

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION OFFICE



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

New Designation ✓  
Amendment of a previous designation \_\_\_\_\_  
Please summarize any amendment(s) \_\_\_\_\_

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

Address 501 I St SW

Square and lot number(s) 498 lot 52

Affected Advisory Neighborhood Commission 6D

Date of construction 1948 Date of major alteration(s) 1961

Architect(s) Charles Goodman Architectural style(s) Brutalist, Modern

Original use private school Present use vacant

Property owner ~~Graduate School~~ SEU, Inc.

Legal address of property owner 600 Maryland Avenue SW 2004-252

NAME OF APPLICANT(S) Southwest Neighborhood Assembly

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

Address/Telephone of applicant(s) PO Box 70131 Washington DC 20024

Name and title of authorized representative Kael Andersson President

Signature of representative Kael Andersson Date \_\_\_\_\_

Name and telephone of author of application Cecille Chen instead  
202 489 8137 Peter Sefton

Date received Richard  
H.P.O. staff JM  
Case No. 17-18

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic name: Hawthorne School

Other names/site number: Southeastern University

Name of related multiple property listing:

N/A \_\_\_\_\_

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

### 2. Location

Street & number: 501 I Street SW

City or town: Washington State: DC County: \_\_\_\_\_

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

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

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

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

\_\_\_ national \_\_\_ statewide \_\_\_ local

Applicable National Register Criteria:

\_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D

_____ <b>Signature of certifying official/Title:</b>	_____ <b>Date</b>
_____ <b>State or Federal agency/bureau or Tribal Government</b>	

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

Hawthorne School  
Name of Property

Washington, DC  
County and State

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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

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

**Category of Property**

(Check only **one** box.)

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

Hawthorne School  
Name of Property

Washington, DC  
County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

EDUCATION / School

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

Vacant/Storage

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Hawthorne School  
Name of Property

Washington, DC  
County and State

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Modern Movement (Brutalism)

\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Concrete, Glass

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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#### Summary Paragraph

The Hawthorne School is a brutalist style classroom and education building at 501 I Street SW. Designed by Charles Goodman, the school opened in 1964. It is the outstanding example of Brutalist architecture in the Southwest Redevelopment area.

#### Narrative Architectural Description

Although the Hawthorne School is sometimes described as a Goodman "remodeling" of an existing building, such references are misleading. Goodman's design incorporated a 15,000 square foot building at 816 Sixth Street SW which had been erected in 1948 as the Metropolitan Police Boy's Club Number 4 to a design by Washington architect Leon Chatelain. The brick Boy's Club building had centered on its gymnasium but included meeting and craft rooms, as well as a library.<sup>1</sup> Goodman refaced the clubhouse in concrete and incorporated it into a school building which extended to its north and south and virtually trebled its size.<sup>2</sup>

Goodman designed the Hawthorne School as an asymmetrical two story structure whose segments have flat roofs of varying heights. Its two unequally-sized wings center on a hyphen-like segment fronting on Sixth Street SW that contains the main entrance to the building. This segment is recessed from the street, creating a front courtyard framed by the walls of the north and south wings. It contains a concrete plaza with

Hawthorne School

Name of Property

Washington, DC

County and State

planted areas, which the *Washington Post* reported would “provide students a site for casual encounters in a small village campus atmosphere.”<sup>3</sup> Its glass façade is two stories tall and separated into four bays by concrete columns which rise directly to a post-and-beam style protruding cornice. The hyphen contains a two-story “commons” area with a balcony on its north and south sides, whose interior further exposes the concrete pillar and slab structure of the building.

The street front facades of the north and south wings are both clad in screens of symmetrical rows of rough-textured concrete ribs, but exhibit many differences in design details. The south wing, which has shorter frontage on Sixth Street, has a wide flight of seven concrete steps that apparently ascended to an entrance which is now closed off on its longer I Street façade. Beneath a protruding cornice, the façade’s inner surface with its rows of rectangular aluminum-framed windows is covered by a screen of vertical concrete ribs divided by thicker concrete columns into eight full-width bays, with a two-thirds width bay at its the east and west ends. Each full size bay is overlaid with three symmetrically-spaced concrete ribs and each end-bay with two. These ribs, which suggest the vertical studs of a frame building, overlay the concrete sill which runs across each bay from column to column.

Between the sill and the slab which forms the floor of each story is a concrete panel, to which the protruding ends of the ribs lend the suggestion of a spandrel beneath an individual window aperture. The slab that forms the floor of the first story is supported by piloti formed by the feet of the columns. The transition to the Sixth Street façade, which consists of two full size and two smaller end bays is accomplished by a cut-out corner which exposes the flank of the pillar at the corner of each façade. At the cut out, the termination of each cornice is accentuated by an extruded downward-pointing concrete bar that suggests the letter “T”.

The north wing has a flat roofline along its longer west façade, which faces Sixth Street. However, it incorporates the former Boys Club building as a section with a higher flat roof which is visible to its rear. The front section of the north wing’s screen of concrete ribs is designed quite differently from that of the south wing. The north wing screen ribs are thinner and more closely-spaced, with a total of eleven covering each bay. The north wing ribs are also longer, with their lower ends overlaying the second floor slab. The second story of the two central bays of the Sixth Street façade each have a four pane metal-framed window which is not screened with ribs.

The north wing’s second story slightly overhangs its first, which newspaper photographs from 1948 suggest was a characteristic of the original Boy’s Club Building façade. While this treatment creates a balcony-like effect, the overhang is too shallow to create a ground-level arcade. Rather, the pillars with their exposed flanks divide the unscreened brick panels of the first story into bays largely concealed from the street by a red brick wall. The short section of the wing that extends north of the section that includes the Boys Club building does, however, contain an arcade that runs from front to back on the north façade of the building.

Hawthorne School  
Name of Property

Washington, DC  
County and State

The more private east elevation, which overlooks an athletic field and blacktop playground associated with the Amidon School, more explicitly presents the relationship between the new and adaptively-reused sections of the building. Here the long horizontal sweep of the school's roofline is broken by the taller, more rectilinear upper walls and angular, protruding cornice of the former Boy's Club gym. The first story of the entire building is delineated into concrete-paneled bays by pillars which reach from ground level to cornice. The exception, besides the arcade bay at the northern end of the wing, is the Boy's Club section, which the pillars divide into four bays with red brick panels that may well have been part of the original clubhouse façade. Except for the second story of the clubhouse, which is boarded up, the east façade's second story displays the concrete rib screening pattern of the south wing, with eight full-size bays with three ribs, two end-bays with two ribs, and a northern-most bay with five ribs.

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## Narrative Description

### 1. History

The building at 501 I Street, SW was originally constructed in 1948 as a clubhouse for the Metropolitan Police Boys Club No. 4. It was one of a few buildings that survived the urban renewal period in the 1950's-60's, during which nearly all buildings in Southwest were demolished to clear dilapidated slums and make room for new residential and commercial developments. In 1961 the building and adjacent grounds were acquired by the Hawthorne School. The building was expanded by Charles Goodman, who added two new wings and clad the building in a concrete façade that survives to the present day. In 1972, the Hawthorne School sold the building to Southeastern University, which operated until 2010. The building was then sold to the Graduate School USA, which is the present owner of the building.

#### Metropolitan Police Boys Club No. 4 (1948 – 1961)

The Metropolitan Police Boys Club was founded in 1934 by Major Ernest W. Brown, then superintendent of Washington's Metropolitan Police Department. The club was organized for the purpose of affording supervised recreation for children who otherwise would be forced to find their recreation in the streets. In 1948, there were 6 clubs in operation and it was the goal of the Superintendent of the Police to have a boys' club in each of the 14 precincts in the District of Columbia. By 1956, the boys' clubs were providing clubhouse facilities and activities without charge to about 22,000 boys. The Club also operated summer camps, providing 2-week summer vacations to about 2,000 boys.

Hawthorne School  
Name of Property

Washington, DC  
County and State

Metropolitan Police Boys Club No. 4 was constructed in 1948 for the benefit of boys who lived in Southwest Washington. Its original address was 816 6th Street, SW, occupying the middle portion of Sixth Street, halfway between G and H streets. It replaced an old structure located at 472 I Street SW. Constructed at a cost of approximately \$200,000, the No. 4 clubhouse was unveiled with great fanfare on December 12, 1948. A parade led by Major Robert J. Barrett, superintendent of police, began near the National Gallery. Members of the seven Police Boys Clubs, the Board of Directors, and members of the Police Department joined in the march to the new building, accompanied by the Police Boys' Club band, drum and bugle corps. Attorney General Tom Clark cut the ribbon officially opening the building.

The 8,000 square foot building was designed by Leon Chatelain, Jr., president of the Washington Board of Trade, and built by Joseph Nebel, member of the Police Boys Club Board. It included a gymnasium, library, game room, craft rooms, kitchen, and dressing rooms.

The Metropolitan Police Boys' Club was acquired by the Redevelopment Land Agency and the building was spared from destruction during the urban renewal period in Southwest Washington. The Hawthorne School then acquired it in 1961.

#### THE HAWTHORNE SCHOOL (1964 – 1972)

The Hawthorne School was a private co-educational secondary school covering the 9th through the 12th grades. It founded in the fall of 1956 by Alexander G. and Eleanor W. Orr, who had previously taught at the Georgetown Day School.

Formerly located in Northwest Washington, the Hawthorne School relocated to the former Metropolitan Police Boys' Club at 501 I Street in 1964. It was the first independent school in the United States to choose to move into an urban renewal area. It was one of the two new schools constructed during Southwest's urban renewal, it was the only private school located in the new Southwest.

From its progressive beginnings, Hawthorne sought to facilitate conscious learning based on understanding in terms of the student's own experience level without losing sight of intellectual discipline and tradition. Teachers at Hawthorne were constantly involved in reappraising high school curriculum and course content, searching for those elements which might involve a student more personally with what he or she was learning. It was a school which looked for and was ready to experiment with new courses and new curriculum ideas.

At Hawthorne, the emphasis on an historical approach to learning, using primary sources where possible, was similar in some ways to the pedagogical method at St. John's College. Students studied art with Leonardo, physics with Galileo, Newton, and

Hawthorne School  
Name of Property

Washington, DC  
County and State

Count Rumford, chemistry with Priestly, Lavoisier, Dalton, and Mendeleev, and political science with Jefferson, Madison, and Adams. The Hawthorne curriculum also included contemporary thought and issues. Assemblies were times for earnest but friendly debate and discussion, or for special programs. The student body organized Art Week and Poetry Week, and school days were enriched by visits from poets, artists, and musicians.

Hawthorne began in 1956 in tiny rented quarters at 1914 N Street N.W., later moving in 1958 to a decayed Victorian townhouse at 1221 Massachusetts Avenue N.W. During this time, Hawthorne had an enrollment of 115 students, a number limited by its physical facilities. Of that number, 80 were boys but Headmaster Orr noted that "the girls are creeping up on us."

With the changing urban landscape of the 1960s, Victorian homes were gradually being razed to be replaced by higher density modern buildings. The Hawthorne School's building was scheduled for demolition in 1963. In 1964, Hawthorne moved first to temporary quarters on S Street N.W., then purchased the former Metropolitan Police Boys Club and adjacent grounds at 501 I Street S.W. The existing building was to be expanded to accommodate the needs of the school with funding solicited from "all present, past and some future parents, as well as foundations interested in secondary education."

John Searles, the executive director of the Redevelopment Land Agency, was the parent of a student at the Hawthorne School. He had a close association with the renowned Modernist architect, Charles Goodman, who had designed River Park Cooperative Homes, one of the earliest residential developments in Southwest Washington. Searles introduced Goodman to the Orrs, who retained his services to renovate the old Metropolitan Boys' Club building.

Goodman took a look at the site and the existing building, then invited the Orrs to pay a visit to his office so that they could discuss the needs of the new school building. Sandy Orr recalls that one snowy afternoon, he and his wife Eleanor met Goodman at his office around 4 pm for a marathon session that lasted until midnight.

The Orrs requested that Goodman design classrooms with smaller rooms immediately adjacent to the classrooms for individual study. They wanted a big central room – the student common – to serve as an assembly space for the student body to gather and discuss current affairs every morning. The Orrs also required 2 lecture halls that could accommodate 50 students each, with 4-5 arcing steps that extended from one side of the room to the other. The idea behind this configuration was that the teacher standing at the bottom of the room could see all students and vice versa. Construction began in fiscal year 1964, and the school commenced use with the 1964-65 school year.

Hawthorne School  
Name of Property

Washington, DC  
County and State

The Orrs were very pleased with Goodman's work. Sandy Orr recalls that Chuck Goodman was gruff, and "like many really good people in the arts, he was very strong in his opinions. Fortunately (my wife) Eleanor had equally strong opinions."

Students, alumni and friends took care of the move from the school's former building on Massachusetts Avenue NW to its new SW location during the summer of 1964. Students completely attended to the packing and transfer of the school's effects. Teams of 10 boys and girls came first to pack what Eleanor Orr described as "the innards," including all such essentials as text books, writing paper and art supplies. That accomplished, students arrived en masse to lower all furniture from upper levels to the first floor, arranging it for the most efficient next move. Desks, chairs, book cases, blackboard, lab equipment – all the articles necessary for school-keeping – were tucked into the old school gym. The actual portal to portal move was accomplished by students, while alumni piloted the trucks.

Then, just 10 days before the school's opening in September 1964, Headmaster Orr was advised that the new building was still too incomplete to house classes. The school then found housing in the old Holton-Arms gym on R Street NW, and once more, alumni, students, parents and friends pitched in to make the necessary move. The Orrs decided that such a cooperative student body deserved a "surprise," so professional help was hired for the final big moving day. Students arrived one Monday morning at the former Holton-Arms gym only to learn that the school was "out" and the new school was "in." Headmaster Orr led the excited band of students in the walk across the city to their new Southwest home where the architect, Charles Goodman, waited to explain the details of his plan.

Goodman had expanded the original Metropolitan Boys' Club building to accommodate up to 200 students, building off of and adding to the on the site. The original structure had occupied the middle portion of Sixth Street, halfway between G Street and H Street, which was eliminated in the Southwest Urban Renewal master plan. Goodman's additions were added on to the north and south of the building, right at the corner of I and Sixth streets.

In physical terms, a 28,197 square-foot addition was built onto the original structure. The total cost of the building project by Skinker and Garrett was \$589,639, of which about \$75,999 was being spent on adaptation to the original two-story, semi-contemporary building. Goodman chose to strip off exterior enclosing walls, add a new face of exposed concrete and place new structures on the north and south sides.

Hawthorne's new campus featured a two-story student common as the core through which all traffic moved. A paved and protected outdoor court provided students with a site for casual gatherings in a small village campus atmosphere. This physical characteristic was considered to be an asset to Hawthorne, where the educational

Hawthorne School

Name of Property

Washington, DC

County and State

approach was designed to knit a small student body into a community in which discussion and experimentation was encouraged.

Other facilities of the new school included a gymnasium (preserved from the Boys Club) which was converted into a flexible space for an auditorium, as well as a library, classrooms, laboratories, student study cells, cafeteria, faculty lounge and administrative offices. Individual study rooms clustered around the entrance to classrooms, and the upper classrooms rimmed a three-sided balcony overlooking the glass-walled two-story student "common." Furnishings of the indoor "common" included walnut benches topped in slate or red Persian travertine. A stairway and orange trees were also part of the décor.

Hawthorne alumni recall that "this partially recycled and modern building was spacious and thoughtfully laid out." Gradually it became Hawthorne's new home, and students and faculty came to appreciate the well-ventilated science lab and bright classrooms, as well as a harpsichord workshop was located in the large music room.

In Southwest Washington, where bulldozers leveled 560 acres of a blighted area to make way for redevelopment, a spokesman for the Goodman organization said that the completed transformation of "an ugly duckling into a bold a vigorous design of exposed reinforced concrete will reflect the growing awareness of sensitive architects that demolition and new construction are not always the answer in urban renewal."

Why did the Hawthorne School choose to relocate to Southwest Washington? To quote Headmaster Orr, "Because we'll be just a few blocks from the Library of Congress and the Smithsonian, six blocks from the National Gallery and two blocks from Arena Stage." In addition, the in-town location provided students with the advantage of public transportation (a notable minimizer of extracurricular expense), and accessibility to widely divergent geographic areas and economic levels. Additionally, because of its physical position in the very middle of things, Hawthorne was able to successfully acquire a part-time faculty whose demanding other activities would not permit a drive out from town.

The larger space at 501 allowed Hawthorne's enrollment to increase to a peak of 170, but a subsequent decline in enrollment and increasing financial difficulties eventually led to the sale of the building to Southeastern University in 1972.

Arrangements were made for the Hawthorne School to use space in the historic Sumner School, but by 1978, Hawthorne was in deep financial trouble. Through the heroic efforts of its founders, Hawthorne continued to operate until 1982, when it was forced to close.

Hawthorne School  
Name of Property

Washington, DC  
County and State

SOUTHEASTERN UNIVERSITY (SEU) (1972 – 2009)

In 1972, the Hawthorne School sold 501 I Street SW to Southeastern University.

A private, not-for-profit institution, Southeastern University began as a series of classes offered by the YMCA of the District of Columbia in 1879. In 1907, the Washington School of Accountancy was added to the University, and in 1923 the university incorporated by the city government as the Southeastern University of the Young Men's Christian Association of the District of Columbia. A major step forward was taken, when, on August 19, 1937, an Act of Congress provided a federal charter for the university and renamed the institution to Southeastern University. Congress called for a wide range of courses, schools, and degrees, and over time many programs were added: liberal arts, business administration, transportation studies, and a law school, among others. In recent years, Southeastern was focused on meeting the needs of underserved populations by providing small classes, affordability, subject expertise, and a supportive environment, a with an emphasis on linking education to employment.

The main campus moved over the years, and in September 1972, the Washington campus was located to 501 I Street, SW. The university was a non-residential institution, maintaining no dormitory or housing facilities. The university catalog noted that its location was especially convenient for employees of nearby federal agencies, making the university ideally situated for employees who wanted to pursue degree programs and take refresher classes.

Public spaces in the university included a Student Lounge located in the lower level of the main building, and a Multi-Purpose Room located on the second floor of the main building, which was used for most large university events.

Southeastern went into decline after the Sept. 11, 2001, terrorist attacks. Enrollment shifted from more than half international students to almost entirely low-income District residents. In 2008, Southeastern University began seeking proposals for a merger because it was facing financial difficulties and a possible loss of accreditation. In March 2009, Southeastern announced that it would be purchased by Graduate School USA. Southeastern asked the Middle States Commission on Higher Education to delay any adverse action on accreditation pending the merger with Graduate School USA. The request was denied, and Southeastern was stripped of its accreditation for a number of administrative failures, including a lack of strategic planning, financial resources, and data systems. There was a delay in the purchase until Southeastern made a final agreement with Federal officials for fines the university had incurred. The 130-year-old school ceased offering classes after an extended summer session in 2009, and it merged with Graduate School USA in March 2010.

Hawthorne School  
Name of Property

Washington, DC  
County and State

### THE GRADUATE SCHOOL USA (2010 – Present)

The Graduate School, also known as GS Graduate School, provides continuing education to 150,000 students a year, most of them government workers, from a campus in Southwest Washington.

The Graduate School was created in 1921 by the U.S. Department of Agriculture to provide adult continuing education. The Graduate School remained a part of the USDA as a Non-appropriated Fund Instrumentality (NAFI) until February 2009. At that time the school severed ties with the Department of Agriculture and became a private, nonprofit institution. Following the privatization, the school announced it would seek accreditation that would allow it to award bachelor's and master's degrees.

After acquiring the Southeastern University Campus in 2009, the Graduate School embarked on a plan to serve the same population as SEU. However, the building did not meet the requirements of the Graduate School, and officials began looking for other opportunities in the neighborhood.

In March 2011, Graduate School USA announced plans to open a new campus in a planned redevelopment of Washington DC's Southwest waterfront. Plans called for the school to be a major anchor in the redevelopment known as The Wharf, with the school leasing 190,000 square feet of space at the corner of Maine Avenue and Ninth Street SW for its new campus. In October 2013, the school announced it would pull out of the new campus project "due to government cutbacks and budget uncertainty."

Meanwhile, the fate of the building at 501 I Street SW has yet to be decided.

## **2. Architect Charles Goodman**

Charles Goodman is perhaps Washington's leading modernist architect. While many modernist architects designed a few large-scale buildings, Goodman's influence is refracted through his design for mass-market housing and residential developments planned as ensembles. Goodman's architectural firm also served as an incubator for such noted Washington modernists as David Condon, who worked for Goodman after his World War II naval service.

Goodman was born as Charles Goldman in New York City in 1906. Accounts of his upbringing are vague. According to the most commonly accepted account, his family moved to California when he was a boy, but he left home in his teens. Working at a variety of jobs including golf caddy, he made his way to Chicago, where he graduated from Crane Technical High School. He may have received a degree from the University of Illinois in Champaign before beginning an architectural program at Chicago's Armour Institute of Technology.<sup>4</sup> After graduating from Armour Institute in 1931, Goodman

Hawthorne School

Name of Property

Washington, DC

County and State

worked at the firm of Hamilton, Fellows, and Nedved for two years, during which time he rose from draftsman to designer to chief designer.<sup>5</sup>

After winning a Lake Forest Fellowship and passing his architectural license examinations in December 1934, Goodman joined the Office of the Supervising Architect of the Treasury's Public Buildings Service (PBS) in Washington, DC as a designing architect.<sup>6</sup> During his four years at the PBS, he forged ties with such future titans of modernism as Eero Saarinen, Louis Kahn and Dan Kiley, the latter of whom collaborated with all three architects' projects before the outbreak of World War II. In 1940, a year after entering private practice in Alexandria, Virginia, Goodman designed the first of the buildings listed on his application for fellowship in the American Institute of Architects; the O.M. Powell residence in Fairfax City, VA.

In 1942, Goodman became an architect with the Army Air Transportation Corps, eventually becoming its chief architect and supervising the construction of buildings world-wide. His 1944 design, in collaboration with Kiley, for a modern air transportation terminal at National Airport won a prize from the Washington Board of Trade, although it was never built.

Almost as soon as he left the Army, Goodman began work on what became the most famous of his many illustrious projects, the Hollin Hills subdivision in Fairfax County, Virginia.<sup>7</sup> However, the Goodman design which initially attracted notice in the *Washington Post* was "Washington's most unusual town house" at 1718 18<sup>th</sup> Street NW, whose "appearance will be about as monotonous as a million dollar bill." This 1947 town house, designed for Roy Thurman, one of the developers of the modernist Longfellow Building, featured flagstone floors, hanging stairs, and natural wood walls. The heating system was a variation of a recent high-tech innovation, the heat pump, which, in the words of the *Post* "provides heat extracted from cold water" and is "the first of its kind in Washington." However, its most notable feature was its façade. Above a polished corrugated aluminum ground floor façade was a two story protruding bay divided into twenty-four rectangular chartreuse yellow baffles, which shielded a balcony and the glass wall behind it from "hot summer sun."<sup>8</sup>

By 1951, Hollin Hills had received awards from *Parents Magazine*, while Goodman's office building at 1414 F Street and Hammond Woods Development in Maryland received awards from the Washington Board of Trade. In that same year, the Southwest Research Institute gave Goodman its "Architect of the Year Award" for Hollin Hills. While work at Hollin Hills continued, Goodman's Lake Barcroft development of modernist residences began construction in 1954, as did his WMAL Studio project in Washington and his acclaimed personal residence on Quaker Lane in Alexandria. Goodman won an AIA National Award of Merit for Hollin Hills in 1954 and a second for his residence in 1955.<sup>9</sup> During that same year, he received awards from the Metropolitan Chapter of the AIA for his residence, a dwelling for O.C. Skinner, a Hollin Hills subdivision house, and the Oak Park Subdivision.

Hawthorne School

Name of Property

Washington, DC

County and State

In 1956, Goodman's major residential commissions included the Henry Berlinger House in Washington, the James Price House in Lafayette, IN, and the Muriel Ferriss House in McLean. Two of Goodman's other projects of that year, the Andrews Air Force Base Officers' Club and Tecfab Factory in Beltsville, MD, were, in the words of his AIA fellowship nomination, "carry the use of steel, glass, and masonry to a degree of elegance and beauty as can only come from an exceptionally gifted mind."<sup>10</sup>

*Progressive Architecture* magazine bestowed design awards on the Ferris Residence and Tecfab Factory, while *Parents Magazine* commended his Belmont development in Woodbridge, VA and Wakefield development in Bel Air, MD.

While Goodman's nomination to fellowship was endorsed by a dozen AIA fellows, several letters expressed reservations and a letter and memorandum outright opposition. These concerns centered on Goodman's long advocacy of prefabricated concrete construction and his role as a consultant to the National Homes Corporation of Lafayette, IN, a manufacturer of prefabricated buildings. Goodman's critics suggested that these activities were assisting forces detrimental to the interests of the profession, while his supporters argued that his efforts had elevated the level of design across the industry and expanded opportunities for architects. In all, more than 100,000 of the prefabricated houses he designed for National Homes would be erected nationwide.<sup>11</sup> His election was finalized in 1959.

From 1956 through his retirement in 1986, Goodman remained one of Washington's leading architects. Besides notable custom homes throughout the Washington Metropolitan area, Goodman designed numerous large scale projects. Among these were the Rock Creek Woods, Hollinridge, and Wheatoncrest developments in Montgomery County, and the Oak Forest development and Westpark and Westgate Research Parks in Virginia. Among his most notable achievements was the design of the original section of the planned community of Reston, Virginia. Besides the Hawthorne School, Goodman's works in Southwest Washington include the River Park Cooperative Homes, whose innovative use of aluminum is an extension of his "Care Free House," a design commissioned by the Aluminum Company of America (ALCOA) to demonstrate the metal's versatility as a building material.

Goodman designed the Reorganized Church of Jesus Christ, Latter Day Saints in Washington, D.C in 1951 and the octagonal Bethesda United Church of Christ in 1957. In 1963, he added the Unitarian Church of Arlington (now the Unitarian Universalist Church of Arlington.). This building shares the Hawthorne School's use of concrete ribs to screen windows.

Goodman's work continued to win awards throughout his career. In 1957, Hollin Hills won an AIA award for "representing American architecture at its best." In 1963, Rice University included him among eight "great people's architects who possess profound feeling for social responsibility."<sup>12</sup>

Hawthorne School  
Name of Property

Washington, DC  
County and State

Goodman's work is well-represented on the National Register of Historic Places. In addition to the works covered by the National Register Multiple Property Documentation Form entitled *Maryland Subdivisions and Architecture Planned and Designed by Charles M. Goodman Associates in Montgomery County* they include individual listings of three Maryland subdivisions, twenty-one houses in the Virginia Heights Historic District, his Alexandria residence, and Hollin Hills.<sup>13</sup> The Unitarian Universalist Church of Arlington is in the process of being nominated to the Virginia Register of Historic Sites and will likely be deemed eligible for the National Register. Perhaps Goodman's career is best summed up by the language of the committee of his peers who nominated him to be an AIA Fellow.

The nominee has dedicated his professional life to the idea that beauty is one of the most moving and satisfying elements which affects man in his search for a purpose in this life. Every job is an opportunity to raise our culture another notch above its existing level.<sup>14</sup>

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

Hawthorne School  
Name of Property

Washington, DC  
County and State

**Criteria Considerations**

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

**Areas of Significance**

(Enter categories from instructions.)

Architecture  
Community Planning and Development  
Education

**Period of Significance**

1964  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Hawthorne School  
Name of Property

Washington, DC  
County and State

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Charles Goodman

\_\_\_\_\_  
\_\_\_\_\_

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Hawthorne School was the only private school erected in the Southwest Redevelopment area and at the time of its construction was called the only private school erected in an urban renewal area in the nation. It therefore meets National Register criterion A.

The Hawthorne School occupies a unique position within the contexts of both Charles Goodman's oeuvre and the architectural portfolio of Southwest Washington. It also represents a unique transitional step in the development of environmentally-concerned architecture. It therefore meets National Register Criterion C.

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

The Hawthorne School is a purpose-built building designed to serve the needs of a unique educational institution. The school itself was a progressive institution with a distinctive curriculum and philosophy that stressed learning through the student's direct interaction with the world. This approach to education has proved influential, but it was unique within the District of Columbia and revolutionary for its time. The school building was designed to provide an environment where this unique mode of learning could take place through close collaboration between its visionary founders, Alexander and Eleanor Orr, and architect Charles Goodman. The Hawthorne School was also the location of a unique educational experiment in which disadvantaged students from the DC Public Schools were enrolled at public expense to take advantage of its unique educational environment.

Although it was not part of the original Southwest Redevelopment plan, the Hawthorne School's construction was facilitated by John Searles, director of the Redevelopment Land Agency. It was the only private school erected in the redevelopment area and at the time of its construction was called the only private school erected in an urban

Hawthorne School

Name of Property

Washington, DC

County and State

renewal area in the nation.<sup>15</sup> Its construction filled an unanticipated niche and was thus an important addendum to the redevelopment plan.

For these reasons, the Hawthorne School meets National Register criterion A and the similar DC Inventory criteria.

The Hawthorne School is a major work by an acknowledged master architect, Charles Goodman. It occupies a unique position within the contexts of both Charles Goodman's oeuvre and the architectural portfolio of Southwest Washington. It is the only school known to have been designed by Goodman. It is arguably the only major intact Brutalist structure in the Southwest Redevelopment area. It also represents a unique transitional step in the development of environmentally-concerned architecture and the adaptive reuse of existing buildings. It therefore meets National Register Criterion C and related DC Inventory criteria.

Calling Southwest Washington "a museum of modernism" no more implies repletion and architectural trophies than representation in the "Museum of Modern Art" implies that a Rothko is the equivalent of a Pollack. Southwest's architectural portfolio includes the cool, smooth, and symmetrical concrete and glass planes of I.M. Pei's Town Center, the contrasting brick patterns and textures of Chloethiel Woodard Smith's Capital Park and Harbour Square, and the bright aluminum barrel vaults of Charles Goodman's River Park. While the Southwest redevelopment plan included commercial, governmental and cultural functions, its primary focus was creating a residential community. Brutalism, more typically associated with institutional or commercial buildings, is thus the school of modernist architecture least well represented in Southwest. Southwest projects which reflect Brutalist influences include the office towers which the Charles Bressler Company added to the Town Center project in 1965, the two theaters that Harry Weese designed for the Arena Stage (1961 and 1970), and the Hawthorne School by Charles Goodman in 1964.

In 2010, the Bressler towers were stripped down to their columns and slabs and refaced in aluminum and glass as the Sky House Apartment tower. While Weese's Arena stage buildings are themselves unaltered, they have been enclosed within a glass-walled, cantilevered roof structure designed by the Bing Thom. Only the Hawthorne School building remains as a free-standing representation of Brutalist architecture within the Southwest redevelopment area.

The Hawthorne School is also the only known example of a school building designed by Charles Goodman. More importantly, it presents an element of Goodman's work captured by the Library of Congress' Charles M. Goodman archive webpage, which notes that "He was at the forefront of experimentation in new building technologies and materials, including pre-fabricated and precast construction and the use of aluminum."<sup>16</sup>

The façade of the Hawthorne School both expresses its structure as well as lends variety and interest through variations of light and shadow provided by Goodman's use

Hawthorne School

Name of Property

Washington, DC

County and State

of rough-textured cast concrete. It presents an interesting contrast to much of Charles Goodman's work. His most noted residential projects, Hollin Hills in Fairfax County, Virginia, and River Park in Southwest Washington, are noted for their extensive use of glass and openness to their environment. His design for the Hawthorne School seems more similar to his design for the Unitarian Universalist Church of Arlington, also dated 1964, which a landmark nomination is currently being developed by the Arlington County Department of Planning under a grant from the Virginia Department of Human Resources. As the Department has noted in its synopsis of the case for nomination, Goodman made extensive use of such Brutalist devices as concrete-rib screens at the Universalist church. Yet, these devices also enabled his use of extensive glass areas within the church, and proved providential when road construction encroached on its plot in the 1970s.<sup>17</sup>

At Hawthorne School, Goodman appears to have anticipated many contemporary concerns about achieving energy efficiency through architecture. His experiments with window ribs at the Hawthorne School recall his 1947 town house design where baffles deflected bright sunlight and facilitated the use of wide window areas. While there is no record to suggest that Goodman utilized this technique for energy efficiency rather than privacy and noise reduction, today such LEED-certified buildings as Skidmore, Owings, and Merrill's United States Census Bureau Headquarters in Suitland, Maryland make extensive use of windows shielded with ribbing as sunscreens which allow more efficient heating and cooling of the building.

The Hawthorne School also presents some fascinating elements of Goodman's talents in adapting an infill building to its environment. In particular, it presages important elements of the twenty-first century green buildings movement by almost four generations. The Hawthorne School involves an aesthetically-sophisticated adaptive reuse of an existing building, an innovation which did not go unnoticed in 1964, when the *Washington Post*, in an article called "A Bulldozer Isn't Always Needed," reported a Goodman associate's statement that "transform[ing] an ugly duckling into a bold and vigorous design of exposed reinforced concrete will reflect the growing awareness of sensitive architects that demolition and new construction are not always the example in urban renewal."<sup>18</sup>

Hawthorne School  
Name of Property

Washington, DC  
County and State

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### 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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#### Previous documentation on file (NPS):

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

#### Primary location of additional data:

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

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### 10. Geographical Data

Acreeage of Property \_\_\_\_\_

Hawthorne School  
Name of Property

Washington, DC  
County and State

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The Hawthorne School occupies Square 498, Lot 52 in the District of Columbia. (see boundary map attached)

Hawthorne School  
Name of Property

Washington, DC  
County and State

**Boundary Justification** (Explain why the boundaries were selected.)

---

**11. Form Prepared By**

name/title: Peter Sefton & Cecille Chen  
organization: Southwest Neighborhood Assembly  
street & number: PO Box 70131  
city or town: Washington state: DC zip code: 20024  
e-mail andkael@gmail.com  
telephone: 202-550-3653  
date: July 14, 2014

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS **map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

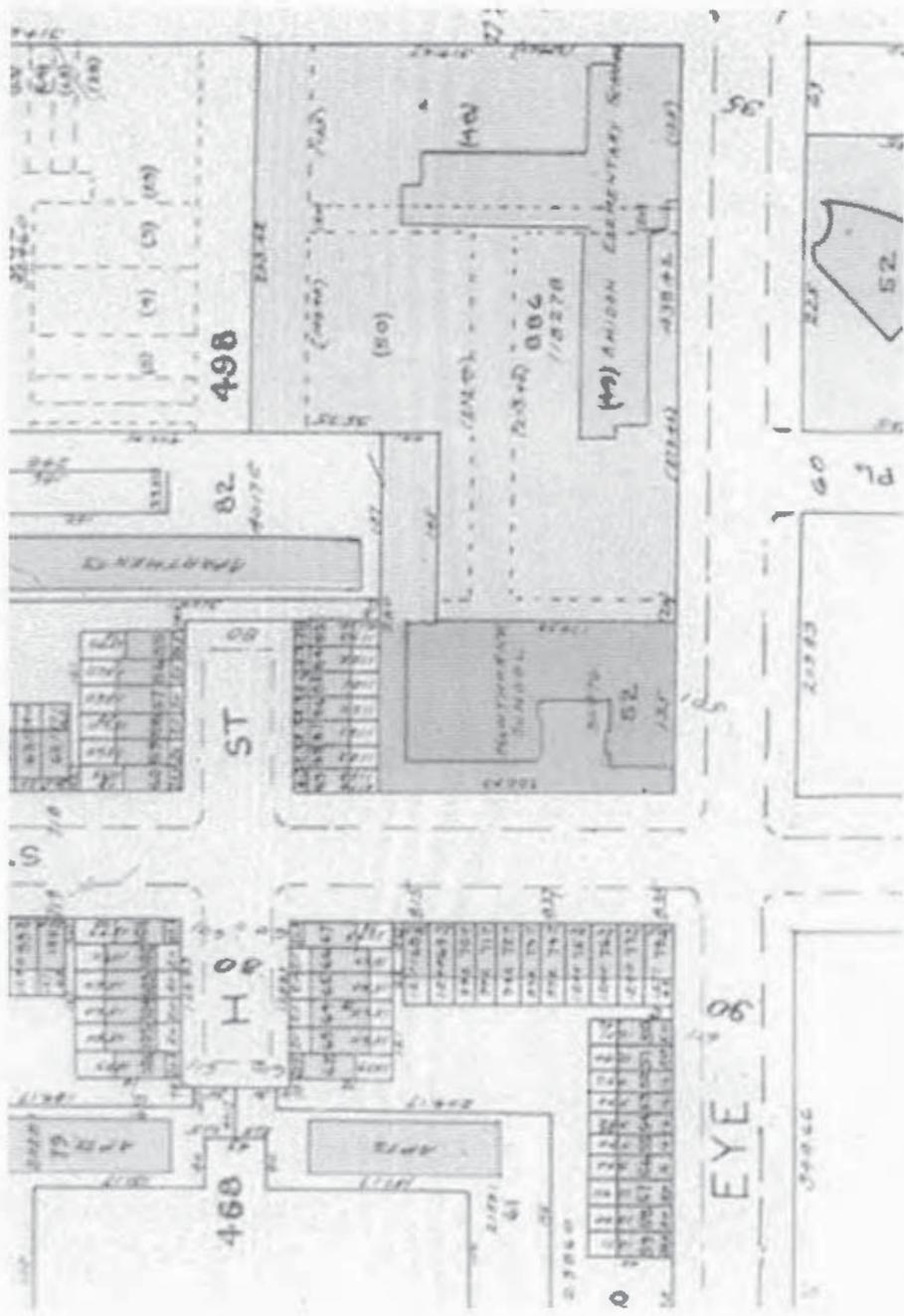
Hawthorne School  
Name of Property  
**USGS MAP**

Washington, DC  
County and State



Hawthorne School  
Name of Property

Washington, DC  
County and State



Boundary Map showing location of Hawthorne School (from 1965 Baist Atlas, Library of Congress)

Hawthorne School  
Name of Property

Washington, DC  
County and State

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: 501 I Street SW

City or Vicinity: Washington

County:

State: DC

Photographer: Cecille Chen

Date Photographed: Photos 1-7: April 26, 2014. Photo 8: March 11, 2011.

Description of Photograph(s) and number, include description of view indicating direction of camera:

See Attached

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding

Hawthorne School

Washington, DC

Name of Property

County and State

this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior,  
1849 C. Street, NW, Washington, DC.

<sup>1</sup> "Police Boys Club Unveiling Date Set," *Washington Post*; Dec 6, 1948; 6

<sup>2</sup> "A Bulldozer Isn't Always Needed," *Washington Post*, Apr 4, 1964; E11

<sup>3</sup> Ibid

<sup>4</sup> Elizabeth Jo Lampl, Architectural Historian and Consultant. National Register Multiple Property Documentation Form, *Maryland Subdivisions and Architecture Planned and Designed by Charles M. Goodman Associates in Montgomery County* Montgomery County Department of Park and Planning, Historic Preservation Section January 2004, Section E, Page 6 through Page 10. Lampl's biographical account is based in part on interviews with Goodman's associates and in part upon school transcripts. It differs on some points from Goodman's AIA information, which is not necessarily sourced.

<sup>5</sup> These dates and information are taken from Goodman's AIA Application questionnaire of 1946 and Fellowship nomination of 1956, which are accessible online at in his AIA membership file at [http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/F-H/Goodman\\_CharlesM.pdf](http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/F-H/Goodman_CharlesM.pdf)

<sup>6</sup> Charles Goodman's AIA Application questionnaire of 1946 and Fellowship nomination of 1956, at [http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/F-H/Goodman\\_CharlesM.pdf](http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/F-H/Goodman_CharlesM.pdf)

<sup>7</sup> National Register of Historic Places Registration Form. Hollin Hills Historic District , (VDHR File #029-5471), December 2012.

<sup>8</sup> "Unique Town House Planned," *Washington Post*, Jun 8, 1947; R1

<sup>9</sup> <http://www.preservationnation.org/travel-and-sites/sites/northeast-region/new-canaan-ct/architects/charles-goodman.html>, viewed June 23, 2014.

<sup>10</sup> Charles M. Goodman AIA Fellowship nomination

<sup>11</sup> Benjamin Forgey, "Building Optimism," *Washington Post*; Nov 21, 1992; G8.

<sup>12</sup> Martin Weil. "Charles Goodman Dies at 85; Architect for Hollin Hills," *Washington Post*; Oct 31, 1992; B6

<sup>13</sup> Lampl, F1.

<sup>14</sup> Charles M. Goodman AIA Fellowship nomination

<sup>15</sup> Rosemary Donihi, "Final Move is Surprise for Students," *Washington Post*, Nov, 24, 1964, C2.

<sup>16</sup> *Charles M. Goodman Archive*, at <http://www.loc.gov/bicentennial/gifts/gift510.html>

<sup>17</sup> "Unitarian Universalist Church of Arlington," Virginia Department of Historic Resources, PIF Resource Information Sheet 000-3424, (October 2012), 2-3.

<sup>18</sup> "A Bulldozer Isn't Always Needed"

Students In Mood To Move, By Rosemary Donihi, *The Washington Post* Jun 28, 1964, pg. F15

Boys Club Dedication Today at 3, *The Washington Post*, Dec 12, 1948, pg. M14

Police Boys Club Unveiling Date Set, Dec 6, 1948, pg. 16

Segregated Youth In Our National Capital, by Phineas Indritz, *The Crisis*, Dec 1956, Vol. 63, No. 10.

Hawthorne School  
Name of Property

Washington, DC  
County and State

Annual Report of the Government of the District of Columbia for the Year Ended June 30, 1934

Hawthorne's Next Experiment: New Term Calls for a New School, By Rosemary Donihi, *The Washington Post*, February 18, 1962, page F1.

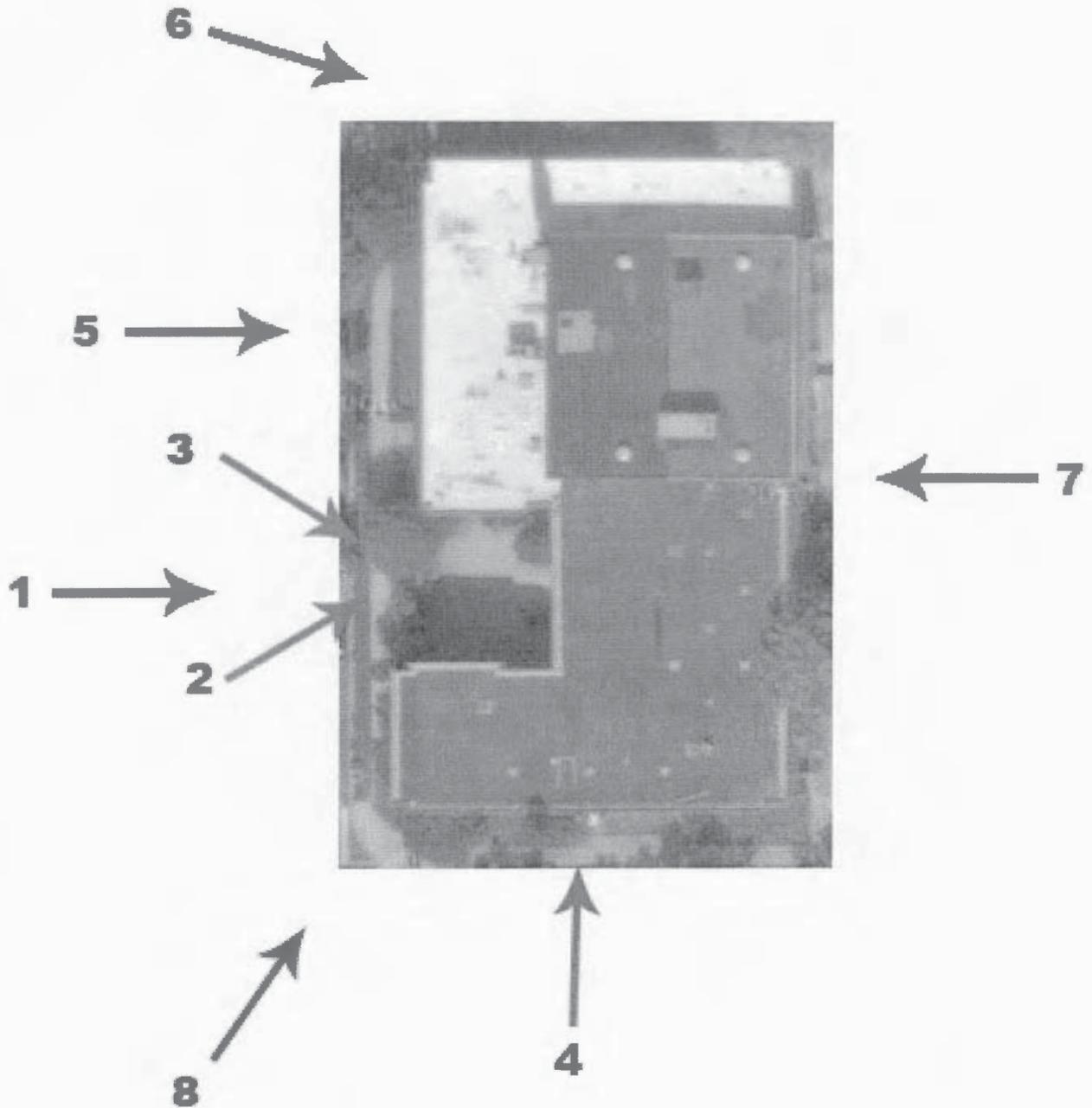
Southeastern U. acquired by another school in D.C., By Daniel de Vise, *The Washington Post*, March 6, 2010

Final Move is a Surprise for Students, By Rosemary Donihi, *The Washington Post*, Nov 24,, 1964, C2.

Graduate School to Anchor Wharf's First Phase, By Glenn Favreau, *The Southwester*, April 2011.

Hawthorne School  
Name of Property

Washington, DC  
County and State



Hawthorne School  
Name of Property

Washington, DC  
County and State

# Photo #1



Hawthorne School  
Name of Property

Washington, DC  
County and State

## Photo #2



Hawthorne School  
Name of Property

Washington, DC  
County and State

### Photo #3



Hawthorne School  
Name of Property

Washington, DC  
County and State

# Photo #4



Hawthorne School  
Name of Property

Washington, DC  
County and State

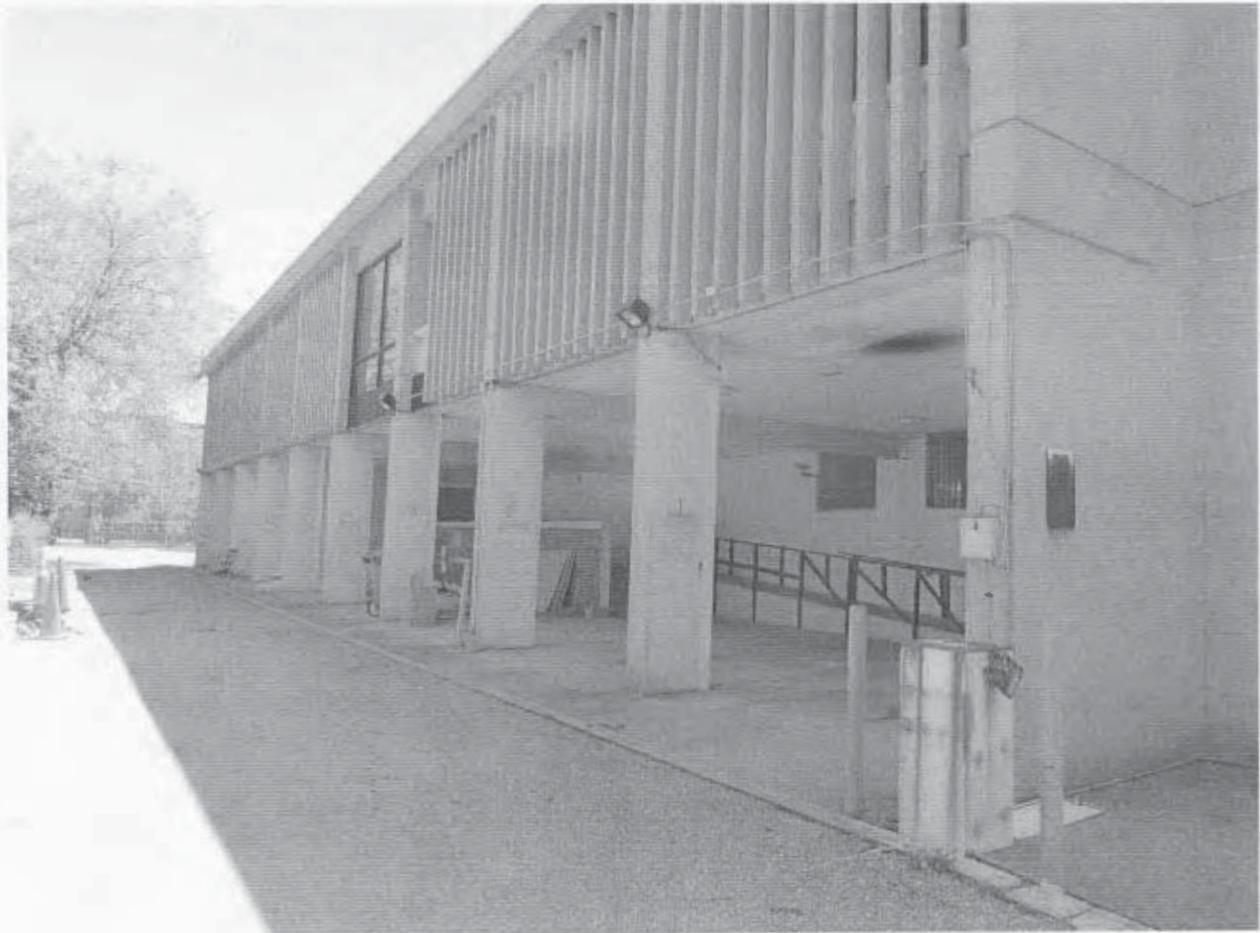
## Photo #5



Hawthorne School  
Name of Property

Washington, DC  
County and State

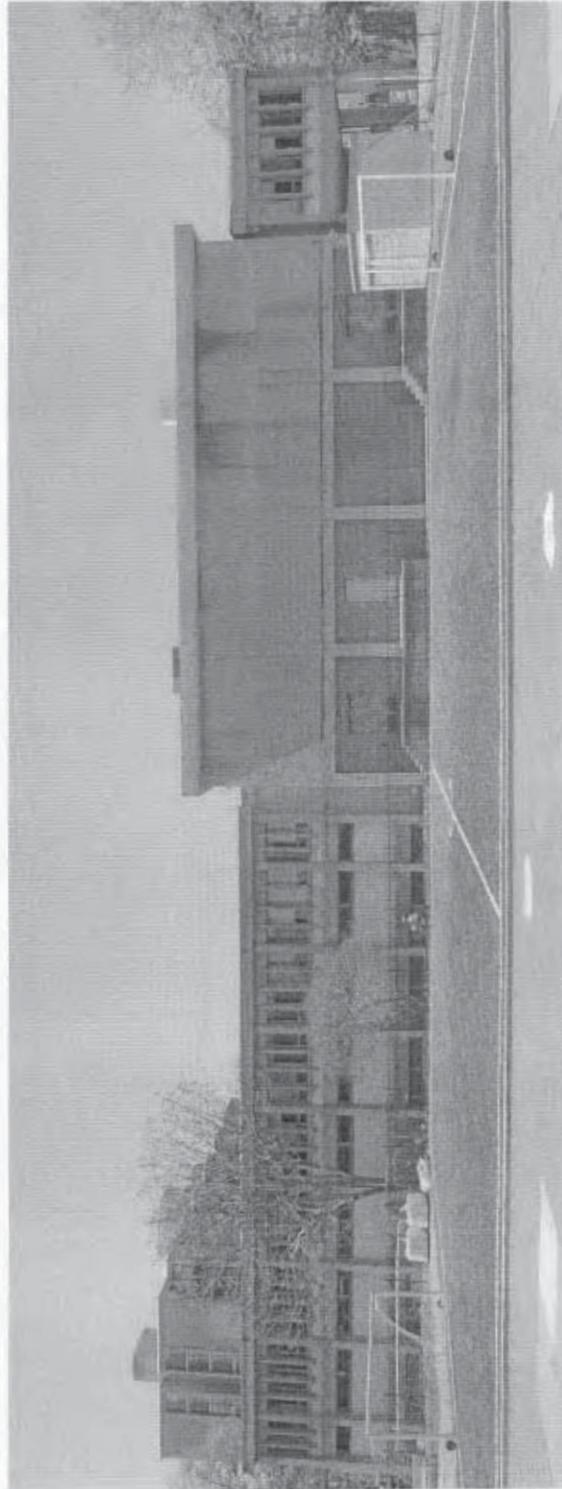
## Photo #6



Hawthorne School  
Name of Property

Washington, DC  
County and State

# Photo #7



Hawthorne School  
Name of Property

Washington, DC  
County and State

## Photo #8



Lot 69  
512 H ST

Lot 68  
510 H ST

Lot 90  
500-508 H ST

Lot 85  
504 H ST

Lot 84  
502 H ST

Lot 83  
500 H ST

Lot 81  
516 H ST

R-5-B

Lot 52  
511 H ST

**Southeastern  
University**

R-3