	Contributing

### Colonial Revival Subdivisions

<i>Colony Hill</i> (Boss & Phelps, 1931)		
Colonial style detached houses (1931-41)	NE of Foxhall and Reservoir roads	Notable
<i>Dumbarton</i> (Waverly Taylor, 1938)		
Colonial style detached houses (1938-41)	West of Foxhall near Reservoir Road	Notable
Detached houses (1980s)		
<i>Berkeley</i> (Frank S. Phillips, 1951)		
Colonial style detached houses (1950s)	West of Foxhall near W Street	

### Farms and Estates

Scheele-Brown Farmhouse (1865)	2207 Foxhall Road NW	HL
Dunmarlin (Duncan/Marjorie Phillips House, 1929)	2101 Foxhall Road NW	Razed 1988
Uplands (Florence Harriman Estate, 1929)	1800 Foxhall Road NW	Razed 1985
Nelson Rockefeller Estate (1791/1929/1946)	2500 Foxhall Road NW	Razed 1987
Marly (1931), now Belgian Ambassador's House	2300 Foxhall Road NW	Eligible

### ■ *Foxall Heights and Foxhall Village*

The neighborhoods at the foot of Foxhall Road occupy the former 60-acre farm of Henry Foxall, owner of the Columbia Foundry, just below the farm where Foundry branch emptied into the Potomac. Foxall had purchased the land from Continental Army officer James M. Lingan, who had named it Harlem to honor the American victory at the battle of Harlem Heights. A few houses remain from early subdivisions west of Foxhall Road, facing a larger group of homes from the 1908 subdivision named Foxall Heights, a development by California Congressman Everis A. Hayes.

The later community of Foxhall Village is one of the city's most charming residential neighborhoods, distinguished for its street layout, landscaping plan and uniform collection of Tudor Revival rowhouses. The tight collection of about 300 houses was built between 1925 and 1929. Its team of developers implemented a cohesively designed street plan of landscaped parkways, crescents and roundabouts framed by picturesque homes. The urban rowhouse form applied to a heavily landscaped suburban setting was ideal for the local topography and the needs of prosperous middle-class homebuyers of the era. Its village-like character and the efforts of the Foxhall Village Citizens Association, formed in 1928, have long promoted a sense of community.



Valley View (Elinor Ryan Brady House, 1936-37)	1801 Foxhall Road NW	Razed 2001
Cafritz Mansion (1936-38), now Field School	2301 Foxhall Road NW	Eligible
Old German Ambassador's Residence (1938)	1900 Foxhall Road NW	
Kreeger House and Museum (1963)	2401 Foxhall Road NW	Eligible
German Ambassador's Residence (1994)	1800 Foxhall Road NW	

### Wesley Heights

Wesley Heights		Eligible HD
<i>Wesley Heights</i> (John Waggaman/Charles Glover, 1890)		
John Waggaman/E.D. Darling Era		
House and carriage house (oldest, 1891)	4241 Hawthorne Street NW	Eligible
House (1891)	4311 Cathedral Avenue NW	Notable
House (1891)	3115 Foxhall Road NW	Eligible
Mrs. Annie Walshe House (1892), altered	3111 Foxhall Road NW	Notable
E.D. Darling House/carriage house (1894)	3200 44th Street NW	Notable
Dr. Henry Fry House (1897)	2932 New Mexico Avenue NW	Notable
Wesley Heights (W.C. & A.N. Miller, 1923)		
Detached houses (1923-35)		
Community Clubhouse (1927)	3301-05 45th Street NW	HL
<i>Westwood</i> (L.E. Breuninger, 1935)		
Detached houses (1935-41)	Edmunds and Dexter east of Foxhall	
<i>Hawthorne Hill</i> (Victor Evans Estate, 1935)		
Detached houses (1936-41)	Hawthorne Lane	

### Spring Valley

*See Upper Massachusetts Avenue*

### Recent Subdivisions

<i>Foxhall Crescents</i> (Rozansky and Kay, 1979)	
Detached houses (1980s-90s)	At former Rockefeller Estate
<i>Phillips Park</i> (Pryor and Paraud, 2006)	
Detached houses (2011-present)	At former Phillips Estate

### ■ Wesley Heights

The W.C. and A.N. Miller Company purchased the already-platted Wesley Heights in 1923 intending to develop one of the most impressive and socially exclusive neighborhoods in the city. Unlike other suburbs located close to the city's streetcar lines, Wesley Heights was isolated from public transportation, and the developers sought to create a community of large detached homes, accessible only to those with financial means and automobiles. Socio-economic and racial homogeneity was further ensured by deed restrictions that prevented the sale of houses to African Americans, Jews, and other ethnic groups.

The Miller Company attracted buyers with community amenities, including the Wesley Heights Community Center and activities such as a 4th of July field day, Christmas celebrations and sports. There was also a homeowner's association to enforce rules and a community publication known as *The Leaves*, which informed the community of neighborhood activities and news of the residents. Architecturally, the houses of Wesley Heights are eclectic, offering a variety of early 20th-century styles. The Miller-built houses, generally architect-designed, earned a solid reputation for high-quality construction and materials.



## Lower Massachusetts Avenue

### Massachusetts Avenue

Massachusetts Avenue HD		HD
Mrs. Robert S. McCormick House (1912)	3000 Massachusetts Avenue NW	HL
Senator White House/Bolivian Embassy (1923)	3012 Massachusetts Avenue NW	Contributing
British Embassy (1931)	3100 Massachusetts Avenue NW	HL
Embassy of South Africa (1936, Chancery 1941)	3101 Massachusetts Avenue NW	Contributing
Embassy of Iran (1949)	3005 Massachusetts Avenue NW	Contributing
British Embassy, Chancery (1955-61)	3100 Massachusetts Avenue NW	Contributing
Brazilian Chancery (1971)	3006 Massachusetts Avenue NW	Eligible
Massachusetts Avenue HD Extension		Eligible HD
Babcock-Macomb House (1912)	3415 Massachusetts Avenue NW	HL
George Judd House (1923)	3411 Massachusetts Avenue NW	Notable
Heurich-Parks House (1925)	3400 Massachusetts Avenue NW	HL
Cathedral Court (The Archer) (1925-26)	3701 Massachusetts Avenue NW	Notable
Alban Towers (1928)	3700 Massachusetts Avenue NW	HL (& interior)
Royal Norwegian Embassy (1931)	3401 Massachusetts Avenue NW	Eligible
Apostolic Nunciature of the Holy See (1937/39)	3339 Massachusetts Avenue NW	Eligible
Saint Sophia Cathedral (1951-55)	3563 Massachusetts Avenue NW	Eligible
Saint Nicholas Cathedral (1955/1961-62)	3500 Massachusetts Avenue NW	Eligible
Bryce Park (1930/1962-68)	Massachusetts & Wisconsin Avenues	Eligible
Bishop Laloussis Memorial Park (1987)	36th and Massachusetts Avenue NW	
Embassy of Finland (1994)	3301 Massachusetts Avenue NW	Notable

### Massachusetts Avenue Heights

<i>Massachusetts Avenue Heights</i> (1911)		
Babcock-Macomb House (1912, oldest house)	3415 Massachusetts Avenue NW	HL
A.C. Moses House (1912)	2713 Wisconsin Avenue NW	
Arthur Carr House (1912)	2562 36th Street NW	
Henry B. Dawson House (1912)	2604 36th Street NW	
Mabel Johnson House (1912)	3520 Edmunds Street NW	
Thomas H. Melton duplexes (1912)	2556 36th Street NW	
Guy S. Zepp House (1913)	2702/04 36th Street NW	
Frederick Fishback (1916)	2709 36th Street NW	
Emma C. Cooke House (1917)	3534 Edmunds Street NW	
Irwin S. Porter Houses (1919)	2710/12 36th Street NW	

### ■ Massachusetts Avenue Heights

The impending extension of Massachusetts Avenue from Rock Creek to Wisconsin Avenue sparked speculative purchases of neighboring tracts in the 1880s. Before the road work commenced in the mid 1890s, a syndicate headed by John W. Thompson acquired a half dozen adjoining farms, including the “Weston” and “Normanstone” estates, stretching from Wisconsin Avenue to Rock Creek and wrapping around the new Naval Observatory site acquired by the U.S. government in 1881. Planning for the avenue extension had not yet accounted for the observatory’s requirement to exclude interference from vibration and heated air currents that might distort its celestial calculations. That accommodation led to the avenue’s circular bend, as well as the federal park created from residual Observatory land sloping down to Normanstone Creek.

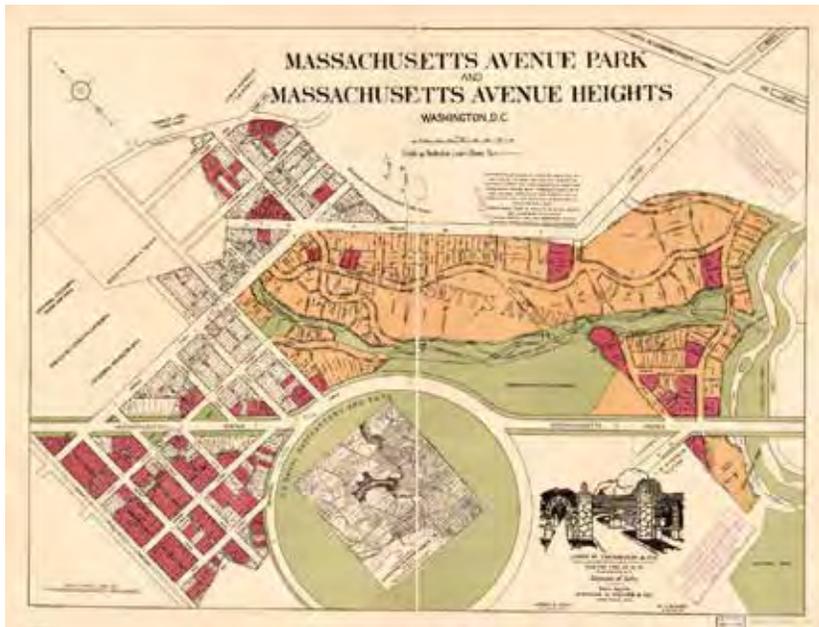
The Massachusetts Avenue Heights Company’s land was not subdivided until 1911, carved into “villa sites” and 50-foot-wide rectangular lots “overlook[ing] the majestic Capitol, the gold-domed Library of Congress, the Monument—in short, the whole city of Washington in panoramic splendor.” The lots between Massachusetts, Wisconsin and the Observatory were snapped up quickest, and the neighborhood developed as a mixture of individually commissioned homes and small groups built by speculative developers.



## Woodland Normanstone

### Massachusetts Avenue Park (1911/1917)

Clarke Waggaman House (1917)	2840 Woodland Drive NW	Eligible HD
White Oaks (1923), now Australia residence	3120 Woodland Drive NW	Eligible
Daniel C. Roper House (1923), now Finland	3001 Woodland Drive NW	Eligible
Edward S. Perot House (1925), now Panama	2601 29th Street NW	Notable
Carl D. Ruth House (1927)	3014 Woodland Drive NW	Notable
Dr. Sterling Calhoun House (1927)	2618 31st Street NW	Notable
Anita Heurich House (1928)	4 Thompson Circle NW	Notable
John W. Davidge House (1930), now Canada	2825 Rock Creek Drive NW	Notable
Arthur S. Henning House (1932)	2728 32nd Street NW	Notable
Henry G. Richardson House (1933)	2740 32nd Street NW	Notable
Mrs. J.C. (Emily Jordan) Folger House (1935-36)	2991 Woodland Drive NW	Notable
Embassy of Belgium, Chancery (1956)	3330 Garfield Street NW	Notable



## ■ Woodland Normanstone

Now known as “Woodland Normanstone” in honor of neighborhood streets and the treed character along the creek, the hilly 238-acre southeastern section of Massachusetts Avenue Heights developed differently from the grid streets west of 34th Street. In this more rugged area, John W. Thompson and Company showed great concern for neighborhood’s design. They obtained approval to depart from the Highway Plan’s grid, to allow picturesque, curvilinear streets responding to the topography of Normanstone Creek valley, in a way more suited to the intended “villa sites.” Undoubtedly much of the company’s \$1 million investment in transforming the Heights tract from wooded land to prepared building sites was spent in this area.

After sale of the subdivision to new owners in 1917, the Thompson Company remained as sales managers. The “villa” area was renamed Massachusetts Avenue Park, and the company engaged landscape architects who set off the valley as a park and parkway, with massive stone gateposts marking its entrance. A board of prominent architects led by Clarke Waggaman was appointed to review construction plans to ensure high quality, and the company also funded the extension of Calvert Street and the widening of Cleveland Avenue and Garfield Street to accommodate streetcars from Connecticut Avenue to Wisconsin. A 1918 newspaper report extolling the neighborhood as a “center of fine home buying” notes that the work being rushed on Calvert Street would make every section of the subdivision accessible to streetcars, “thus solving the servant problem for prospective homeowners and builders.”

Woodland Normanstone is characterized by mansions in a variety of revival styles, built for wealthy clients including members of Congress, diplomats, businessmen, bankers and real estate investors and builders. Original owners were both self-made men and the heirs and heiresses to substantial fortunes. Local brewery magnate Christian Heurich, having built a home for his son at Massachusetts Avenue and Observatory Circle, built another in the park as a wedding present for his daughter. Over time, many of these expensive homes became attractive to foreign governments as ambassadorial residences.

## Middle/Upper Massachusetts Avenue

### Farms and Estates

Westover (Charles C. Glover estate, 1896)	Massachusetts and Nebraska Avenue	Razed 1967
Gateposts (1896)	Massachusetts Ave near Ward Circle	Eligible

### Cathedral Heights

<i>Fairview Heights</i> (1887)		
F.L. Graham House (oldest house, 1891)	3815 Woodley Road NW	Notable
William Peachy House (1899)	3838 Woodley Road NW	
Robert S. Chew House (1900)	3846 Woodley Road NW	
West Oaks (J. Nota McHill House, 1900)	3200 Idaho Avenue NW	Eligible
The Fleetwood (1926)	3707 Woodley Road NW	Notable
<i>Tunlaw Heights</i> (1890)/ <i>Cathedral Highlands</i> (1907)		
Charles D. Sager House (1925)	3828 Cathedral Avenue NW	Notable
Duplex and triplex houses (1922-38)		Notable
The Westchester (1930)	3900/4000 Cathedral Avenue NW	Eligible
Apartments (1936-37)	3051 Idaho Avenue NW	Notable
The Marlyn (1937-38)	3901 Cathedral Avenue NW	Notable
Idaho Terrace (1949)	3040 Idaho Avenue NW	Notable



Entrance pier of Westover, Charles C. Glover estate

### ■ Cathedral Heights

The name “Cathedral Heights” predates both the Washington National Cathedral and a proper neighborhood. It was adopted in 1900 to identify a citizens’ association encompassing Woodley Park, Cleveland Park and the rural area to the west, centered on the parcel on which the cathedral would soon be erected. Since the early 1850s, the area had been served by an Episcopal chapel known as Mount St. Albans Church, on a half-acre donated by Caroline Nourse Dulany. In 1898, the first Episcopal bishop of Washington selected the former Nourse-Dulany property around it as the spot for a cathedral and educational institutions. Construction of the Frederick Bodley-designed neo-Gothic limestone edifice began in 1907. The grounds were soon occupied by girls’ and boys’ schools and other educational, residential and support buildings.

Much of the nearby land had already been subdivided for residential development. These neighborhoods progressed slowly, intermixed with the remaining farmlets and slaughterhouses of area butchers. Much of the Kengla family’s land north of Tunlaw Road was platted as “Tunlaw Heights” by speculator John W. Thompson in 1890. As late as 1907, only a single, frame house and the brick “Tunlaw Towers” stood within the subdivision proper. The latter was a mansion built in 1890, later converted to a hotel and then the Washington School for Boys. In 1887, John E. Beall bought the farm of butcher Thomas Varnell—stretching from today’s Klinge Place to the north side of Macomb Street—subdivided it into “villa sites” and named it “Fairview Heights.” Two decades later, it held only a dozen frame houses and a handful of stables, but one of its earliest houses, J. Nota Gill’s “West Oaks,” might rightly be dubbed a villa.



## Spring Valley

<i>American University Heights</i> (subdivided 1894)	Adjacent to Wesley Seminary	
Harry C. Sherier House (oldest house, 1921)	4616 Massachusetts Avenue NW	
Elmer B. Brammell House (1922)	4700 Massachusetts Avenue NW	
<i>Spring Valley</i> (1928, W.C. & A.N. Miller)		
Indian Lane houses (oldest houses, 1928-29)		Notable
Arthur B. Heaton House (1928)	4861 Indian Lane NW	Notable
Heaton adjacent houses (1928)	4851 and 4901 Indian Lane NW	Notable
The Elms (1929, Perle Mesta House 1950s)	4040 52nd Street NW	Eligible
Mexican Embassy residence (1930/since 1973)	4925 Loughboro Road NW	Notable
Detached houses (1930s-50s)		
<i>Westerleigh</i> (1934, W.C. & A.N. Miller)		
Detached houses (1934-40s)	East of Fordham Rd, north of Rodman	
Massachusetts Avenue Parking Shops (1936)	4841-59 Massachusetts Avenue NW	HL
Spring Valley Shopping Center (1939-50)	Massachusetts Avenue NW	HL



## Spring Valley

Like its older cousin Wesley Heights, Spring Valley was conceived as and remains one of the most exclusive upper-income neighborhoods in the District. Between 1924 and 1928, the W.C. and A.N. Miller Company assembled the area just across Loughboro Road from Wesley Heights as a possible extension of that neighborhood. In contrast to Wesley Heights, which largely followed the grid street pattern of the District's highway plan, the Millers began the planning for Spring Valley with a protracted study of exemplary planned suburbs in other cities. This led to a complete rearrangement of the platted grid to better follow the natural contours of the land, as a prototype for the progressive planning principles espoused by the newly created National Capital Park and Planning Commission. The developers set aside two small stream valley parks, retained mature trees, installed underground power lines and enlarged the building lots for houses set within gracious wooded yards. The Millers used in-house architects and quality designs and materials that were guaranteed as "Miller-built." As at Wesley Heights, they also established racial and other restrictive covenants in the deeds, excluding African Americans and "any person of the Semitic race." The need for an automobile and requirement for construction costs to exceed a certain threshold also helped ensure the development of an exclusive white community. Several bank presidents and noted architect Arthur B. Heaton were among the first residents.



## Lower/Middle Wisconsin Avenue

### Glover Park

Beatty & Hawkins Addition to Georgetown (1769)		
House (c. 1895)	2429 Tunlaw Road NW	Notable
Samuel Davis House (1896)	2437 Tunlaw Road NW	Notable
Herman Meyer House (1908)	2400 Tunlaw Road NW	Notable
George Pfrimmer House (1912)	2433 Tunlaw Road NW	Notable
Hall Tract houses (1911-13)	Hall Place and W Street NW	
Holy Rood Cemetery (1832)	2126 Wisconsin Avenue NW	Eligible
<i>Observatory Heights</i> (1909)		
Rowhouses	Tunlaw Road to Huidekoper PI NW	
<i>Glover Park</i> (1926)		
Rowhouses (1928-39)	West of Huidekoper Place NW	Notable
Four-family flats (1935-41)	West of 39th and 40th Streets NW	Notable

### Cathedral Heights

*See Middle/Upper Massachusetts Ave*

### Cleveland Park

*See Lower Connecticut Avenue*

### North Cleveland Park

The Highlands (Charles Nourse House, 1817-27)	Sidwell Friends School	HL
Nourse Cottage (Hearst Field House, 1870s)	3950 37th Street NW	Eligible
Springland (Henry Hatch Dent House, c. 1845)	3550 Tilden Street NW	HL
Springhouse (c. 1845)	3517 Springland Lane NW	HL
<i>North Cleveland Park</i> (1923)		
Duplex houses (1923-30)	Upton to Windom Streets	
<i>Devonshire Downs</i> (1925)		
Tudor Revival duplexes (1925-29)	Van Ness and Upton Streets	Notable
Devonshire Courts (1928)	4105/4115 Wisconsin Avenue NW	Notable

### McLean Gardens

Friendship (John R. McLean estate, 1898)	Wall and statuary, Wisconsin Avenue	Notable
McLean Gardens (Defense Homes, 1942-43)	Newark to Rodman streets	Eligible

### Glover Park

Not long after Charles Carroll Glover's 1924 donation of a piece of his estate on Foundry Branch for a federal park, developers began to offer nearby suburban houses as "Glover Park homes," but the area had seen intensive settlement long before. The easternmost parcels between Tunlaw Road and the Naval Observatory originated with a 1769 addition to Georgetown, occupied largely by German-American butchers through the 19th century. The slaughterhouses were gradually replaced by homes after the laying of the Georgetown and Tenallytown streetcar line in 1890, and by apartments and shops in the automobile age. A handful of houses remain from the period 1895 to 1910 along Wisconsin and Tunlaw Road. Glover Park's northeast corner is notable, having been the site of a Union Army signal post, the postwar "Mount Alto" country home of butcher Benjamin F. Hunt, a National School of Domestic Arts, and a veteran's hospital before becoming the Russian embassy compound.

Just to the west, the butchers and their neighbors carved various farms from the Threlkeld family's old "Alliance" tract. An unsuccessful 1907 subdivision of the Huidekoper farm became an extension of Whitehaven Parkway beyond Holy Rood Catholic cemetery, forming a green neighborhood boundary on the south. Glover Park is best known for its rowhouses from the 1920s and 1930s, but there are more homes within the midrise apartments and flats that ringed the neighborhood to the west and north between the mid 1930s and 1960.



### ■ *North Cleveland Park*

Development in the vaguely defined area north of Cleveland Park began after the 1901 establishment of a laboratory campus for the National Bureau of Standards, charged by Congress with providing standard weights and measures, and serving as the national physical laboratory for the United States. The Bureau opened with 58 employees in 1904, but with research demands during the first World War, grew to employ more than 1,100 by 1918.

The earliest residential development near the laboratory occurred in the Fernwood Heights subdivision on Connecticut Avenue, and on Alton Place and Albemarle Street, just west of the newly extended avenue. After the war, the neighborhood's center of gravity shifted westward. William S. Phillips applied the name North Cleveland Park to his 1923 Wisconsin Avenue subdivision just south of Armesleigh Park. It gradually filled with semidetached homes in Mediterranean and Colonial Revival styles, erected in small groups by Phillips and successive builders. Tudor Revival homes became fashionable by the mid-20s, notably in the Devonshire Downs section by W.C. and A.N. Miller, between Upton and Van Ness Street. The neighborhood grew so rapidly that the North Cleveland Park Citizens Association, founded in 1926, established its service area between Porter and Albemarle streets and Connecticut and Wisconsin Avenues, taking in the northern edge of Cleveland Park, Springland, much of Armesleigh Park, Van Ness, and everything in between.



### ■ *McLean Gardens*

The federal government had learned a lesson from the severe housing shortages of World War I. Even before declaring war on the Axis powers in December 1941, President Roosevelt authorized the Defense Homes Corporation to produce housing for workers in war industries. The DHC's first and largest project in Washington was the 41-building McLean Gardens, totaling 720 apartments with private kitchens and baths, 1,125 single and double dormitory rooms, and an administrative building containing a community center and dining room.

The site had been a farm surrounding an 1840 "villa" erected by the son of a Barbados planter with funds compensating his family for the 1833 emancipation of their slaves. Georgetown College bought the property for Jesuit retreat in 1847. In 1898, it was purchased by Washington Post publisher John R. McLean, who renamed it "Friendship" in honor of the 1711 patent that encompassed much of today's Ward 3. McLean's son Edward had already married heiress Evalyn Walsh when he inherited the property and the newspaper. The couple was known for their lavish spending, including collecting gems such as the Hope diamond. After Edward's death, the federal government acquired the estate and razed the mansion, but named the worker housing in honor of the family. After the war, the Hartford Insurance Company rented the units until the 1970s. The nine dormitory buildings were replaced by rental apartments and townhouses, but the residents of the remainder of the apartments prevailed in a legal battle to buy their units, now condominiums.



## Upper Wisconsin Avenue

### Tenleytown

Dunblane (ca. 1839)	4300 Nebraska Avenue NW	Contributing HD
Grant Road Historic District (1860-1931)		
Frame house (ca 1894-1903, moved 1931)	4808 Nebraska Avenue NW	Notable
Early suburban houses (ca 1894-1907)	3939/3941/4001 Van Ness Street NW	Notable
James A. Finch House (1899)	3701 Grant Road NW	Notable
Louisa Donaldson House (1905)	3969 Fessenden Street NW	Notable
George A. Armes speculative duplexes (1910)	4814 to 4824 Nebraska Avenue NW	Notable
<i>Armesleigh Park</i> (1891)		
The Rest (Lyles-Magruder House, ca 1800)	4343 49th Street NW	HL
John Cannon House (1891, oldest house)	4419 39th Street NW	Notable
Harry Kite Houses (1919-1925)	Warren to Albemarle streets	Notable
<i>Mount Airy and Friendship</i> (1892)		Potential HD
A.R. Speanbergh House (1893, oldest house)	4105 Ellicott Street NW	Notable
Frame cottages (1890s-1920s)	41st Street and River Road NW	Notable
Row houses (1915)	41st Street and iver Road NW	Notable
Perna Brothers Houses (1908)	4112-18 Chesapeake Street NW	HL
<i>Grasslands and Dumblane</i> (1896)		
Dumblane (1911)	4120 Warren Street NW	HL
Buchanan Estate/Under Oak (1923-24)	4220 Nebraska Avenue NW	Notable
<i>Colorado Heights</i> (1904)		
Mary C. (Mrs. T.T.) Hurdle Farmhouse (1895)	4605 Grant Road NW	Notable
Bungalows (1919-25, Monroe/R.B. Warren)	Brandywine and Chesapeake streets	

### Friendship Heights

<i>Wisconsin Avenue Park</i> (1908)		
William Heider Farmhouse (1890, moved)	4232 Ingomar Street NW	Notable
Capitol Realty Co. House (1909)	4110 Fessenden Street NW	
<i>National Highlands</i> (1910)		
William Voigt Farmhouse (c. 1887, moved)	4220 Jenifer Street NW	Notable
Detached houses and duplexes (1920s-40s)	Belt Road to 43rd Street	
<i>Offutt's subdivision</i> (1924)		
Cloughton West duplexes (1925-27)	Fessenden to Harrison streets	
Lisner Home (1939)	5425 Western Avenue NW	Notable

### Tenleytown and Friendship Heights

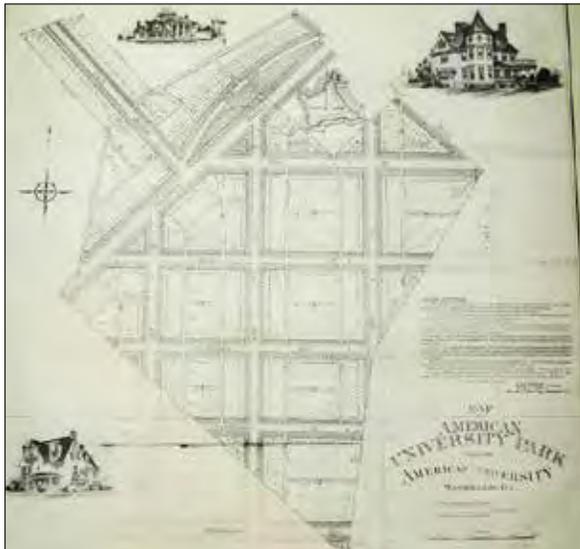
The dispersed community of Tenleytown became a more concentrated settlement in the decades after the Civil War, as farm tracts close to the main roads were subdivided for homes. The 1869 Reno subdivision was the first of these, followed by others coinciding with the inauguration of electric streetcar service from Georgetown in 1890. Tenleytown slowly began to shed its village-like character and working-class identity, as new residents, schools and services altered the pace of daily life.

North of Tenleytown, Friendship Heights was named for the 3,123-acre "Friendship" tract patented in 1711. The first subdivision of the name was platted by Henry W. Offutt by 1902, nearby in Maryland. In 1909, the Capital Realty Company undertook its own subdivision of the former Heider farm on Wisconsin, naming it Wisconsin Avenue Park. The following year, much of the Voigt farm was carved into the National Highlands neighborhood, and in 1924, Offutt subdivided portions of two small farms on River Road in the District. The piecemeal development of these subdivisions gives the residential streets a variety not unlike Tenleytown's. This stretch of Wisconsin, home to transit terminals and the Tolman laundry, was still sparsely developed, defined as much by convenience shops and gas stations when Lord & Taylor became the first major store, erected on the Mazza family parcel in 1959.



## American University Park

Samuel and Harriet A. Burrows House (c. 1850)	Moved 1928 to 4624 Verplanck Place	HL
C.H. Underwood House (c. 1860)	4308 46th Street NW	Eligible
Englebert Enders Farmhouse (before 1878)	4330 Yuma Street NW	Eligible
<i>American University Park</i> (1896 and 1897)		
Burrows Family Farmhouse (1894)	4716 48th Street NW	Eligible
Robert and Lillie May Stone House (1897)	4901 47th Street NW	HL
Hilleary Burrows House (1897)	4520 River Road NW	HL
Walde-Carter House (1899)	4628 48th Street NW	HL
<i>Asbury Park</i> (1898) aka "Robeyville"		
Frame houses (1900-1910)	Vicinity of 4400 Block of Alton Place	Notable
<i>North West Park</i> (1918)		
Bungalows and duplexes (1918-29)	River Road to Murdock Mill Road	Notable
<i>Grasslands</i> (1934, Meadowbrook Inc.)		
Detached brick houses (1934-39)	42nd to 45th, Windom and Yuma	Notable
<i>Northwest Park and Homeland</i> (1935, Cafritz)		
Detached brick houses (1932-38)	44th to 46th, Brandywine to Ellicott	Notable



Plat map of American University  
American University Archives

## ■ American University Park

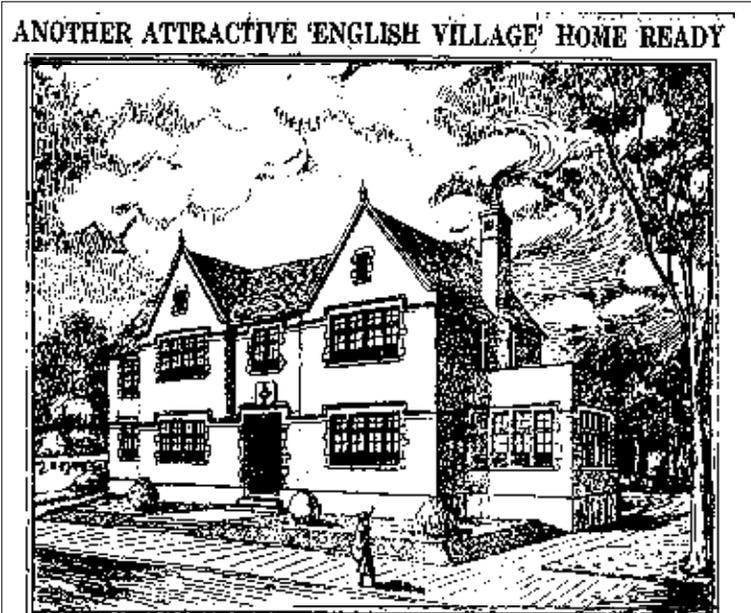
With the 1893 groundbreaking for American University, the nearby farms became attractive to speculative residential developers, yet only two of the 1890s subdivisions saw immediate construction. About half of the dozen or so homes in the compact Asbury Park tract housed members of the extended Robey family, while a comparable dozen were widely scattered across the more audacious American University Park along Western Avenue. This handful included substantial Victorian frame houses, but the larger venture was slow to progress due to a lack of convenient streetcars, gas lines and water mains. Building resumed after World War I, and as city services reached outward, small developers and two companies, the Washington Corporation and Washington Modern Homes, bought up AU Park lots for detached dwellings affordable to the middle-class. These were largely bungalows or revival-style houses such as Foursquare, Cape Cod, Dutch Colonial and Tudor, interspersed with some catalog and individually-designed homes. Closer to Tenleytown, bungalows and semi-detached homes began to fill North West Park. In 1935, Morris Cafritz launched his adjacent Northwest Park and Homeland, communities advertised as moderately priced, yet restricted "from an architectural as well as a social viewpoint." Finishing a cluster of houses every few months, he and other builders, such as Monroe Warren's Meadowbrook, Barkley Bros., Cooper C. Lightbown and Winfield Preston, quickly filled out the area with brick homes before the onset of World War II, leaving a few blocks yet to develop after the war.



## Lower Connecticut Avenue

### Woodley Park

Woodley (c. 1805), now Maret School	3000 Cathedral Avenue NW	HL
Woodley (first subdivided ca. 1875)		
Woodley Park Historic District (1905-1938)		HD
<i>Woodley Park</i> (1900)		
Rowhouses (1906-1928)		Contributing
Apartment buildings (1914-23)	Connecticut/Cathedral/28th Street	Contributing
Commercial buildings (1921-37)	Connecticut Avenue	Contributing
Woodley Park Historic District expansion		Eligible HD
<i>English Village</i> (1922-24)		
81 triplex, duplex, and single homes	Vicinity 34th St and Woodley Road	
<i>Wardman's Annex</i> (1925-29)	Cathedral Avenue to Klinge Road	
Cathedral Mansions (1922-25)	2900/3000/3100 Connecticut Avenue	HL
Duplex and single homes (1925-27)		
Woodley Park Towers (1929)	2737 Devonshire Place NW	Eligible
Wardman Tower and Arcade (1928)	2660 Woodley Road NW	HL



### ■ *Woodley Park and English Village*

The main house of the early 19th-century country estate “Woodley” still stands on the Maret School campus, the remnant of a larger tract at the edge of the young federal city. The area remained rural until after the establishment of the streetcar line along Connecticut Avenue in 1892 and the subdivision of Woodley Park in 1900 allowed for its residential development. As well-known real estate investors including Harry Wardman and Middaugh and Shannon purchased blocks of land for speculative rowhouses, Woodley Park transformed into a flourishing neighborhood. Connecticut Avenue became a fashionable address for town houses and later, apartment buildings largely inspired by the Wardman Park Hotel, built in 1917. In the 1930s, due to increased demand for commercial development, stores and businesses arrived, transforming this section of the avenue into a bustling commercial strip.

In 1922, Harry Wardman acquired a Woodley Road tract facing Washington Cathedral for his English Village development. Meant to evoke the charm and character of his native countryside, this community of large duplex, triplex and detached homes was advertised for its combination of artistic English architecture, refined comfort and modern convenience, nestled amid large estates. Village homes featured built-in garages and both breakfast and sleeping porches. Model electric homes displayed the latest in labor-saving appliances. The community retains its distinctive architectural character and high quality of design and materials.



## Cleveland Park

Cleveland Park Historic District		HD
Twin Oaks (1888)	3225 Woodley Road NW	HL
<i>Cleveland Heights</i> (1889)		
Samuel Swindall House (oldest, 1897)	3426 Macomb Street NW	Contributing
<i>Oak View</i> (1890)		
Benjamin Hunt House (oldest house, 1899)	3332 36th Street NW	Contributing
<i>Cleveland Park</i> (1893)		
Rosedale (1793, with stone cottage c. 1740)	3501 Newark Street NW	HL
<i>Richmond Park</i> (1907)		
William Engler House (oldest house, 1908)	3701 Porter Street NW	Contributing
Sterrett House (1911)	3520 Springland Lane	Contributing
Tregaron (1912)	3029 Klinge Road NW	HL
William L. Slayton House and Interior (1960)	3411 Ordway Street NW	HL
Waldron Faulkner Houses (1964-72)	3530 Ordway Street NW	Notable
Winthrop Faulkner Houses (1970s)	3403, 3407, 3411 36th Street NW	Notable

## Cleveland Park Modernism

William L. Slayton House	3411 Ordway Street NW	HL
Waldron and Winthrop Faulkner Houses	36th and Ordwar Streets NW	Notable

## ■ Cleveland Park

The Cleveland Park neighborhood was conceived and built in the late 19th- and early 20th century as a streetcar suburb, offering an alternative to urban living to those who could afford it. Ascending from Connecticut Avenue, the neighborhood is characterized by its hilly terrain and curving streets filled with an impressive array of country “cottages,” serviced by a vibrant and Metro-accessible commercial corridor of shops and restaurants.

For its first residential subdivision, the Cleveland Park Development Company purchased the site of Grover Cleveland’s estate, taking the former president’s name for the new neighborhood, and platted the land into streets and residential building lots. The site took advantage of two new electric streetcar lines—one which followed Wisconsin Avenue and the other Connecticut Avenue—to develop a bucolic suburb removed from the city, yet readily accessible to it. Before the growth of these streetcar lines, the area around Cleveland Park was home to a number of large 18th- and 19th-century estates, including Oak View, Grover Cleveland’s home, and Rosedale, a late 18th-century farmhouse, built ca. 1793. Oak View has been demolished, but many of the other estates survive and have been preserved for a variety of institutional uses. Rosedale, one of the city’s oldest buildings, remains in private residential use.

The residential neighborhood and designated historic district is also home to a mix of shops, restaurants, bars, a post office, firehouse, and the well-known Art Deco-inspired Uptown Theater, which draws clientele from within and outside the neighborhood limits.



# RICHMOND PARK

The splendid location of this property, which extends between Connecticut and Wisconsin avenues, with an elevation of nearly 400 feet, makes it very desirable either as a home or investment, as it can be reached by way of two car lines—the Washington and Rockville Electric on Wisconsin avenue and the Capital Fraction on Connecticut avenue. It is opposite Mr. John R. McLean's famous "Friendship," and adjacent Cleveland Park on the north. A high-class character for the section has already been established by the erection of such magnificent and costly structures as the United States National Bureau of Standards, at a cost of \$1,000,000; the Carnegie Geophysical Laboratory; "Westover," residence of Charles C. Glover, president of the Riggs National Bank; the American Methodist University, its consist of twenty-one white marble buildings, situated on a 100-acre campus, which will cost \$12,000,000; the Naval Observatory; the National School for Girls; the Washington Select School for Boys; the Harriet Lane Johnson School for Boys; the Catholic Young Ladies' Seminary, and the National Episcopal Cathedral, the cornerstone of which was laid September 23 last, and which will cost, when completed, between \$3,000,000 and \$4,000,000, and Richmond Park is located right in their midst. The completion of the new \$1,000,000 Connecticut avenue bridge makes this property easily accessible by way of Connecticut avenue.

The work of grading and improving the streets has been progressing rapidly for several months past. Sewer and water have been installed in some of the streets by the District government, and will be extended through all the streets as rapidly as possible. One house is already built and several are now building. SEWER, WATER, AND GRANULITIC SIDEWALKS FREE OF COST TO PURCHASERS. More than half of the subdivision is covered with NATURAL FOREST SHADE TREES.

Look at this property and its surroundings and form your own opinion as to its merits. If interested call, phone, or write for plat and information. Applications awaiting your order if you wish to view the lots.

**Price, 35c to 55c Per Square Foot**  
**Terms, \$100 Cash, Balance Monthly, or One-third Cash, Balance to Suit**

**WILLIAM F. MATTESON,**  
 Suburban Real Estate Operator,  
 617-618 Colorado Building. Phone Main 6450

## Upper Connecticut Avenue

### Fernwood Heights

*Fernwood Heights* (1902)  
Rowhouses (1910s)

Connecticut Ave, Tilden to Van Ness  
2900 block of Upton Street NW

### Forest Hills

Noonan Farmhouse (before 1881)	3039 Davenport Street NW	Notable
Owl's Nest (1897)	3031 Gates Road NW	HL
John W. Crouse House (1903)	3011 Gates Road NW	Notable
Charles W. Richardson House (1911)	2907 Ellicott Terrace NW	Eligible
Col. William Robert Davis House (1924)	3020 Albemarle Street NW	HL
<i>Forest Hills</i> (1925)	Brandywine/Chesapeake E of Linnean	
Estabrook (Villa Firenze/Gatehouse, 1925-27)	4400 Broad Branch Road NW	Eligible
Ambassador Spasowski House (1926)	3101 Albemarle Street NW	HL
Charles H. Tompkins House (1928)	3001 Garrison Street NW	Eligible

### Forest Hills Modernism

David Lloyd Kreeger House (1951)	3201 Fessenden Street NW	Notable
Philip Rosenfeld House (1954)	2900 Fessenden Street NW	Notable
Fischer House (1958)	4500 31st Street NW	Notable
Ellicott Terrace Mid-Century Houses (1950s)	2900, 2906, 2912, 2928, 2934 Ellicott Terrace NW	Notable
Ellicott Street Mid-Century Houses (1950s)	2831, 2905, 2908 Ellicott Street NW	Notable
Stanley Bender House (1962)	2901 Fessenden Street NW	Notable
Newmyer House (1967)	3003 Audubon Terrace NW	Notable
Brown House (1968)	3005 Audubon Terrace NW	Eligible
Charles Egbert House (1970)	2801 Davenport Street NW	Notable

### ■ Forest Hills

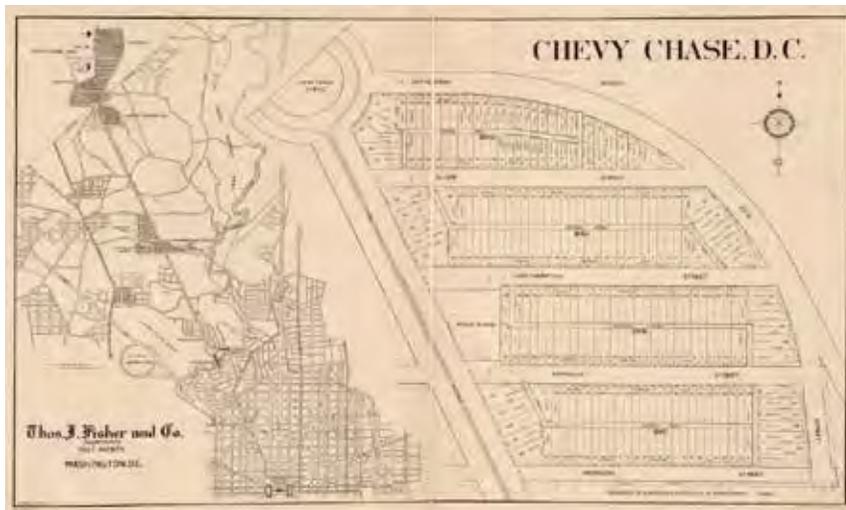
Forest Hills developed gradually in building campaigns ranging from single houses to seldom more than a dozen. Owl's Nest and the Crouse house illustrate the large-lot estate construction at the turn of the 20th century. The following decade saw a sprinkling of homes near 30th and Brandywine Streets, but development was hampered by the topography for which the area came to be named, and by the need to adapt the Highway Plan's grid to that topography. Segmented by stream valleys and dropping toward Rock Creek, the uneven ground offered picturesque home sites and lent itself to enclaves and cul-de-sacs. Site conditions and the long period of development induced a variety of building types and styles, single-family homes to office buildings, Victorian to Modern.

George B. Bryan is responsible for coining "Forest Hills," applying the moniker to his 1925 subdivision at Brandywine, Chesapeake and 28th Streets and Broad Branch Road. The name was adopted by the neighborhood citizens' association in 1929. Bryan placed covenants on his lots to prevent their sale to African Americans, but the piecemeal and relatively late development of much of the neighborhood meant that it was less restricted by race and religion than some others, and grew to include many Jewish residents.



## Chevy Chase

Chevy Chase Historic District		Eligible HD
<i>Connecticut Avenue Terrace</i> (1906)	West of CT Ave, north of Livingston	
Duplex and detached houses (1907-20s)		
<i>Chevy Chase DC</i> (1907)	East of CT Ave, north of Morrison	
Detached houses (1907-25)		
<i>Connecticut Avenue Park</i> (1909)	West of CT Ave, Military to Livingston	
Detached houses and duplexes (1909-30s)		
<i>Chevy Chase Heights</i> (1910)	West of CT Ave, Harrison to Military	
Detached houses (1910s-20s)		
Leon Dessez House (1911)	3815 Jenifer Street NW	Eligible
<i>Chevy Chase Terrace</i> (1910/1912)	East of CT Ave, Jenifer to Military	
Harry Wardman Duplexes (1912)	Jenifer and Jocelyn Streets NW	Notable
<i>Chevy Chase Grove</i> (1911/1915/1918)	Chevy Chase Parkway to 32nd Street	
Detached houses (1920s-40s)		
Moderne House (1949)	5535 Chevy Chase Parkway NW	Notable



## ■ Chevy Chase

Chevy Chase, conceived by Nevada Senator Francis G. Newlands and his associates, offered a progressive landscaping plan, community amenities and model homes designed by architects. Their Chevy Chase Land Company acquired 1700 acres of land along Connecticut Avenue, completed the Rock Creek Railway for streetcar access from the city and, in 1892, began the development of an exclusively residential suburb for upper-class professionals just beyond the District line.

Expansion of Chevy Chase into the District was delayed by preparation of the Highway Plan, which introduced several curvilinear streets reflecting the area's topography. The neighborhood began as a collection of subdivisions, each platted and built out in the early 20th-century to either side of Connecticut Avenue. While the side streets became exclusively single-family residential, apartment buildings and low-rise neighborhood shops framed Connecticut Avenue, and several churches claimed strategic sites around Chevy Chase Circle. The avenue's commercial corridor remains the center of the neighborhood and provides residents with grocery stores, hardware stores, banks, restaurants, clothing stores, specialty shops, recreational and art studios, a theater, a community center and library. A concentration of outstanding architect-designed and vernacular buildings reflects a wide variety of architectural styles popular in the first decades of the 20th century.

Chevy Chase is one of Washington's most prominent and influential streetcar suburbs of the early 20th century, providing upscale residences in a comprehensively planned environment. Its essential character is embodied in its planning and layout, the landscape of tree-lined streets, and its variety of distinguished domestic architecture. This combination of bucolic side streets and convenient amenities gives the neighborhood its enduring desirability and distinguishes it from its purely residential counterparts in Maryland.



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Hurst Hall, American University



Burrows Stall

*courtesy of Hattie Burrows Porter with permission from Tenleytown Historical Society*



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