

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name George Washington University/Old West End Historic District

other names/site number \_\_\_\_\_

## 2. Location

street & number Between F and I and 19<sup>th</sup> and 23<sup>rd</sup> Streets and Virginia Avenue, NW ☐ not for publication

city or town Washington, D.C. ☐ vicinity

state District of Columbia code DC county \_\_\_\_\_ code 001 zip code \_\_\_\_\_

## 3. State/Federal Agency Certification

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

I hereby certify that this X 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 X 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   X   local

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency/bureau or Tribal Government \_\_\_\_\_

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

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

## 4. National Park Service Certification

I hereby certify that this property is:

    entered in the National Register     determined eligible for the National Register

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

    other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

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## 5. Classification

### Ownership of Property (Check as many boxes as apply.)

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

### Category of Property (Check only **one** box.)

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

### Number of Resources within Property (Do not include previously listed resources in the count.)

| Contributing | Noncontributing |              |
|--------------|-----------------|--------------|
| 116          | 9               | buildings    |
| 3            |                 | sites        |
|              |                 | structures   |
|              |                 | objects      |
| 119          | 9               | <b>Total</b> |

### Name of related multiple property listing

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

N/A

### Number of contributing resources previously listed in the National Register

33

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Apartment

COMMERCE/TRADE/Specialty Store

EDUCATION/College/Library/Dormitory

### Current Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Apartment

COMMERCE/TRADE/Specialty Store

EDUCATION/College/Library/Dormitory

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Federal; Greek Revival; Italianate; Second Empire;

Italianate; Queen Anne; Romanesque;

Colonial Revival; Classical Revival; Tudor Revival;

Art Deco; Moderne; Mid-century Modern

### Materials

(Enter categories from instructions.)

foundation: Brick, stone, concrete

walls: Brick, stone, concrete

roof: slate

other:

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## Narrative Description

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

### SUMMARY PARAGRAPH

The George Washington University/Old West End Historic District is located in the present-day neighborhood of Foggy Bottom in northwest Washington, D.C. and encompasses the historic core of The George Washington University as well as other buildings not associated with the university. The irregularly shaped district spans eleven city blocks west of the White House and east of 23<sup>rd</sup> Street. The area, part of what was historically referred to as the “West End,” was one of Washington’s premier residential neighborhoods in the early to mid-19<sup>th</sup> century and still contains some of the city’s finest pre-Civil War dwellings. The historic district is roughly bounded by I (Eye) Street on the north, 22<sup>nd</sup> Street on the west, Virginia Avenue on the southwest, and 20<sup>th</sup> Street and 19<sup>th</sup> Street on the east. The district consists of 125 buildings (116 contributing, 9 non-contributing), including 19<sup>th</sup> and early 20<sup>th</sup> century buildings from the mixed-use neighborhood along with University-built academic buildings that together form the core of The George Washington University campus. In addition, the district includes three sites, University Yard, and Reservations 28 and 29—both parklets between 20<sup>th</sup> and 21<sup>st</sup> streets north and south of Pennsylvania Avenue, NW, respectively. Fifteen properties (consisting of 33 individual resources) within the historic district are already listed in the National Register.<sup>i</sup>

Initial development in the neighborhood consisted of substantial detached dwellings from the mid-19<sup>th</sup> century, including several architecturally sophisticated, high-style examples. Later, during the fourth quarter of the 19<sup>th</sup> century and early 20<sup>th</sup> century, rowhouses and small apartment buildings filled in the lots between the older freestanding houses and/or replaced them. During this period of development, public, commercial, educational, and religious buildings were built to support the needs of the residential population. Several of these buildings survive as notable reminders of the area’s past, including the craftsman-style Engine Company 23, the former Grant School featuring a tall central tower, the Romanesque Revival Concordia United Church of Christ, and the Spanish Mission-style Union Methodist Church. In 1912, when The George Washington University established itself in the neighborhood, it adapted existing buildings to accommodate academic and administrative uses. During the early to mid-20<sup>th</sup> century, the University constructed new, purpose-built academic buildings and other facilities in the former neighborhood, developing its first campus master plan, the Harris Plan, in 1922 that included University Quadrangle (now University Yard) at its center. Collectively, the University buildings, old and new, the Yard and other open spaces combine to form a vibrant urban campus.

### NARRATIVE DESCRIPTION

#### Nineteenth-Century Residential Development

The earliest development in the historic district occurred before the Civil War with the surviving buildings being the most substantial ones from the period.<sup>ii</sup> These architecturally notable detached residences were built in a variety of architectural styles—Federal, Italianate, and Greek Revival—and display features that convey the affluence of their owners. The architecture of these houses represents the skillful design and craftsmanship available to wealthy residents of the neighborhood. Examples include the Federal-style Caldwell-Monroe House, built in 1808 (2017 I Street); the 1849 Greek Revival Steedman-Ray House (1925 F Street); the 1853 Margaret Wetzel House (714 21<sup>st</sup> Street); the 1855 Woodhull House (2033 G Street); and the 1860 General MacFeely House (2015 I Street). The robust massing and bold decorative details of the Wetzel, Woodhull and MacFeely houses convey the essence of the Italianate style in the city, just as the elegant, yet simpler and more balanced façade compositions of the Caldwell-Monroe House and the Lenthall Houses are typical of federal-era design. These pre-Civil War dwellings have all already been listed in the National Register of Historic Places based on their individual architectural distinction and associations with persons important to

<sup>i</sup> Several of the National Register listings include properties with more than one resource. For instance, the Earley Office and Studio consists of two buildings; the Lenthall Houses consists of two attached dwellings, the George Washington University President’s Office consists of two attached dwellings; Concordia Church and Rectory includes the separate church and rectory buildings; and the Red Lion Row National Register listing includes 13 contributing buildings. As a result, the fifteen National Register properties account for 33 resources noted as “previously listed contributing resources” in the National Register nomination form.

<sup>ii</sup> Census and other records indicate that other, less substantial buildings also existed in the area. However, only the grander residences that were home to the area’s wealthy residents survive from this initial period of development.

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our past. They are remnants of what was once a fashionable neighborhood of detached houses and survive as an important concentration of pre-Civil War dwellings outside of Georgetown. While construction of detached single-family dwellings did continue sporadically in the historic district through the end of the 20<sup>th</sup> century, this housing type was largely supplanted in the late 19<sup>th</sup> century by rowhouse construction that is typical of the city's historic residential building stock.

In the post-Civil War era, rowhouse construction was widespread throughout the city, including in the boundaries of the historic district. For the most part, rowhouses were built as speculative ventures. They were typically erected in groupings of three or more, and occasionally in multiples sufficient to line an entire block or square. Developers favored rowhouses as a building type because they were inexpensive and expeditious to construct. Illustrating its versatility, the rowhouse was designed in a variety of styles and forms. The George Washington University/Old West End Historic District contains single townhouses and rowhouses exhibiting a wide range of architectural styles, including a variety of Victorian-era styles—both academic and vernacular, and the Arts and Crafts, Flemish Revival, and Georgian Revival styles. Examples of these styles include the Oscar Underwood Houses (2000-2002 G Street), 2210 F Street, 2210 G Street, 605-609 21<sup>st</sup> Street, and 2031 F Street, respectively. Most rowhouses in the Historic District are two or three-story, two-bay brick houses with a full-height projecting bay. The ornamentation, such as impressive brick corbelling and cornices, showcased the skills of the local brick builders working in the neighborhood. Handsomely detailed brick rowhouses form cohesive groups of residential buildings throughout the George Washington University/Old West End Historic District.

#### Twentieth-Century Residential Development

By the turn-of-the-20<sup>th</sup> century, as the need for housing continued to escalate and rowhouse development had already filled in most of the city's blocks, apartment building living began to be perceived as an acceptable housing alternative for the middle-class. In the West End, developers constructed small apartment buildings to provide housing for the burgeoning federal workforce. Typically three to four stories in height, the early 20th-century apartment buildings echoed traditional Washington rowhouse design. One such example—the Llewellyn (2224 F Street), now known as the Allen Lee Hotel and built in 1900—exhibits a Victorian aesthetic common to rowhouse design in its series of projecting bays and its corbelled brick façade. The Georgian Revival-style six-family apartment house at 2031 F Street is also typical of small apartment houses from the period with its simple proportions and Georgian detailing including a flat brick façade with glazed headers, and symmetrical fenestration articulated by bold stone keystones. By retaining a rowhouse-like appearance, these apartment buildings successfully integrated into the 19th-century neighborhood, but also forged the path for the acceptance of larger-scale apartment buildings that were to come.

In the 1920s and 1930s, the small apartment houses gave way to larger ones that were typically eight stories in height (the maximum allowed under the 1920 zoning act). These apartment blocks with small footprints, but a large number of living units, were conveniently located and provided affordable amenities for government workers in the interwar years. Ornamental features were reserved for the most prominent parts of the buildings, such as the entrance or the roofline, as demonstrated by the denticulated cornice on the Francis Scott Key Hotel (600 20<sup>th</sup> Street). During this period, any vestiges of the Victorian aesthetic had been supplanted by Classical Revival-style building traditions. Tall, red brick apartment buildings with limestone door surrounds and projecting limestone cornices typically describe the area's apartments from the period, such as is seen at the Drake apartments at 2119 H Street, NW. The Art Deco and Art Moderne styles soon followed with the 1928 Park Central Apartment Building at 1900 F Street illustrating an early example both in the neighborhood and larger city. The 1940 York Apartments (532 20<sup>th</sup> Street) has certain Art Deco details, but its minimal use of ornamentation, horizontal design emphasis, and its corner windows are starting to show more Modern influences, namely that of the International Style.

#### University Buildings

In 1912, the George Washington University (previously known as Columbian College) moved from its original location in present-day Columbia Heights to the 2000 block of G Street in today's Foggy Bottom neighborhood. In the ensuing decades as the University outgrew its first quarters in Rose's Industrial School (now demolished) on G Street, it purchased a number of buildings in the neighborhood which it then adapted for classroom and administrative uses. In the early 1920s, as its permanency in the area was firmly established, the University developed its first Master Plan, called the Harris Plan for its designer, Albert Harris, and began constructing new academic buildings around a central quadrangle. The first of these buildings—Stockton and Corcoran Halls (720 20<sup>th</sup> Street and 725 21<sup>st</sup> Street, respectively)—established an institutional Georgian Revival-style aesthetic for the University. Similar in appearance, Stockton and Corcoran Halls are four-story red brick buildings with limestone trimwork and Colonial Revival-style door surrounds. They have restrained compositions and employ a conservative use of materials and classical detailing that convey formalism and

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order. Subsequent buildings constructed by the University exhibit a more Modernist aesthetic. Bell and Stuart Halls, 1935 and 1936, respectively, are identical brick-clad structures that offer spare detailing, but an overall modern Colonial Revival style. The 1938 Hall of Government (710 21<sup>st</sup> Street) deviates from the use of brick and instead employs a limestone cladding with vertical bands of windows. Although relatively unadorned across the façade, an Art Deco *bas relief* enlivens the principal entry on 21<sup>st</sup> Street. The spare and cube-like Lisner Auditorium (730 21<sup>st</sup> Street/2023 G Street), 1941-42, stands as a bold geometric statement. While its inspiration is classical, the design of Lisner Auditorium is abstracted to its empirical geometric element, the cube. Late 20<sup>th</sup>-century academic buildings, such as the 1967 Jacob Burns Library (716 20<sup>th</sup> Street), exhibit postmodern design with oversized historic details including the window lintels, voussiors, and keystones that emulate the historic architecture of the area.

#### Other Building Types

In addition to the former residential and existing university buildings, the district includes public, religious, educational, and commercial buildings. Generally constructed during the 19th and early-20th centuries, these buildings provided amenities for neighborhood residents. Among these are the 1882 Romanesque Revival-style Grant School (2130 G Street) and the 1910 Engine Company No. 23 (2119 G Street) across the street. The Ulysses S. Grant School is characterized by its central entrance tower and its orderly array of segmental-arched windows on all three floors. Engine Company No. 23 is a two-story brick building with simple tri-partite front elevation, a prominent central bay with marble surround flanked by two narrow windows on either side, and topped by a hipped roof with a small arched dormer. The fire house provides an example of an Arts and Crafts interpretation of the Italian Renaissance Revival style.

Two churches formed important anchors in the community. Concordia United Church of Christ (1920 G Street) is an exceptional piece of architecture with a soaring eight-sided spire, large stained glass windows, and heavy ornamentation. The 1846 Union Methodist Church (812-818 20<sup>th</sup> Street) exhibits a Spanish Mission style after a 1910 renovation resulted in a stuccoed exterior surface, stained glass windows, and red tile roof.

Commercial buildings in the historic district were typically mixed-use buildings, with retail space on the first floor and residential space on the upper floors. The most notable example of the commercial building type is Quigley's Pharmacy (619 21<sup>st</sup> Street). Constructed in 1909, the first floor of this three-story brick building housed a drugstore and lunch counter that served as a social center for students of The George Washington University. The defining feature of Quigley's Pharmacy is the full-height octagonal bay that turns the corner at the intersection of 21<sup>st</sup> and G Streets. Other commercial enterprises occupied back lots accessed by alleyways. In particular, three back buildings along the 2100 block of G Street historically occupied an alley, identified as Daly's Alley on historic maps. Between 1896 and 1902, baker John Bender built a bake oven and stable at the rear of his lot at 2127 G Street, and a three-story combined bakery and dwelling on the front of the lot. Although the rear stable no longer exists, two adjacent back buildings do still survive. John J. Earley who specialized in concrete for architecture and sculptural work, and artist Marie Bussard, both built artist studios at the rear of their lots at 2129 and 2131 G Streets.

#### Landscapes

##### **University Yard**

University Yard is George Washington University's largest open area, designed as part of the 1922 Harris Plan. The central quadrangle, known originally as University Quadrangle, but now called University Yard, is lined by a series of red brick academic buildings with brick pathways traversing the central grassy expanse, and serves as the social center of the campus. The Yard comprises the center of Square 102 (the block bounded by H Street on the north, 20<sup>th</sup> Street on the east, G Street on the south, and 21<sup>st</sup> Street on the west). Complementary academic buildings frame the Yard to the south, east, and west, while the quadrangle opens on the north to H Street. The six-story central pylon of Lisner Hall (2023 G Street) occupies the center of the southern end of University Yard, providing a visual anchor from inside the Yard. Brick pathways follow the perimeter of the quadrangle, while additional brick pathways cross the yard following the cardinal and intermediate compass directions. The interior pathways converge in a circular plaza at the center of the yard. Benches and light posts are spaced periodically along the walkways. A statue of George Washington stands in a small square plaza directly inside the main entrance along H Street. Large mature trees line the eastern and western edges of the quadrangle. University Yard integrates the surrounding academic buildings into a cohesive group and imparts a stately presence on the campus and the historic district.

University Yard was conceived as part of the University's Harris Plan, but has evolved over time. The Harris Plan envisioned a central University quadrangle around which a series of eight buildings would be constructed (*Figure 1*). Only two of the eight buildings—Corcoran and Stockton Halls—were constructed according to the plan. In the early 1930s,

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then university president, Cloyd Heck Marvin, developed a broader vision for the university complex, choosing to enlarge the campus beyond the Harris Plan and its Quadrangle. Marvin also sought to open the campus up to the city, rather than having it be an insular complex within it. This decision set the stage for the physical expansion of the University on a larger scale—that is an urban campus spreading over multiple blocks. Still, University Yard remained the heart of the campus and the university's central open space.<sup>iii</sup> In 1930, the *Washington Star* reported:

Entirely hidden from the public, the work on the University's grounds has been going on swiftly and silently until now the space enclosed by Corcoran Hall on one side, Stockton Hall on the other end, numerous buildings of the University on the other two sides, has developed into a delightful park, with trees, gravel walks and comfortable garden seats, effectively cut off from noise and traffic of the streets.

In 1949, the University hired the Olmsted firm to develop a "Tentative Plan for Development" for GW. This plan shows an extensive campus with large institutional building footprints and no retention of the neighborhood's historic building stock. Of particular note, though, is the plan for the Yard, where the north end is open to H Street with a similar semi-enclosed courtyard area on the north side of H Street. Although the Olmsted Plan was, happily, not implemented on a larger scale that would have resulted in the loss of the historic residential building stock, the arrangement of buildings around the Yard with the north end of the quadrangle left open, has essentially, been carried out.

In 1976, a temporary gym building that stood on the Yard was removed, and in 1986 donated funds were allocated to the beautification of the Yard. This project, under the design guidance of the architecture firm of Skidmore, Owings and Merrill (SOM) involved grading, landscaping, drainage, irrigation, benches, lighting, new flagpoles, and a brick gateway at the open north end on H Street NW.

### Reservations 28 and 29

Reservations 28 and 29 are two triangular parks flanking Pennsylvania Avenue between 20<sup>th</sup> and 21<sup>st</sup> Streets. These open spaces, part of L'Enfant's original plan for the City of Washington, were first improved in the 19<sup>th</sup> century, though the present plan dates from 1917-1918. Reservation 29 on the north side of Pennsylvania Avenue, is named for President James Monroe whose house at 1717 I Street fronts on the park. Reservation 29 includes a fountain and is enclosed by a low ornamental urn-finial fence.

### Public Space

In 1870, Congress passed legislation that designated part of the city's street rights-of-way immediately next to private property as park areas to be maintained by the adjacent property owner. While many think of this land as their front or side yard, these areas are intended to serve as a continuous park-like strip of green space that unites buildings in a linear garden setting. As in many of the city's oldest neighborhoods, this public space landscape is an important contributor to the setting and character of the George Washington University/Old West End Historic District.

### Contributing and Non-Contributing Buildings

The George Washington University/Old West End Historic District is comprised of several building types and a wide range of architectural styles that resulted from the integration of The George Washington University into the surrounding urban neighborhood. This diversity of building types and styles creates visually rich streetscapes throughout the historic district. The juxtaposition of the mixed-use neighborhood with University buildings creates a distinctive setting for an institution of higher learning in the nation's capital. The George Washington University/Old West End Historic District consists of 116 contributing buildings and nine non-contributing buildings. The nine non-contributing buildings were all built after the end-date of the Period of Significance for the historic district (1951) and are generally large-scale institutional structures. They are out-of-character to the historic district, but as they are integral components of the campus and do not form an edge to the historic district, they are included within it.

### Integrity

Overall, THE George Washington University/Old West End Historic District retains high integrity. The unique amalgamation of buildings visually conveys the history the various phases of development of the district from the early

<sup>iii</sup> Letter from Michael La Place, AICP, PP to Kim Williams, September 20, 2011. Michael La Place BA '85, MURP '89, participated in three revisions to the GS Campus Plan, including the 1993 Campus Amenities Plan, and is thus well aware of the evolution of the campus and University Yard. His letter provides a brief history of the Yard and its evolution.

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19<sup>th</sup> century through the mid-20<sup>th</sup> century. of the integration of The George Washington University into what was historically referred to as the city's "West End." The historic district illustrating The district retains a large concentration of early-to mid-19<sup>th</sup>-century detached dwelling forms; many rows of late 19<sup>th</sup> and early 20<sup>th</sup>-century rowhouses; multi-story apartment buildings; civic, religious and institutional buildings associated with the 19<sup>th</sup>-century neighborhood; and the many University-related buildings ranging from Stockton and Corcoran Halls—the first purpose-built University buildings—to the iconic Lisner Auditorium. The buildings, their settings, and open spaces retain integrity of design, materials, workmanship, feeling and association.

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**George Washington University/West End Historic District—CONTRIBUTING BUILDINGS**

**SQUARE 58**

| <u>Address</u>  | <u>Building Name</u> | <u>Date Built</u> | <u>Architect</u>    |
|-----------------|----------------------|-------------------|---------------------|
| 2206 F Street   | Bryam House          | 1892              | Charles F. Byram    |
| 2208 F Street   | Fowler House         | 1878              |                     |
| 2210 F Street   |                      | 1888-1889         |                     |
| 2212 F Street   | French House         | 1887              | Calvin Brent        |
| 2224 F Street   | The Llewellyn        | 1900              | Sunderland Brothers |
| 518 22nd Street | Klipstine Row        | 1887              | B.F. Brice          |
| 520 22nd Street | Klipstine Row        | 1887              | B.F. Brice          |
| 522 22nd Street | Klipstine Row        | 1887              | B.F. Brice          |
| 524 22nd Street | Klipstine Row        | 1887              | B.F. Brice          |
| 526 22nd Street | Klipstine Row        | 1887              | B.F. Brice          |

**SQUARE 77**

| <u>Address</u> | <u>Building Name</u> | <u>Date Built</u> | <u>Architect</u>    |
|----------------|----------------------|-------------------|---------------------|
| 2119 H Street  | Drake Apartments     | 1925              | Stern & Tomlinson   |
| 2121 H Street  | Schenley Apartments  | 1926              | George T. Santmyers |
| 2100 I Street  | The Barclay          | 1925              | Stern & Tomlinson   |
| 2124 I Street  | The West End         | 1926              | George N. Ray       |

**SQUARE 78**

| <u>Address</u> | <u>Building Name</u>  | <u>Date Built</u> | <u>Architect</u> |
|----------------|-----------------------|-------------------|------------------|
| 2015 I Street  | MacFeely House        | 1853-1857         |                  |
| 2017 I Street  | Caldwell-Monroe House | 1808              |                  |
| 2019 I Street  | The Lombardy          | 1927              | David L. Stern   |

**SQUARE 79**

| <u>Address</u>   | <u>Building Name</u>  | <u>Date Built</u> | <u>Architect</u>        |
|------------------|-----------------------|-------------------|-------------------------|
| 2115 G Street    | James Monroe Hall     | 1951              | Waldron Faulkner        |
| 2119 G Street    | Engine Company No. 23 | 1910              | Hornblower and Marshall |
| 2125 G Street    |                       | 1926              |                         |
| 2127 G Street    | Bender House          | 1905              | Thomas M. Haislip       |
| 2129 G Street    | Bussard Apartments    | 1916              | James Babb              |
| 2129(Rear) G St  | Bussard Studio        | 1911              | F.H. Jackson            |
| 2131 G Street    | Earley Office         | 1907              | John J. Earley          |
| 2131 (Rear) G St | Earley Studio         | 1907              | John J. Earley          |
| 710 21st Street  | Hall of Government    | 1938              | Waldron Faulkner        |
| 714 21st Street  | Margaret Wetzel House | 1853-1857         |                         |
| 730 21st Street  | Lisner Auditorium     | 1941-1943         | Waldron Faulkner        |

**SQUARE 80**

| <u>Address</u> | <u>Building Name</u>    | <u>Date Built</u> | <u>Architect</u>    |
|----------------|-------------------------|-------------------|---------------------|
| 2101 F Street  | Federline Row           | 1890              | Nicholas T. Haller  |
| 2106 G Street  | Dwelling                | 1870 ca           |                     |
| 2108 G Street  | E. Martine House        | 1871 ca           |                     |
| 2110 G Street  | McAllister House        | 1896              | Waddy B. Wood       |
| 2112 G Street  | McKnew House            | 1880              |                     |
| 2114 G Street  | Brooks House            | 1919              | Edward O. Volland   |
| 2130 G Street  | Ulysses S. Grant School | 1882              | John B. Brady       |
| 2134 G Street  | The Virginia Apartments | 1901              | Thomas F. Schneider |



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|                 |                       |         |                         |
|-----------------|-----------------------|---------|-------------------------|
| 2136 G Street   | Sherman Row           | 1891    |                         |
| 2138 G Street   | Sherman Row           | 1891    |                         |
| 2140 G Street   | Sherman Row           | 1891    |                         |
| 2142 G Street   | Sherman Row           | 1891    |                         |
| 600 21st Street | Federline Row         | 1890    | Nicholas T. Haller      |
| 602 21st Street | Federline Row         | 1890    | Nicholas T. Haller      |
| 604 21st Street | Lenthall House        | 1800 ca | John Lenthall           |
| 606 21st Street | Lenthall House        | 1800 ca | John Lenthall           |
| 620 21st Street | Hattie M. Strong Hall | 1936    | Towbridge and Faulkner  |
| 603 22nd Street | Rowhouse              | 1897    | A. B. Mullett & Company |
| 605 22nd Street | Rowhouse              | 1897    | A. B. Mullett & Company |
| 607 22nd Street | Rowhouse              | 1897    | A. B. Mullett & Company |
| 609 22nd Street | Rowhouse              | 1897    | A. B. Mullett & Company |
| 611 22nd Street | Rowhouse              | 1897    | A. B. Mullett & Company |
| 613 22nd Street | Bernina Glover House  | 1906    | James H. Byram          |
| 615 22nd Street | Sherman Rowhouses     | 1890    | W. E. Brown             |
| 617 22nd Street | Sherman Rowhouses     | 1890    | W. E. Brown             |
| 619 22nd Street | Sherman Rowhouses     | 1890    | W. E. Brown             |
| 2109 F Street   | Apartment Building    | 1919    | Louis E. Sholtes        |
| 2115 F Street   | Guthridge Apartments  | 1926    | Stern & Tomlinson       |
| 2121 F Street   | Dr. Rayburn House     | 1884    |                         |
| 2123 F Street   | Dwelling              | 1860 ca |                         |
| 2147 F Street   | Rowhouse              | 1897    | A.B. Mullett & Company  |

**SQUARE 81**

| <u>Address</u>  | <u>Building Name</u>     | <u>Date Built</u> | <u>Architect</u>  |
|-----------------|--------------------------|-------------------|-------------------|
| 2140 F Street   | Michael Moore House      | 1869 ca           |                   |
| 2142 F Street   | Fristoe & Simpson Houses | 1890              | George S. Cooper  |
| 2144 F Street   | Fristoe & Simpson Houses | 1890              | George S. Cooper  |
| 2146 F Street   | Duplex                   | 1897              | Albert L. Harris  |
| 2148 F Street   | Duplex                   | 1897              | Albert L. Harris  |
| 2150 F Street   | Pfeil Rowhouses          | 1909              | John C. Deichmann |
| 2152 F Street   | Pfeil Rowhouses          | 1909              | John C. Deichmann |
| 2154 F Street   | Pfeil Rowhouses          | 1909              | John C. Deichmann |
| 2156 F Street   | Pfeil Rowhouses          | 1909              | John C. Deichmann |
| 515 22nd Street | Park Manor Apartments    | 1940              | Raymond G. Moore  |

**SQUARE 101**

| <u>Address</u>     | <u>Building Name</u>    | <u>Date Built</u> | <u>Architect</u> |
|--------------------|-------------------------|-------------------|------------------|
| 2021 H Street      | August Foote House      | 1890              | Albert B. Bibb   |
| 2000-2002 I Street | Red Lion Row            | 1868              |                  |
| 2004 I Street      | Red Lion Row            | 1868              |                  |
| 2006 I Street      | Red Lion Row            | 1845              |                  |
| 2008 I Street      | Red Lion Row            | 1896              |                  |
| 2018 I Street      | Red Lion Row            | 1886              | Mr. Horstkamp    |
| 2022 I Street      | Red Lion Row            | 1875 ca           |                  |
| 2024 I Street      | Red Lion Row            | 1875 ca           |                  |
| 2026 I Street      | Red Lion Row            | 1875 ca           |                  |
| 2030 I Street      | Red Lion Row            | 1831              |                  |
| 2032 I Street      | Red Lion Row            | 1885              | T.F. Schneider   |
| 2034 I Street      | Red Lion Row            | 1885              | T.F. Schneider   |
| 2040 I Street      | Red Lion Row            | 1879              | T.F. Schneider   |
| 2042 I Street      | Red Lion Row            | 1879              |                  |
| 812 20th Street    | Union Methodist Rectory | 1866              |                  |
| 814 20th Street    | Union Methodist Church  | 1848/1910         |                  |

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| <u>Address</u>  | <u>Building Name</u> | <u>Date Built</u> | <u>Architect</u>   |
|-----------------|----------------------|-------------------|--------------------|
| 2003 G Street   | President's House    | 1892              | Victor Mindeleff   |
| 2013 G Street   | Stuart Hall          | 1936              | Weihle & Barnes    |
| 2023 G Street   | Lisner Hall          | 1939-1940         | Waldron Faulkner   |
| 2029 G Street   | Bell Hall            | 1935              | Weihle & Barnes    |
| 2033 G Street   | Woodhull House       | 1855 ca           |                    |
| 2036 H Street   | Samson Hall          | 1930              | Norris I. Crandall |
| 700 20th Street | President's House    | 1892              | George S. Cooper   |
| 720 20th Street | Stockton Hall        | 1924              | Harris & Heaton    |
| 725 21st Street | Corcoran Hall        | 1924              | Harris & Heaton    |

### SQUARE 103

| <u>Address</u>  | <u>Building Name</u>    | <u>Date</u> | <u>Architect</u>   |
|-----------------|-------------------------|-------------|--------------------|
| 2000 G Street   | Oscar Underwood House   | 1876 ca     |                    |
| 2002 G Street   |                         | 1876 ca     |                    |
| 2004 G Street   |                         | 1876 ca     |                    |
| 600 20th Street | Francis Scott Key Hotel | 1925        | George N. Ray      |
| 601 21st Street | Weaver Rowhouse         | 1897        | Arthur Heaton      |
| 603 21st Street | Weaver Rowhouse         | 1897        | Arthur Heaton      |
| 605 21st Street | Weaver Rowhouse         | 1897        | Arthur Heaton      |
| 607 21st Street | Weaver Rowhouse         | 1897        | Arthur Heaton      |
| 609 21st Street | Weaver Rowhouse         | 1897        | Arthur Heaton      |
| 619 21st Street | Quigley's Pharmacy      | 1909        | Woodward and Gregg |
| 2031 F Street   | Bloomer Apartments      | 1905        | B. Stanley Simmons |
| 2033 F Street   | Weaver Rowhouse         | 1897        | Arthur Heaton      |
| 2035 F Street   | Weaver Rowhouse         | 1897        | Arthur Heaton      |
| 2037 F Street   | Weaver Rowhouse         | 1897        | Arthur Heaton      |

### SQUARE 104

| <u>Address</u>  | <u>Building Name</u>  | <u>Date</u> | <u>Architect</u>    |
|-----------------|-----------------------|-------------|---------------------|
| 2000 F Street   | The Empire Apartments | 1939        | Harry Edwards       |
| 532 20th Street | The York Apartments   | 1940        | Frank Russell White |

### SQUARE 121

| <u>Address</u> | <u>Building Name</u>     | <u>Date</u> | <u>Architect</u>  |
|----------------|--------------------------|-------------|-------------------|
| 1920 G Street  | Concordia Church         | 1891-1892   | Schulze & Goenner |
| 1920 G Street  | Concordia Church Rectory | 1885        |                   |
| 1925 F Street  | Steedman-Ray House       | 1849        |                   |

### SQUARE 122

| <u>Address</u>     | <u>Building Name</u>                | <u>Date</u>  | <u>Architect</u>  |
|--------------------|-------------------------------------|--------------|-------------------|
| 1900 F Street      | Park Central/Thurston Hall          | 1928         | Harvey H. Warwick |
| 1916-1918 F Street | Whitney-Lawson Houses               | 1857-1858 ca |                   |
| 1922 F Street      | St. John's Orphanage                | 1914         | Lynch Luquer      |
| 514 19th Street    | All State's Hotel/<br>Mitchell Hall | 1927         | Waddy B. Wood     |

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**SQUARE 77**

| <u>Address</u>              | <u>Building Name</u>     | <u>Date Built</u> | <u>Architect</u> |
|-----------------------------|--------------------------|-------------------|------------------|
| 800 21 <sup>st</sup> Street | Cloyd Heck Marvin Center | 1986              |                  |

**SQUARE 80**

| <u>Address</u>              | <u>Building Name</u> | <u>Date Built</u> | <u>Architect</u> |
|-----------------------------|----------------------|-------------------|------------------|
| 2135 F Street               | South Hall           | 2009              |                  |
| 621 22 <sup>nd</sup> Street | Theta Kappa Epsilon  | 2000 ca           |                  |

**SQUARE 101**

| <u>Address</u>              | <u>Building Name</u>  | <u>Date Built</u> | <u>Architect</u> |
|-----------------------------|-----------------------|-------------------|------------------|
| 2010-2038 (Rear) I Street   | Red Lion Row (Infill) | 1980              |                  |
| 805 21 <sup>st</sup> Street | GW School of Media    | 2013              |                  |

**SQUARE 102**

| <u>Address</u>              | <u>Building Name</u> | <u>Date Built</u> | <u>Architect</u>  |
|-----------------------------|----------------------|-------------------|-------------------|
| 2000 H Street               | Lerner Hall          | 1984              |                   |
| 716 20 <sup>th</sup> Street | Jacob Burns Library  | 1967              | Mills & Petticort |

**SQUARE 103**

| <u>Address</u> | <u>Building Name</u> | <u>Date Built</u> | <u>Architect</u> |
|----------------|----------------------|-------------------|------------------|
| 2021 F Street  | GW Law School        | 2000 ca           |                  |
| 2025 F Street  | Potomac House Hall   | 2000 ca           |                  |

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

Property is:

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

### Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

EDUCATION

### Period of Significance

Ca. 1800-1951

### Significant Dates

Ca. 1800; 1912; 1922; 1924; 1927; 1951

### Significant Person

(Complete only if Criterion B is marked above.)

### Cultural Affiliation

### Architect/Builder

Albert Harris; Arthur B. Heaton; Waldron Faulkner

### Period of Significance (justification)

The Period of Significance of the George Washington University/Old West End Historic District extends from ca. 1800 to 1951, inclusive. The ca. 1800 date corresponds with the date of construction of the Lenthall Houses--the oldest buildings in the district and illustrative of the neighborhood's pre-Civil War architecture. The 1951 date corresponds with the completion of Monroe Hall, an academic building constructed by the University that was constructed towards the end of the tenure of University President Cloyd Heck Marvin. The period of significance encapsulates the development of the historic core of The George Washington University.

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**Criteria Considerations (explanation, if necessary): N/A**

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

The George Washington University/Old West End Historic District is significant as one of the city's oldest neighborhoods with a high concentration of pre-Civil War buildings and later rowhouses, and as the historic core of The George Washington University campus. The University was chartered by Congress in 1821 as Columbian College, belatedly fulfilling President George Washington's desire to establish an institution of higher education in the nation's capital. In 1912, the University moved from Columbia Heights to present-day Foggy Bottom, where it became committed to providing world-class education in the city. Over the next several decades, the University maintained a continuous effort to create a prominent campus in its tight urban setting, as per the 1922 Harris Plan, and the ambitious building agenda undertaken by President Cloyd Heck Marvin from 1927 to 1951.

The district embodies the evolution of the University's campus and the neighborhood into which it moved. Unlike other universities that benefited from large master-planned campuses on ample grounds, The George Washington University developed its campus over a period of decades within the confines of an urban setting. The historic district includes 19<sup>th</sup> and 20<sup>th</sup>-century buildings that were part of the residential neighborhoods that preceded the arrival of the University. Now considered to be part of the Foggy Bottom neighborhood, the area was historically in a part of the city referred to generally as the "West End." Beginning in the early 19<sup>th</sup> century, the term "West End" was used to refer to that area west of the White House; the name Foggy Bottom tended to refer to that area west of the White House, but south of F Street between it and the Potomac River. Within the "West End," 23<sup>rd</sup> Street served as a dividing line; to the west of 23<sup>rd</sup> Street was an industrial area and working-class neighborhood, while to the east was one of the most prestigious residential areas in Washington, D.C. Over time, the eastern end of the "West End" lost its cachet and transitioned into a middle-class neighborhood populated by professionals, laborers, and government employees. By the early 20<sup>th</sup> century, the West End area was often referred to as the "Old West End," thus giving rise to the name for the historic district: the George Washington University/Old West End Historic District.<sup>iv</sup> The district represents the history of West End and its evolution from a wealthy residential enclave to a neighborhood characterized by a diverse population and a mix of residential, commercial, public, religious, and educational uses, namely that of the George Washington University.

After its establishment, the University increasingly defined the character of the neighborhood. The University moved into and adapted the former residences for academic uses, administrative offices, and residence halls. It also erected purpose-built facilities to support academic instruction and house students. Today, the George Washington University/Old West End Historic District is largely defined by the presence of the University. In addition to its historical significance, the district contains the work of numerous prominent local architects from all phases of its development. The amalgamation of historically and architecturally significant buildings represents the interrelated history of the residential neighborhood and The George Washington University.

The distinctive urban campus represents the ideals and philosophy that underpin The George Washington University. In *Bricks without Straw: The Evolution of George Washington University*, former University Dean and Historian Elmer Louis Kayser concluded that the location of The George Washington University is a defining feature of the institution:

The strength of [The] George Washington University today rests in its independence of any denominational or other control; its location, happily chosen in the heart of the capital city, and the utilization of the opportunity that that location offers; the loyalty and ability of its officers and faculty; the eminence of its graduates, particularly in the field of public service; the willingness of distinguished men and women to devote time and talents as Trustees; the faith of generous donors in its mission; and the inspiration of a worthy tradition and a great name.<sup>v</sup>

<sup>iv</sup> See "Historic Usage of Place Names: West End, Foggy Bottom, and Old West End as gleaned from selected newspapers, 1817-1972." D.C. Historic Preservation Office, 2014.

<sup>v</sup> Elmer Louis Kayser, *Bricks without Straw: The Evolution of George Washington University* (Washington, D.C.: The George Washington University, 1970), 311.

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Defined by the integration of The George Washington University into its urban landscape, the George Washington/Old West End Historic District meets National Register of Historic Places Criterion A (association with events that have made a significant contribution the broad patterns of our history) and Criterion C (embodying the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or that possess high artistic value).

The Historic District's period of significance is from circa 1800, the approximate date of the construction of the Lenthall Houses, the earliest houses in the district, to 1951, inclusive, the date of the completion of Monroe Hall, one of the last buildings at GW constructed under the Marvin Plan.

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

**ARCHITECTURE:** The George Washington University/Old West End Historic District is significant in the Area of Architecture for its collection of high-style pre-Civil War dwellings; its late 19<sup>th</sup>-century Victorian-era rowhouses; its early to mid-20<sup>th</sup>-century apartment buildings; and its purpose-built university buildings. The early buildings, representing the Federal, Greek Revival and Italianate styles, present a high quality of design and materials commensurate with the neighborhood's then upper-class socio-economic status. The district's rowhouses reflect a range of Victorian-era styles, and were designed by some of the city's most well-known and respected architects and builders of the period. Similarly, the district's apartment buildings represent a variety of apartment types, sizes and forms and are representative of apartment building design city-wide.

In addition, the district contains a number of other building types, including schools, churches, a fire house and commercial buildings, all of which are executed in different styles and all of which contribute to the 19<sup>th</sup>-century architectural character of the district.

**COMMUNITY PLANNING AND DEVELOPMENT:** The George Washington University/Old West End Historic District is significant in the Area of Community Planning and Development for its 19th-century residential development and for its 20th-century campus plan. Upon its move to the city's West End in 1912, the George Washington University at first occupied existing residential buildings. During the 1920s, the school developed and began implementation of its first campus plan—the Harris Plan, designed by architect Albert Harris. This plan included the construction of several buildings around a central courtyard. Throughout the mid- to late twentieth century, the University expanded into the neighborhood, buying properties and renovating them for university uses, and constructing new, purpose-built buildings. Today, the university is fully entrenched into the former neighborhood and is a vital contributor to its urban site.

**EDUCATION:** The George Washington University/Old West End Historic District is significant in the Area of Education for its associations with The George Washington University. The University was chartered by Congress in 1821 as Columbian College, and in 1912 moved from its location in Columbia Heights to its site in present-day Foggy Bottom. Since 1912, the University has increasingly defined the character of the neighborhood, and today is majority owner of the historic building stock.

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**Developmental history/additional historic context information** (if appropriate)

**Early History of the George Washington University**

In 1820, the Baptist missionary Luther Rice organized an effort to establish a theological institution in the nation's capital. The aim of the organization was to educate "pious youth who are called to the gospel ministry." The trustees of the institution purchased a 48-acre campus immediately north of the boundary of the city of Washington. The tract, known thereafter as College Hill, ran from Boundary Street to Columbia Road between 14<sup>th</sup> and 15<sup>th</sup> Streets (in present-day Columbia Heights). With property in hand, the Trustees lobbied Congress and the President to formally incorporate the institution as a college. On February 9, 1821, Congress passed legislation establishing "a college for the sole and exclusive purpose of educating youth in the English, learned, and foreign languages, the liberal arts, sciences and literature," under the name "The Columbian College in the District of Columbia." Although the school had been founded by Baptists, Congress was leary of incorporating an institution for religious education, so it specifically provided that no trustees, professors or students would be excluded from Columbian College on the basis of religion.<sup>vi</sup>

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<sup>vi</sup> Kayser, *Bricks without Straw*, 27-32.

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In 1872, philanthropist and College trustee William W. Corcoran gave an endowment "to make the college a university" thereby prompting Congress in 1873 to rename the college *Columbian University*.<sup>vii</sup> During the 1880s, *Columbian University* relocated its academic departments to H Street, between 13<sup>th</sup> and 15<sup>th</sup> Streets in order to take advantage of the growing demand from downtown workers for continuing education. In 1884, the school opened a new university building—a Romanesque Revival-style building designed by William M. Poindexter and Joseph Hornblower near the intersection of 15<sup>th</sup> and H Streets. This central location gave the University the opportunity to reinvent itself as an educator of young men and, by 1887, women in the city's burgeoning civil service. The Scientific, Law and Medical Schools offered night classes taught by working professionals that catered to part-time students.<sup>viii</sup>

Although enrollment increased at the downtown campus, the University had been plagued by financial difficulties since the Civil War. The Panic of 1893 and ensuing depression worsened the school's financial standing. Furthermore, the prestige of the University was lessened in the eyes of many donors by the night courses that catered to working, part-time students. *Columbian University* was completely non-residential; it lacked residence halls and a cafeteria. Despite financial hardship, the University viewed expansion as the only means of improving its situation. In 1899, University Trustee Charles Willis Needham advocated for the University to build a new Law School on H Street, east of the main University building. A new medical school building soon followed. In 1902, the Board of Trustees elected Charles Willis Needham as the University's President. Needham was a man of vision, and under his leadership, *Columbian University* would strive for greater prominence. Still, despite his advancements of a grand plan for "a national university," Needham ultimately failed to secure a sound financial footing for the school.<sup>ix</sup>

### The National University

Around the turn of the 20<sup>th</sup> century, Needham saw the limitations of the building facilities as a major hindrance to the University's fundraising efforts. At that time, campuses across the country were inspired by the City Beautiful Movement, an urban planning effort to impart monumental grandeur on cities, and were designed, redesigned and relocated to meet this turn-of-the-20th-century aesthetic. In 1902, Needham announced a plan to move the school to a five-acre site known as Van Ness Park, the area bounded by C Street, Constitution Avenue, 17<sup>th</sup> Street, and 18<sup>th</sup> Street, NW.<sup>x</sup> The architecture firm of Hornblower and Marshall prepared sketches and plans for the site that were approved by the Board of Trustees. Needham then asked the Board of Trustees to sell the Law School Building at 15<sup>th</sup> and H Streets, valued at a quarter of a million dollars, to finance the purchase of the five-acre tract. But Needham's financing plan was met with strong opposition. Undaunted in his efforts to reach his goal, Needham arranged for the University to take out loans to finance the purchase.<sup>xi</sup>

To pay for his planned university buildings, Needham sought to tap the growing and potentially lucrative interest in a national university in Washington, D.C. The George Washington Memorial Association, formed in 1897 by a group of influential and patriotic women, aimed to establish just such an institution "for the purpose and with the objects substantially set forth in the last will of George Washington."<sup>xii</sup> In his will, Washington left fifty shares of the Potomac Company for the development of an academic center sited within the boundaries of the District of Columbia. John Wesley Hoyt, a prominent educator, author, and skilled organizer, had long sought to realize Washington's bequest. Hoyt corresponded with both *Columbian University* and the Memorial Association attempting to broker a deal in which the school would assume the role of the national university. In 1904, the University agreed to adopt the name "The George Washington University" in exchange for the Association sponsoring a half-million dollar central building in Van Ness Park, to be known as the George Washington Memorial.<sup>xiii</sup> Buoyed by the name change and the financial commitment for the George Washington Memorial Association, Needham launched an architectural competition to develop plans for the Van Ness campus buildings. Professor of Architecture

<sup>vii</sup> "The George Washington University," *The Washington Post*, August 30, 1908. P. EE4.

<sup>viii</sup> Kayser, *Bricks without Straw*, 144-152.

<sup>ix</sup> Kayser, *Bricks without Straw*, 182-185.

<sup>x</sup> The site was comprised of the grounds of the Benjamin Latrobe-designed Van Ness House, built for Mr. and Mrs. John Peter Van Ness in 1813-1816. The mansion was demolished in 1908 for the Pan American Union Building. See James Goode, *Capital Losses* (Washington, D.C.: Smithsonian Institution, 2003), 34-38.

<sup>xi</sup> Kayser, *Bricks without Straw*, 186-188.

<sup>xii</sup> Kayser, *Bricks without Straw*, 189

<sup>xiii</sup> Kayser, *Bricks without Straw*, 188-190. See "Memorial Hall and the New Buildings for George Washington University," *The Washington Post*, January 28, 1906, p. 13.

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Percy Ash invited six major firms from Washington, New York, Philadelphia and Boston to develop a general scheme for the campus as well as specific plans for the Memorial Building. A jury consisting of Ash, Charles McKim, Chairman of the Park Commission, and Bernard Green, Superintendent of the Library of Congress, selected the design of the New York firm of George B. Post and Son. The January 28, 1906 edition of the *Washington Post* published the winning scheme; a grand Beaux Arts complex intended to complement the architecture of the White House and other nearby public buildings. Unfortunately, Post and Son found the five-acre Van Ness site to be woefully inadequate for their planned group of monumental structures. The University would have to find more land to achieve the architects' grand vision.<sup>xiv</sup>

The Board of Trustees set out on a quixotic quest to secure 2-1/2-million dollars to purchase additional land. But by this point, the strength of the University's finances had declined. The real estate loans taken out by Needham had come due, and the University was forced to refinance at higher rates. Needham took steps to retrench, but by 1908 the University was running a \$54,000 deficit. In 1910, Needham and the Board's financial mismanagement prompted the U.S. Attorney General to launch an investigation. On April 27, a defeated Needham tendered his resignation. The ensuing federal inquiry revealed that since 1900, the University's expenses had outpaced its income by half-a-million dollars. The task of restoring prestige to the University fell to retired admiral Charles Stockton, who agreed to serve as President without compensation. Under Stockton's conservative leadership, the University would succeed in procuring a new campus worthy of a national university.<sup>xv</sup>

### The 1910 Formula

Stockton was an 1865 graduate of the U.S. Naval Academy. Plunged into the Civil War upon graduation, he had an illustrious naval career commanding the U.S.S. Kentucky. Later, Stockton led the Naval War College. He was appointed naval attaché in London and delegate plenipotentiary to the London Naval Conference of 1908-1909. As the author of *The Laws and Usages of War at Sea and Outlines of International Law*, Stockton enjoyed widespread regard as a scholar. He also brought a careful and calm approach to the management of The George Washington University. The "1910 Formula" devised by Stockton to restore public confidence in the University and erase its debt called for drastic cuts in expenditures. The University sold the Law School building at 15<sup>th</sup> and H Streets to reduce its maintenance costs. Stockton also reduced the teaching staff and cut salaries. He even suspended the football team. Despite the need to conserve, Stockton could not ignore the cramped and inadequate confines of the University. The Law School was leasing space in the top floors of a Masonic Temple at 13<sup>th</sup> Street and New York Avenue, the Department of Arts and Sciences was jammed in a series of downtown rowhouses, and enrollment in the Department of Mechanical Engineering was curtailed for lack of space. Relocation was desperately required.<sup>xvi</sup>

### Maxwell Woodhull and the Choice of G Street

A colorful character with an astute business sense, General Maxwell Van Zandt Woodhull was elected to the Board of Trustees in 1911. Woodhull was a smart dresser with a strict sense of military etiquette. As a Trustee, Woodhull worked diligently to stabilize the University's financial base and through these efforts, quickly established a position of considerable power within the organization. Woodhull owned a house at 2033 G Street and being familiar with affordable space available in the area, recommended that the University secure temporary quarters close to his Italian Villa-style home (Figure 2). On Woodhull's advice, Stockton rented the adjacent St. Rose's Industrial School, a now-demolished Second Empire-style building at 2023 G Street, to serve as a facility for the Arts and Sciences Departments and administrative offices. In June 1912, the University purchased the property for \$32,500. At the same time, it rented a residence at 2024 G Street, firmly establishing its presence in the neighborhood.

The decision to purchase St. Rose's Industrial School at 2023 G Street in 1912 established The George Washington University in an area still referred to as the West End, being west of the White House. Although he may not have known it at the time, Woodhull's real estate advice was a shrewd offer and defining moment in the history of the University. Woodhull remained active in promoting the University and he kept a watchful eye on the burgeoning campus that came to surround his own property. Woodhull reprimanded professors who strolled without hats and ensured that the shades

<sup>xiv</sup> Kayser, *Bricks without Straw*, 196; "Memorial Hall and the New Buildings for George Washington University," *The Washington Post*, 28 January 1906.

<sup>xv</sup> Kayser, *Bricks without Straw*, 200-207.

<sup>xvi</sup> Kayser, *Bricks without Straw*, 213-216.



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were properly drawn over the windows in St. Rose's at the end of every day. As Woodhull predicted, the West End neighborhood would prove an advantageous location for a cash-strapped yet ambitious university.<sup>xvii</sup>

### The West End Neighborhood

The neighborhood that Woodhull had moved into several decades earlier—a then-fashionable enclave that was part of what was referred to as the West End—was generally bounded by 17<sup>th</sup> Street and the White House on the east, Rock Creek Park on the west, and Pennsylvania Avenue to the north. Within the West End, 23<sup>rd</sup> Street served as an unofficial boundary line with the area west of 23<sup>rd</sup> being more industrial and working-class and the area east of 23<sup>rd</sup> Street consisting of wealthy professionals. F and G Streets were particularly notable for being home to many members of the military and high-ranking governmental officials.<sup>xviii</sup> The area extending from the Potomac River on the south to F Street on the north was considered to be Foggy Bottom, an industrial area and working-class neighborhood. The origin of the name “Foggy Bottom” is not known, though it likely referred to the area's sodden situation on the Potomac River flats.

The 1860 U.S. Census illustrates the social prominence of many of the Civil War-era residents of the West End in the area east of 23<sup>rd</sup> Street. Of particular note, Maxwell Woodhull—the father of Maxwell Van Zandt Woodhull who wooed the University to the area—lived at 2033 G Street (the Woodhull House) and was registered in the Census records as a Lieutenant in the U.S. Navy.<sup>xix</sup> Woodhull owned real estate worth forty thousand dollars, and personal property of twelve hundred dollars. His household consisted of his wife and children (Maxwell is listed as being 16 years old), plus five employees, including two male waiters (one black and one mulatto), and three female servants, two of which were black and one of which was Irish. Woodhull's neighbors included military officers, an astronomer, a physician, wealthy businessmen and others. Alexander Ray, whose house still stands at 1925 F Street (Steedman-Ray House) is listed in the 1860 Census simply as “gentleman” along with his family, and a black cook. Like those of the Woodhulls and the Rays, the area households included resident servants, cooks, bakers, nurses, coachmen and other household employees. While some of the servants listed in the Census records were white, the majority are listed as either “black” or “mulatto.” When the Census enumerators visited the West End in June 1860, they found a number of houses left in the care of servants, as the owners had escaped the heat of Washington's summer. In addition to Woodhull's own house at 2033 G Street, several other high-style buildings from the neighborhood's Civil War era survive and have been incorporated into the University. These include the Lenthall Houses (606-610 21st Street), the Margaret Wetzel House (714 21st Street), the Steedman-Ray House (1925 F Street), and the Lawson-Whitney Houses (1916-1918 F Street).

A review of the 1860 Census reveals that people of more modest means also lived west of 21<sup>st</sup> Street. For the most part, trades people and laborers predominated. The majority of these residents, listed in the 1860 census as “black” or “mulatto” were representatives of Washington's free African-American population, some of whom had amassed relatively significant assets given their social standing. For example, the African-American residents of the 2100 block of F Street included a seamstress whose real estate was valued at \$1,500 and a wagoner whose property was valued at one thousand dollars.<sup>xx</sup> The neighborhood was also home to Leonard Grimes (1815-1873) who lived at the northeast corner of 22<sup>nd</sup> and H Streets, NW and operated a successful coach and transportation business there before the Civil War. Grimes clandestinely used his property as a stop on the Underground Railroad. He was eventually caught and imprisoned from 1840-1842, and later moved to Boston where he took up the cause of abolitionism. A plaque dedicated to Grimes and to the courage he displayed in fighting slavery is being manufactured to mark the site of his house and business.<sup>xxi</sup> In

<sup>xvi</sup> Kayser, *Bricks without Straw*, 216-220; Jessie Fant Evans, *Hamburg: The Colonial Town that Became The George Washington University* (Washington, D.C.: The General Alumni Association of The George Washington University, 1935), 12.

<sup>xvii</sup> Suzanne Sherwood Unger, “Foggy Bottom: Blue-Collar Neighborhood in a White-Collar Town,” in *Washington at Home*, Kathryn Schneider Smith ed. (Washington, D.C.: Windsor Publications, Inc., 1988), 55-56.

<sup>xix</sup> In addition to the Woodhull house at 2033 G Street, several other high-style buildings from the neighborhood's Civil War era survive and have been incorporated into the University: the Lenthall Houses (606-610 21st Street), the Margaret Wetzel House (714 21st Street), the Steedman-Ray House (1925 F Street), and the Lawson-Whitney Houses (1916-1918 F Street). An unpublished document, “Walking the Spirit of Black Foggy Bottom,” by Bernard Demczuk (2011), notes that between 1855 and 1858, Republican Senator and Abolitionist, William Henry Seward lived in the Woodhull House.

<sup>xx</sup> *U.S. Bureau of the Census, Population Census, 1860, District of Columbia, Washington, pp. 173-176.*

<sup>xxi</sup> Bernard Demczuk, “Walking the Spirit of Black Foggy Bottom,” p. 7.

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addition to the African-American presence in the West End, there was also a sizeable Irish population. As gleaned from the Census, the Irish-born residents generally appear to have worked in the building trades, or as domestics.<sup>xxii</sup>

Census and tax records along with period newspaper advertisements reveal that along Pennsylvania Avenue there was a concentration of shops where shopkeepers lived above their stores. For instance, two store owners Samuel Stott and Owen Murray lived above their shops at 2000-2002 and 2004 I Street, which today form an integral part of a row of nineteenth-century buildings known as Red Lion Row.

In the post-Civil War period, the West End continued to attract wealthy residents who built stylish single-family houses. Once such example is the Second Empire-style house at 2000 G Street, built circa 1876 (the Underwood House). The house was originally built by Albert A. Wilson, Marshal of the District under President Cleveland, and was later purchased by Captain Archibald Butt, military aide to President Theodore Roosevelt. Finally from 1914 to 1925, it became home to its namesake, Senator Oscar Underwood, a former Democratic leader of the House of Representatives and Presidential contender in the 1912 election.<sup>xxiii</sup> About the same time, Albert Wilson also built the adjacent house at 2004 G Street, NW. Several other post-Civil War houses survive in the district, including a concentration within Red Lion Row.

By the 1880s, however, as the city's burgeoning population created a demand for new housing, the model of freestanding and paired dwellings gave way to rowhouse development. The 1880 Census revealed that along with the rowhouses, the area was becoming more socio-economically diverse. In addition to the already established affluent residents, the West End neighborhood began to attract federal government clerks and other white collar workers. The State, War and Navy Department Office at 17<sup>th</sup> Street and Pennsylvania Avenue (now the Eisenhower Executive Office Building) and the Treasury Department at 15<sup>th</sup> and H Streets were all within walking distance of the neighborhood. Streetcar connections also made it possible for government workers to commute from the neighborhood to jobs in downtown. Area residents also included shopkeepers and employees of Foggy Bottom industries. The economic and racial diversity was apparent on a single block. For example, the Chief Justice of the U.S. Court of Claims lived at 2117 G Street with his wife, a niece who was a schoolteacher, and two servants. Nearby, 2127 G Street housed three African-American households. The occupants of this house were employed as carpenters, washerwomen, seamstresses and laborers. Similarly in the several houses in the row next to 2106 G Street that was occupied by a Lieutenant in the Navy, there lived a printer, a bricklayer, a clerk, and an African American washerwoman and her African American boarder. Clearly, the size and variety of rowhouses in the district reflect the socio-economic diversity of the neighborhood during the 1880s.<sup>xxiv</sup>

In addition to its residential base, the West End included important commercial establishments along Pennsylvania Avenue, along with educational, religious and institutional buildings that arose to provide neighborhood residents with the necessary amenities and every-day goods and services. The earliest of these institutions, the Concordia German Evangelical Church (1920 G Street) now the Concordia United Church of Christ, stands on the site envisioned as a church by Jacob Funk, the founder of Hamburg (also known as "Funkstown"). Hamburg, a platted town that pre-existed the establishment of the nation's capital, consisted of a 130-acre tract of land in what would become part of the city's West End. In 1833, a congregation of German immigrants purchased the lot from Funk and constructed a chapel. It was the first German Church established in the District of Columbia. By the time the congregation celebrated its fiftieth anniversary in 1883, it had outgrown its space. In 1891, the congregation hired Paul Schulze and Albert Goenner to design the present building, which is one of Washington's finest Victorian eclectic churches. The prominent corner tower of the church served as a focal point in the community.<sup>xxv</sup>

The Union Methodist Church (812-818 20<sup>th</sup> Street) was originally constructed in 1846-1847 as an off-shoot of Foundry Methodist Church. The modest, two-story gable fronted building was not only used for worship services, but from 1847 until 1872, it housed a school in its basement, and during the Civil War, the church offered its building to the federal

<sup>xxii</sup> A couple of exceptions to this rule can be found in the 1860 Census list. In particular, there is an Irish born astronomer and an Irish born nurse in the neighborhood.

<sup>xxiii</sup> Evans, *Hamburg: The Colonial Town that Became The George Washington University*, 26; George R. Adams and Ralph Christian, "Oscar W. Underwood House," *National Register of Historic Places Inventory Nomination Form* (Washington, D.C.: American Association for State and Local History, 1976), Section 8, Pages 2-5.

<sup>xxiv</sup> U.S. Bureau of the Census, *Population Census, 1880*, District of Columbia, Washington, E.D. 44.

<sup>xxv</sup> Anne H. Helwig, "Concordia German Evangelical Church and Rectory," *National Register of Historic Places Nomination Form* (Washington, D.C.: DC/NCPCH Historic Preservation Office, 1977), Section 8, Pages 1-3.

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government as a hospital. A 1910 renovation gave the church its mission-style appearance. According to a February 6, 1971 *Washington Star* article, the Union Methodist Church was the oldest Methodist church in continuous use in the District of Columbia. In 1975, the congregation merged with the Concordia United Church of Christ.<sup>xxvi</sup>

The Engine Company No. 23 Firehouse (2119 G Street) was constructed in 1910 to house the fire company and to foster civic pride. After the turn of the century, neighborhood firehouses in D.C. were designed to be compatible with surrounding buildings and influence the design of future houses and apartments. Architects Hornblower and Marshall designed the Engine Company No. 23 firehouse in an Arts and Crafts interpretation of the Italian Renaissance style. In case residents worried that the small building might compromise their safety, the *Post* assured its readers that "every convenience included in the larger fire houses of this and other cities can be found in [Engine Company No. 23]."<sup>xxvii</sup>

### A Period of Transition

In 1912, when The George Washington University moved to the West End, the neighborhood was no longer the prominent residential neighborhood for established and wealthy Washingtonians that it had been in the mid-to late 19<sup>th</sup> century. The areas around Dupont and Sheridan Circles and along Massachusetts Avenue supplanted the city's older, established residential neighborhoods. At the same time that the West End lost its upper-class caché, working class Foggy Bottom lost much of its industrial base. Consequently, many of the middle- and working-class residents left the area. Only the neighborhood's poorest residents remained, the vast majority of whom were African American. As a result of de-industrialization, the modest working-class homes west of 23<sup>rd</sup> Street deteriorated. The decline of the adjacent area had an appreciable effect on the West End, as well. In the final decade of the 19<sup>th</sup> and first decades of the 20<sup>th</sup> centuries, the upper-class areas of the West End transitioned into a middle- and working-class neighborhood.<sup>xxviii</sup> The 1900 census recorded both professional and working-class residents in the neighborhood such as patent attorneys, teachers, bookkeepers, government clerks, stenographers, carpenters, machinists, salesmen, dressmakers, laundresses, and servants. The neighborhood had also shifted toward rental occupancy. For example, five dwellings designed by A.B. Mullett & Co. for Charles E. Barnes in 1897 were occupied by white, middle-class families headed by lawyers, a dentist, and a draftsman working for the federal government. Only one head of household, a patent attorney, was listed as owning his dwelling.<sup>xxix</sup>

The rapid expansion of the federal workforce during World War I created great pressure on the area's housing stock. The 1920 census found that while some houses continued to function as single-family dwellings, many others were converted into crowded boarding houses. Twenty-one people, for example, occupied the house located at 2002 G Street including a family of eight, twelve roomers and a servant. Next door, a watchman at the War Department, his wife and grown son, and eighteen roomers rented 2004 G Street. The presence of a large number of boarders in the historic district is an indication of the more modest means of the inhabitants, many of whom were employed as clerks and stenographers in federal departments. The overcrowding of bureaucrats in formerly single-family residences indicated that the neighborhood was primed for the development of multi-family housing.<sup>xxx</sup>

### The George Washington University Expands

In 1912, when the George Washington University moved to the West End, the area's substantial single-family dwellings and rowhouses still embodied a sense of the neighborhood's dignified past. Commercial, religious and public buildings contributed to this distinctive sense of place. Larger scale apartment buildings had also integrated into the neighborhood, providing much-needed housing for federal employees. Although it was no longer a preeminent locale, the West End neighborhood offered a convenient and affordable location for The George Washington University to grow. Hereafter, the history and development of the University and the surrounding neighborhood would be interrelated.

<sup>xxvi</sup> Blanche Eberman, *A History of the Union Methodist Church: 1846-1975* (DC Public Library Washingtoniana Division Vertical Files), 3; "Congregation has Come a Long Way," *Washington Star*, 6 February 1971.

<sup>xxvii</sup> "New Engine House Ready," *Washington Post*, 30 October 1910.

<sup>xxviii</sup> Suzanne Berry Sherwood, *Foggy Bottom 1800-1975: A Study in the Uses of an Urban Neighborhood* (Washington, D.C.: George Washington University, 1978), 20-21; Lee, "The Fashionable West End," 1.

<sup>xxix</sup> U.S. Bureau of the Census, *Population Census, 1900*, District of Columbia, Washington, E.D. 30, Sheets 10-18.

<sup>xxx</sup> U.S. Bureau of the Census, *Population Census, 1920*, District of Columbia, Washington, E.D. 50.

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The school gradually reaped the benefits of the 1910 Formula. Stockton simultaneously directed retrenchment and growth while enhancing the quality of instruction. The University again tailored its instruction to workers interested in continuing their education. This strategy increased both enrollment and income. Modest quarters, low maintenance, and double-use of classrooms by day and evening students resulted in a small surplus at the end of each year. In 1914, the surplus was used to pay down debt on 2023 G Street and acquire the adjacent property located at 2025 G Street. The following year, the University acquired several more lots, including the property located at 2017 G Street. This slow garnering of property resulted in the acquisition of a sizeable portion of the south side of Square 102. The brick dwellings along G Street were converted into classrooms and administrative offices.<sup>xxxi</sup>

In 1915, the looming prospect of world war threatened the University as a draft would deprive the school of its student base. General Woodhull was instrumental in establishing the University Coast Artillery Corps which allowed young men to remain at the University and continue their studies during the lead-up to war. Nearly five hundred cadets enrolled in the corps which placed great demands on the space-constrained University. President Stockton, now seventy-three years old, retired in 1919, clearing the way for new leadership to address these challenges. The Board of Trustees lauded Stockton for his contributions: "The University has been placed on a thoroughly sound financial basis ... Its steady and peaceful growth has been the result of conservative methods, maintained and promoted within the lines of constructive expansion." Stockton's successor, William Miller Collier was immediately pressed to find additional space to instruct, drill, house, and feed the Corps. A lawyer, Collier was an expert on bankruptcy law and had served as an Assistant Attorney General under Theodore Roosevelt. He was a lecturer on diplomacy at the University prior to his appointment as President. The Board immediately authorized Collier to purchase and rent additional houses along G and I Streets as barracks.<sup>xxxii</sup>

### Commitment to the West End

The Armistice placed further strain on The George Washington University as the student body swelled with returning veterans. The University had incurred substantial debt in supporting military instruction during the War. Collier's expertise in bankruptcy may have been tapped were it not for a \$24,000 donation from University Trustee Abram Lisner. The proprietor of the Palais Royal Department Store, Lisner was one of Washington's most outstanding philanthropists. The donation paid all outstanding debt on the University's property along G Street. To show its appreciation, the University renamed St. Rose's School as Lisner Hall.

The gradual growth envisioned by the 1910 Formula continued as the University purchased or rented additional buildings in the block bounded by G and H and 20<sup>th</sup> and 21<sup>st</sup> Streets. In 1920, the University purchased the former Justice Department building fronting on McPherson Square for the Law School—nearly a mile away from the West End. However, in authorizing the purchase, the Board specifically noted that the purchase of the building constituted an investment and "[did] not change the permanent policy of the University to locate ultimately all activities as far as practicable in the vicinity of the present buildings." Soon after the resolution committing the University to the West End, Maxwell Woodhull died. In his will, he bequeathed the Woodhull House to the University. The gift was a fitting memorial from the man responsible for bringing the University to the West End. The auspicious timing of the gift ensured that the Woodhull House would serve as a symbol of The George Washington University's commitment to the West End neighborhood.<sup>xxxiii</sup>

Just three years later, the Board wavered in its commitment to the Foggy Bottom campus. President Colliers resigned in 1921 to become Ambassador to Chile. The Board courted an eminent scholar (whose name is now unknown) to fill the vacancy. The candidate stipulated that a prerequisite for his accepting the position was the relocation of the University to a frontage on Potomac Park. The Board undertook a stealthy campaign to raise funds and acquire the land, but the project was ultimately abandoned and the candidate dismissed. Acting President Howard Lincoln Hodgkins saw the folly in the plan. In May, 1922, at the Board's annual meeting, Hodgkins proposed the purchase of 2014 H Street for five thousand dollars and an additional expenditure of ten thousand dollars for renovations to the buildings on G Street. He then introduced a major plan to develop a focal point for the Campus. Albert Harris, a Professor of Architecture at the University and the newly appointed Municipal Architect for the District of Columbia, presented the plan. The 'Harris Plan'

<sup>xxxi</sup> Kayser, *Bricks without Straw*, 222-223.

<sup>xxxii</sup> Kayser, *Bricks without Straw*, 225-231.

<sup>xxxiii</sup> Kayser, *Bricks without Straw*, 238-239.

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called for the redevelopment of the entire block bounded by G and H and 20<sup>th</sup> and 21<sup>st</sup> Streets. The ambitious scheme would end all speculation of relocation and firmly cement the University in the Historic District.<sup>xxxiv</sup>

### Albert Harris

A native of Wales, Albert Harris immigrated to Pittsburgh in 1893. Early in his career, he served as an apprentice under nationally renowned Chicago architect Henry Ives Cobb. Harris established his own brief architectural practice in Washington, D.C. around 1897. In 1900, he joined the firm of Hornblower and Marshall as Chief Draftsman. During his tenure with the firm, Harris directed work on the National Museum (now the Museum of Natural History) and the U.S. Customs House in Baltimore. In 1911, Harris became a partner in the firm and was responsible for designing such high-profile projects as the Lothrop Mansion and the Army-Navy Club. The next year, at the age of 43, he received his Bachelor of Architecture degree from The George Washington University. After graduating, he accepted a position on the faculty of the University, a position he held until his death in 1933. In 1921, he was appointed the Municipal Architect of the District of Columbia. In that capacity, he supervised a five-year building program for the public schools. His most notable achievement while serving as Municipal Architect was developing plans for a new Municipal Center. An alumnus and professor at The George Washington University, Harris was well-suited to plan the expansion of the school.<sup>xxxv</sup>

### Apartment Buildings in the West End

Before expanding on the Harris Plan, it is necessary to review the parallel development of the West End neighborhood in the 20<sup>th</sup> century. Like the University, the neighborhood experienced growth in the interwar period. The westward march of large federal office complexes further increased the desirability of the Historic District as a convenient residential area for government workers. In 1917, the Interior Department moved its headquarters to 1800 F Street, N.W. (now the General Service Administration Building). Over the next few decades, additional federal offices were constructed south of the university including, most notably, an additional building for the Interior Department in 1935 and the State Department building in 1947.<sup>xxxvi</sup>

The increased demand for working-class housing is reflected in the development of large apartment buildings that occurred within the district and city-wide, between the World War I and II. According to James Goode, author of *Best Addresses*, the popularity of apartment buildings immediately following World War I was in part due to inflation and the rising cost of living. "... The value of the dollar declined 51 percent between 1914 and 1920 ... [and] the price of building materials for houses nearly tripled during those six years.... Because government salaries had not kept pace with inflation, half of the federal employees in Washington could not afford to purchase houses."<sup>xxxvii</sup> In the booming economy of the mid-1920s, major Washington, D.C. builders and developers turned their attention to the West End and Foggy Bottom areas. Sections of these neighborhoods were primed for redevelopment, especially given that the West End was no longer a fashionable residential area and much of its housing stock was made up of rowhouses occupied by renters. The area also had the appeal of being within walking distance of numerous federal offices and it was served by public transportation along Pennsylvania Avenue.<sup>xxxviii</sup>

The apartment buildings of this period are much larger than the pre-World War I apartment buildings and in no way were meant to evoke the form or architectural detailing of the neighborhood's rowhouses. One of the first interwar apartment buildings in the district was designed and built by Louis E. Sholtes at 2109 F Street in 1919. The functional forty-three-unit, four-story H-shaped building has minimal architectural detailing. In 1920, the District of Columbia promulgated its first city-wide zoning plan which established residential and commercial districts and regulated the height and lot coverage of buildings within each zone. In response to the protests of owners of detached homes who wanted to protect their neighborhoods from increased density, apartment buildings were restricted to certain residential areas of the city,

<sup>xxxiv</sup> Kayser, *Bricks without Straw*, 238-239.

<sup>xxxv</sup> Henry F. and Elsie R. Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: New Age Publishing, 1956), 266; Delos H. Smith, "Albert L. Harris: Late Municipal Architect of the District of Columbia, A Biographical Note," *The Federal Architect* (April, 1935), 7-11.

<sup>xxxvi</sup> Constance McLaughlin Green, *Washington Capital City: 1879-1950* (Princeton: Princeton University Press, 1962), 392-394.

<sup>xxxvii</sup> Goode, *Best Addresses*, 173.

<sup>xxxviii</sup> Unger, "Foggy Bottom: Blue-Collar Neighborhood in a White Collar Town," 61-62.

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including Foggy Bottom and the West End. After 1920, apartment buildings in the Historic District were generally built to the full eight-floor height permitted under the zoning law.<sup>xxxix</sup>

The most ambitious apartment building, in terms of size, was the Park Central at 1900 F Street (now Thurston Hall). Harvey H. Warwick designed the nine-story 320-unit apartment building for developer Morris Cafritz in 1928. At the time of its construction, the two million dollar Park Central building was one of the largest 'elevator apartment-hotels' in the city. Demand for such housing was sufficient to fill the building before it opened in 1929.<sup>xi</sup> The 1930 Census provides a profile of the residents of the Park Central. They tended to be young—almost half of those sampled were in their twenties. Married couples occupied some units, generally without children; often both spouses were employed. Households of two or three female roommates occupied other units. Roughly half the employed residents worked for the government, generally in lower-level white-collar jobs such as clerks, stenographers and secretaries. There were also a few accountants and lawyers. Private sector employees included salesmen and saleswomen, nurses, and shop managers. Most of the residents had moved to Washington from cities and states outside the Mid-Atlantic region.<sup>xli</sup> Another of the large residential buildings from this period responded to the specific housing needs of single women. The building at 514 19th Street (now Mitchell Hall) was designed by the prominent Washington architect Waddy B. Wood in 1927 as a cooperatively owned residential hotel for women. It was organized by a group of women who had previously lived in a federally operated Hotel for Women War Workers. The federal hotel located near Union Station offered moderately priced lodging and board to female government employees. After World War I, rents at the War Workers' Hotel increased, services declined, and the government threatened to close the facility due to mismanagement. In response, the residents decided to build a residential hotel in the West End that would not only provide shelter, but serve as an investment.<sup>xlii</sup> The eight-story brick and stone building contained guest rooms, private baths, reception parlors, a ballroom, a large dining room overlooking the interior court, and a rooftop garden.<sup>xliii</sup> The All States Hotel operated as a cooperative until 1965 when a private developer purchased the apartment building from the cooperative for two million dollars.<sup>xliv</sup>

The firm of Stern & Tomlinson designed three apartment buildings that have since been converted into dormitories for The George Washington University: the 1926 Guthridge Apartments (2115 F Street, now Guthridge Hall), the 1925 Barclay Apartments (2100 Eye Street, now Lafayette Hall), and the 1925 Drake Apartments (2119 H Street, now Crawford Hall). George Santmyers, one of the city's most important architects designed the Schenley Apartments (2121 H Street, now Schenley Hall) in 1926. He is known to have designed over 440 apartment buildings in the District of Columbia. Santmyers designed in a variety of styles, using more traditional, classically inspired architecture in his early buildings, and then entered a transitional phase based on classical precedents with panache of twentieth-century modern architecture. Today, Santmyers is most celebrated for his Art Deco, International Style and Art Moderne apartment buildings from the 1930s, 40s, and 50s. In the Schenley Apartments, Santmyers devoted his enormous skills and energy to produce a notably designed building with an efficient plan.<sup>xlv</sup>

After a hiatus during the Great Depression, developers resumed building apartments in the vicinity of The George Washington University in the late 1930s. These later buildings are generally distinguished by their Art Deco inspiration. In 1939, Morris Cafritz built the Empire Apartments at 2000 F Street, designed by Cafritz's in-house architect, Harry L. Edwards. Consisting almost entirely of one-room apartments, it was intended for federal employees and other downtown workers. Similarly, most of the apartments in the York, contained only a single room. The development of apartment buildings in the Historic District through the mid-twentieth century indicated the neighborhood's continued desirability as a residential area for the middle- and working classes.<sup>xlvi</sup>

One of the district's first apartment buildings, the Virginia Apartments (built 1910), became the headquarters of GW's Graduate School of Education and Human Development. In the 1950s, this school was the first school at GW to admit

<sup>xxxix</sup> Goode, *Best Addresses*, 185-188; Sherwood, *Foggy Bottom 1800-1975*, 21.

<sup>xi</sup> "Apartment Hotel to Have 1,000 Rooms" *The Washington Post* 30 December 1928;

<sup>xli</sup> U.S. Bureau of the Census, *Population Census, 1930*, District of Columbia, Washington, E.D. 66.

<sup>xlii</sup> Mamie W. O'Neal, *The History of the All States Hotel*, 1953.

<sup>xliii</sup> "350-Room Cooperative Hotel on 19<sup>th</sup> Street," *The Washington Post*, 13 May 1927.

<sup>xliv</sup> Phil Casey, "Knell Sounds for Women's Hotel," *The Washington Post*, 18 September 1965.

<sup>xlv</sup> Goode, *Best Addresses*, 378.

<sup>xlvi</sup> Sherwood, *Foggy Bottom 1800-1975*, 25.

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African Americans. The school's former dean, Dr. Mary Futrell, was the first African American woman to become a full term president of the National Education Association (NEA), and was instrumental in propelling GW's School of Education into the top 30 rated graduate schools of education in America.<sup>xlvii</sup>

### The Harris Plan

The plan presented by Albert Harris to the Board of Trustees in May, 1922 called for the development of the whole block bounded by G, H, 20<sup>th</sup> and 21<sup>st</sup> Streets, half of which the University owned. On this block, Square 102, Harris envisioned eight academic buildings surrounding a central quadrangle, later named University Yard. He recommended that the classroom building be constructed on the northeast corner of 21<sup>st</sup> and G Streets on the lots then occupied by the Woodhull House and 2027 G Street.<sup>xlviii</sup> At the end of the summer, the Board authorized President Hodgkins to acquire as much property on the east side of 21<sup>st</sup> Street between G and H Streets as possible. The effort was so successful that the Board decided to erect the first building in the center of the block, sparing the Woodhull House. Harris was charged with executing the plan, and he sought assistance from the Washington architect Arthur B. Heaton.<sup>xlix</sup>

Heaton was born in Washington, D.C. in 1875. He graduated from Central High School and then studied at the Sorbonne in Paris. He was a great admirer of Thomas Jefferson and was said to have made frequent visits to Monticello. Heaton's work was described by the *Evening Star* as "distinct and it is said that it always carried his trademark in some little detail he added. He disliked modern forms of architecture." Harris' most notable buildings include the John Dickson home, the Methodist Home for the Aging, Washington Home for Foundlings, the Memorial Clinic at Garfield Hospital (demolished), the Y.W.C.A. at 17th and Streets, N.W. (demolished), branch offices for the Washington Loan & Trust Co., the McLachlen Banking Corporation, and the Chevy Chase Savings Bank. Committed to the community, Heaton's public service centered on a deep interest in cleaning up slums and improving Washington's built environment. He served as Chairman of the Public and Private Buildings Committee of the Board of Trade and during the Depression was a leader in the "Renovise Washington" movement, an effort to repair and restore the city's homes while providing work for members of the building industry.<sup>i</sup>

As preparation was made to implement the Harris Plan, the University appointed a new President: William Mather Lewis. Prior to the appointment, Lewis was the chief of the educational service of the Chamber of Commerce. His background had been both educational, as headmaster of Lake Forest Academy, and administrative, as the director of the savings division of the U.S. Treasury Department. Before Lewis could engage in the task of developing the quadrangle, he was first charged with constructing a gymnasium for the University. A temporary structure of prefabricated materials was erected on Square 102. Known affectionately as the "Tin Tabernacle," the "temporary" building stood in place until the early 1970s. The intrusion of the gymnasium in the quadrangle did not, however, thwart the progress of the Harris Plan.

Harris and Heaton designed the first two academic buildings on the quadrangle collaboratively. Corcoran Hall, the first one constructed, was dedicated on October 28, 1924. The four-story brick building was designed for "recitation and laboratory" for the Department of Arts and Sciences. The building was presented in an institutional brand of the Georgian Revival style, complete with pedimented door and stone foundation and was intended to set the tone and style for future buildings on the quadrangle. Soon after the dedication, Trustee Harry Wardman offered to purchase the Law School on McPherson Square in order to facilitate the construction of a new quarter-million dollar building on the quadrangle, dedicated as Stockton Hall. Begun in December 1924, Stockton Hall matched Corcoran Hall across the square in size, scale, and style.

By 1926, the Harris Plan was well under way with two of the eight buildings envisioned for the quadrangle already in place. Progress came to halt, however, when Lewis entered into discussions concerning a potential merger of the Medical School, the Garfield Memorial Hospital, and the Washington Home for Foundlings, which administered a large bequest from Rudolph Warwick to research cancer. The merger would have relocated the Medical School to the site of the Garfield Memorial Hospital located at Florida Avenue and 10<sup>th</sup> Street, N.W. The prospect of a merger stalled progress on the Harris Plan. In the end, the merger proved impractical (it was not until 1948 the University and the School for

<sup>xlvi</sup> Bernard Demczuk, Ph.D., "Walking the Spirit of Black Foggy Bottom," unpublished manuscript, 2011, p. 4.

<sup>xlviii</sup> Although the building at 2027 G Street was demolished as planned on the Harris Plan, the Woodhull House at 2023 G Street was ultimately preserved and has been recently renovated as part of the George Washington University Museum/The Textile Museum.

<sup>xlix</sup> Kayser, *Bricks without Straw*, 239-241.

<sup>i</sup> "Arthur B. Heaton Dies; Designed Buildings in Capital 53 Years," *Evening Star*, 7 December 1951.

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Foundlings would establish the Warwick Cancer Clinic). It would not be until the conclusion of Lewis' tenure in 1927 that the University would take further action to expand its physical plant.<sup>ii</sup>

### The Marvin Years

In 1927, Cloyd Heck Marvin was named President of the University. Marvin was only 38-years-old when he became President. He had been a professor, a university administrator, and President of the University of Arizona. Marvin rethought almost every philosophy of The George Washington University, revamping policies, duties, and procedures as he felt necessary. He introduced numerous new programs, including the School of Government, and capitalized on every benefactor he could. Over his thirty-two year term, Marvin would oversee a vast expansion of The George Washington University. But he would approach the expansion in a different manner from that of his predecessors. Marvin's vision for the school's physical plant went beyond that of the Harris Plan. He was not satisfied to develop a single city block for the University. Instead, Marvin looked to wide expansion through acquisition and the creation of new buildings to represent new ideas. Upon his election, Marvin boldly predicted that within fifteen years, The George Washington University would be among the nation's leading educational centers.<sup>iii</sup>

Marvin vigorously pursued donations to support his vision of expansion. In the meantime, he took small steps to create a cohesive campus. In an attempt to unify the wide variety of types, styles and sizes of the University buildings, Marvin ordered them to be painted a light cream color on the exterior and a light green—jokingly referred to by students as 'Marvin green'—on the interior. Marvin also personally oversaw the improvement of the University Yard, supervising activity on a daily basis, and even planting a rose garden. Marvin's involvement with the University Yard was symbolic of his plans for a "bona fide campus." In 1930, the *Washington Star* reported on Marvin's efforts:

Entirely hidden from the public, the work on the University's grounds has been going on swiftly and silently until now the space enclosed by Corcoran Hall on one side, Stockton Hall on the other end, numerous buildings of the University on the other two sides, has developed into a delightful park, with trees, gravel walks and comfortable garden seats, effectively cut off from noise and traffic of the streets.<sup>iiii</sup>

Despite the financial hardships imposed by the Great Depression, Marvin's fundraising efforts began to bear fruit. Between 1928 and 1934, the University acquired nineteen extant residential buildings in the West End, greatly increasing its land holdings. These buildings were formerly single-family dwellings or rowhouses. Under Marvin's careful supervision, the University remodeled the buildings for classrooms or administrative offices. Its most prominent acquisition was the Margaret Wetzel House (now the University Honors Program building), one of the oldest dwellings in downtown. The handsome Italianate house boasts fine proportions and a grand scale. It historically featured four parlors on the first floor, six bedrooms on the second, and four more rooms on the third. The house was refurbished as the Student Union and the rooms were converted into lounges, dining halls, a student store, and a ballroom.

In December 1934, the school began an ambitious building program. At Marvin's insistence, the Board authorized the construction of two identical buildings to flank 2023 G Street: Alexander Graham Bell Hall and Gilbert Stuart Hall. The buildings were spartan in character; Marvin wanted the buildings to be symbols of the University's rugged self-reliance in an era when many institutions were accepting public dollars from New Deal programs to finance construction projects. The rectangular brick buildings were designed with economic considerations foremost in mind (they were even constructed with used bricks). Marvin's design followed the sound architectural philosophy of the period, calling for the honesty in materials and purpose. Indeed, these buildings succeed as designs because of their stripped down appearance. Limited in ornamentation, the striated color pattern of the used brick give visual interest to the building, while suggesting the pier and spandrel construction common to other contemporary buildings. The economy that marked the building's conception worked to its advantage as the wide brick bands, coupled with long bands of windows skillfully emphasize the horizontality of the structure. The unfinished walls and exposed ceilings of the interior, the exposed piping and wiring, and the hollow tile room partitions was both inexpensive to build and lent flexibility required by the growing school.<sup>liv</sup>

<sup>ii</sup> Kayser, *Bricks without Straw*, 241-248.

<sup>iii</sup> "Marvin Predicts Place in Sun for Capital University," *The Washington Post*, 14 June 1927.

<sup>iiii</sup> GWU Now Boasts Bona Fide Campus," *Evening Star*, September, 1930.

<sup>liv</sup> Kayser, *Bricks without Straw*, 265.



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During the same month that Bell Hall was authorized, University Trustee Hattie Strong donated \$200,000 to build the University's first residence hall for women. This gift was the first step in transforming the University into the residential college that Marvin desired. Strong was an internationally recognized philanthropist when she became a resident of Washington, D.C. in 1926. She quickly established her support of The George Washington University by founding the Hattie M. Strong Foundation to provide financial assistance to University students. The first building constructed by the University beyond the confines of Square 102 was Strong Hall located on the southwest corner of 21<sup>st</sup> and G Streets. Designed by two New York architects, Alexander B. Towbridge and Waldron Faulkner, the building followed the stylistic lead of the Harris Plan established by Corcoran and Stockton Halls. The re-introduction of the Georgian Revival style signaled the residential function of the building. It was, however, the last structure designed under the University's auspices in the mold of the Harris Plan.<sup>iv</sup>

In 1938, Strong made a second substantial gift to the University to facilitate the construction of the Hall of Government. The building, located at 710 21<sup>st</sup> Street, housed the School of Government. Waldron Faulkner designed the modern-style building. While the form and line of the School of Government made a severe statement, the limestone facing and the application of subtle ornamental detail enriched an otherwise stern edifice. The Hall of Government matched the style of Bell and Stuart Halls, save for the use of white stone walls rather than red brick ones. The cornerstone of the Hall of Government was laid by a representative of the Grand Lodge of the District of Columbia, whose financial support for the school commemorated George Washington's membership in the Freemasons.<sup>iv i</sup>

In the late 1930s, Waldron Faulkner was becoming a foremost designer of institutional buildings. Consistent with modern architectural thought, Faulkner was concerned with massing and proportions, not ornament or style. The buildings he designed were intended to fit into the cityscape, without conforming to the traditional imagery. In addition to his buildings at The George Washington University, Faulkner was responsible for many other school and college structures, as well as hospital and office buildings. In the course of his work, Faulkner forged strong relationships with several major benefactors to the University including Hattie M. Strong and Abram Lisner. Both philanthropists had employed Faulkner to design buildings they donated to other institutions. Accordingly, Faulkner was tapped to design the most prominent University buildings constructed during the Marvin era: Strong Hall (1937), the Hall of Government (1938), Lisner Library (1939), Lisner Auditorium (1942), and James Monroe Hall (1951). Faulkner's design philosophy was in perfect consonance with that of President Marvin.<sup>iv ii</sup>

Faulkner was born in Paris in 1898. He spent his youth in Connecticut and graduated from Yale's Sheffield Scientific School with a degree in Mechanical Engineering in 1919. He worked in engineering for a year before deciding to become an architect. He was employed in the office of R.H. Dana, Jr. and York and Sawyer before returning to Yale to pursue a B.F.A. Following his graduation, Faulkner practiced architecture in New York. During this time, he designed the Avery Coonley School in Downers Grove, Illinois and the original campus of The Madeira School in Greenway, Virginia. But the Depression made Faulkner look to Washington where buildings were still being constructed. In 1934, he moved to D.C. to work with another displaced New York architect, Alexander B. Towbridge. After partnering with Towbridge on Strong Hall, he worked independently until 1939 when he established a partnership with Slocum Kingsbury. In 1946, at the age of 75, Yale awarded him a Master of Architecture degree.<sup>iv iii</sup>

As the Hall of Government was being completed, construction began on the Lisner Library. The building replaced Lisner Hall, the former St. Rose's Industrial School building. The construction of a new library on the site of the first building occupied by The George Washington University in the West End symbolized the radical transformation of the school under President Marvin. The new building was made possible by a gift from Abram Lisner as a memorial to his late wife. William Faulkner was again selected as the architect. In keeping with Faulkner's design philosophy, the Library's importance lies in its massing and proportions. An emphatic design, the composition presents a bold juxtaposition of horizontal and vertical lines reflecting the feeling of the Art Moderne style. Flanked by Stuart and Bell Halls, Lisner Library

<sup>iv</sup> Kayser, *Bricks without Straw*, 266-267.

<sup>iv i</sup> "Mrs. Strong Revealed as Donor of G.W.'s Hall of Government," *Washington Post*, 3 February 1938; Kayser, *Bricks without Straw*, 265-266.

<sup>iv ii</sup> Wolf von Eckardt, "Cityscape: Waldron Faulkner," *Washington Post*, October 1978.

<sup>iv iii</sup> "Who's Who in Washington," *Washington Herald*, 14 April 1938; "Waldron Faulkner Dies; National Awards for Work," *The Washington Post*, 14 May 1979.

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is the most prominent structure of the streetscape. On a modest scale, the three buildings create a cohesive presentation of 1930s institutional architecture, stressing form and line rather than ornament.

Although the Library's six-story central pylon was a prominent memorial, Abram Lisner's greatest contribution to the University was yet to come. Upon his death in 1938, Lisner bequeathed one million dollars to the University to build an auditorium. It was Lisner's wish that the auditorium be constructed of marble. Faulkner and Kingsbury designed Lisner Auditorium. While its inspiration is classical, the architects abstracted the design to its empirical geometric element, the cube. With its sheer marble planes, the Auditorium transcends Faulkner's other work on The George Washington University campus. The bold square massing and the abstracted columns that mark the façade graphically demonstrate Faulkner's aesthetic theories. Its exceptional design marks it as the University's most significant architectural landmark.<sup>lix</sup>

Several of the most prominent campus buildings erected in the Marvin era were built by the Washington, D.C. construction firm owned by Charles H. Tompkins: Bell and Stuart Halls, The Hall of Government, Lisner Hall, and Lisner Auditorium. Founded in 1911, the Charles H. Tompkins Company was responsible for building scores of buildings around Washington including the United States Courthouse, the East and West Executive Offices of the White House, and the National Guard Armory. According to a 1940 profile in *The Evening Star*, "Charles H. Tompkins can feel right at home whenever he walks into any of a host of buildings in and around Washington. He should—because he built them." Tompkins was also a civic leader and benefactor to The George Washington University. His wife, Lida, was a partner in the business—she was known as "the lady engineer." She was a familiar sight on construction projects, supervising crews as they poured concrete or organizing facilities to house and feed workers. Together, Charles and Lida Tompkins were one of the country's pre-eminent husband-and-wife business teams.<sup>lx</sup>

By the onset of the Second World War, Marvin had succeeded in transforming the physical plan of The George Washington University. Elmer Kayser reflected on the dramatic changes that occurred during the 1930s and early 1940s:

Never before in the history of the University had there been such tangible evidence of the institution's growth or the energy of its president. There could be no doubt as to permanent location. Square 102 now contained an imposing group of buildings around an attractively landscaped University Yard. But construction had gone beyond the original square, and plans for other and larger structures were under way. The acquisition of property in the area was accelerated. The shape of things to come was apparent.

In 1949, the University commissioned the Olmsted firm to design a "Tentative Plan for Development" for The George Washington University. This plan, included in *The Master List of Design Projects of the Olmsted Firm, 1857-1979*, called for the complete removal of the historic building stock and its replacement with new buildings with larger, institutional-sized footprints. As shown on the proposed plan, the university would have included all of the squares south of Pennsylvania Avenue between 19<sup>th</sup> Street on the east to 24<sup>th</sup> Street on the west. Only those buildings around University Yard, Strong Hall, and Lisner Auditorium would have been preserved as part of this plan. Fortunately, this proposal was not implemented and the 19<sup>th</sup> century neighborhood building fabric remains largely intact.

The final building constructed under the auspices of the Marvin Plan was James Monroe Hall in 1951. Designed by Waldron Faulkner, the four-story classroom building located at 2115 G Street was similar in appearance to the Hall of Government. Marvin retired from The George Washington University in 1959, ending the longest tenure in the school's history.<sup>lxi</sup> The construction of Monroe Hall marks the culmination of the Marvin Plan and the end of the period of significance for the George Washington University/Old West End Historic District. Spanning the time since the construction of the Lenthall Houses circa 1800, the period of significance encapsulates the development of the historic core of The George Washington University. By 1951, the physical development of the Historic District had largely been realized. In the following decades, the University would focus its development activity outside the boundaries of the George Washington University/West End Historic District.

<sup>lix</sup> Kayser, *Bricks without Straw*, 284-285.

<sup>lx</sup> "Charles Tompkins Dies; Builder and Civic Leader," *The Evening Star*, 12 December 1956; "This Man Feels at Home in Hosts of D.C. Buildings," *The Evening Star*, 4 August 1940; Mrs. C. H. Tompkins 'Lady Engineer' in Building Firm, Dies," *The Evening Star*, 29 January 1953.

<sup>lxi</sup> Kayser, *Bricks without Straw*, 285-295.

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As the building infrastructure of the University transitioned to the modern era, so too did the University's attitudes about admissions. At its establishment, there was no regulation that set forth color or race as a criterion for admission, and yet The George Washington University essentially practiced an unwritten policy of segregation. According to the 1970 history of the University, *Bricks without Straws*, African Americans had been admitted to the Law School some time after the Civil War, but after that, no blacks were again admitted until the mid-1950s. The George Washington School of Education and Human Development, at 2134 G Street, was the first school at the University to admit African Americans. By the late 1950s the University had transitioned into accepting African American graduate students into other schools and departments, especially those seeking a course of study not offered at Howard University. According to the published history, from that point on, the admission of African Americans to all branches of the University and as residents in the dormitories "soon followed in a transition that was entirely free of all friction."<sup>lxii</sup> An unpublished document, "Walking the Spirit of Black Foggy Bottom," (2011) by Dr. Bernard Demczuk, highlights a number of sites associated with African Americans and African-American history in the neighborhood. Many of these sites have, or are slated to have, commemorative plaques. One of these sites is to be established at 2006 G Street, NW commemorating the city's current mayor, Mayor Vincent Gray who, in 1962, was the first African American at George Washington to enter a white fraternity. Gray became the first African American president of that fraternity and later distinguished himself in D.C. as a committed public servant.<sup>lxiii</sup>

### The George Washington University/Old West End Historic District Today

What was once a fledgling school located on College Hill is now a major research University located in the heart of Washington, D.C. Today, the total student body of The George Washington University is approximately 20,000. The teaching faculty numbers over one thousand and the University is one of the largest private employers in the city. The University enjoys a reciprocal relationship with its distinctive urban setting. The vast academic and cultural opportunities afforded by the school's location in Washington, D.C. provide enormous benefits to the student body. In turn, the University offers its resources and talents to the surrounding community. As current University President Steven Knapp stated at a recent convocation, "Our University has played a central role in the life of that city, which is both the capital of this nation and increasingly a crossroads of the entire world. As students at GW, you now have a front row seat at the theater of history, and you also have a chance to be more than a spectator; you have a chance to be a real participant." Many graduates of The George Washington University have remained in and around Washington, D.C. and have contributed greatly to the well being of the city.<sup>lxiv</sup>

As the school has grown and evolved, it has also undertaken efforts to become an asset to its immediate surroundings in today's Foggy Bottom. These efforts are visually evident in the vibrant historic core of the University that constitutes the George Washington University/Old West End Historic District. The diverse range of buildings found in the Historic District including single-family dwellings, rowhouses, commercial functions, religious and public buildings, apartment buildings, and University buildings still perform cohesively as an active and functional neighborhood. The Historic District is defined by the integration of The George Washington University into the nineteenth century mixed-use neighborhood and it represents the historic core of the University. The significant history of the area contributes to its current vitality and the well-preserved historic fabric provides rich visual texture to the landscape. The buildings' sites, juxtaposition, style, size and usage coherently trace the interrelated development of the West End neighborhood and The George Washington University. The Historic District continues to represent the ideals and philosophy that underpin The George Washington University and its contributions to the surrounding neighborhood and the District of Columbia.

<sup>lxii</sup> Kayser, *Bricks without Straw*, 292.

<sup>lxiii</sup> Bernard Demczuk, "Walking the Spirit of Black Foggy Bottom," September, 2011, p.3.

<sup>lxiv</sup> Budd Whitebook, *The George Washington University and the District of Columbia* (Washington, D.C.: The George Washington University, 2003), 33-36, 40, 45-49; Steven Knapp, *Convocation Remarks*, September 2007. Available from <http://president.gwu.edu/openingconv.html>; Internet (accessed 14 March 2009).

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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

**Acreage of Property** 34.459 acres

(Do not include previously listed resource acreage.)

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: 38.901330  | Longitude: -77.045077 |
| 2. Latitude: 38.898033  | Longitude: -77.045077 |
| 3. Latitude: 38.897343  | Longitude: -77.043868 |
| 4. Latitude: 38.896976  | Longitude: -77.043930 |
| 5. Latitude: 38.896568  | Longitude: -77.043930 |
| 6. Latitude: 38.896526  | Longitude: -77.044479 |
| 7. Latitude: 38.897091  | Longitude: -77.045349 |
| 8. Latitude: 38.896950  | Longitude: -77.048149 |
| 9. Latitude: 38.896473  | Longitude: -77.048126 |
| 10. Latitude: 38.897148 | Longitude: -77.049614 |
| 11. Latitude: 38.898121 | Longitude: -77.048645 |
| 12. Latitude: 38.906998 | Longitude: -77.047821 |
| 13. Latitude: 38.900853 | Longitude: -77.045328 |

### UTM References

(Place additional UTM references on a continuation sheet.)

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

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

The George Washington University/Old West End Historic District is generally bounded on the south by the south side of F Street; on the north by the north side of I Street mid-block between 20<sup>th</sup> and 21<sup>st</sup> Street and south side of I Street between 21<sup>st</sup> and 22<sup>nd</sup> Streets; on the west by 22<sup>nd</sup> Street and on the east by either 19<sup>th</sup> or 20<sup>th</sup> Streets. More precisely, the boundaries are described as follows: Beginning at a point at the center of the intersection of 20<sup>th</sup> and I Streets (north of Pennsylvania Avenue), proceed south along the centerline of 20<sup>th</sup> Street across Pennsylvania Avenue and past H Street to G Street, then east on G Street past the Concordia United Church of Christ and its Rectory at 1920 G Street (Square 121, Lot 17), then south down the eastern edge of Lot 17 to encompass the church and rectory, then continue south to F Street, then east on F Street to 19<sup>th</sup> Street, and south on 19<sup>th</sup> Street to the rear lot line of 514 19<sup>th</sup> Street (Square 122 Lot 824), then west the rear lot line of this lot (Lot 824) to the lot's western edge, then north to the rear of rear 1922 F Street (Lot 28), then moving west, crossing over 20<sup>th</sup> Street following the rear lot line of 532 20<sup>th</sup> Street (Square 104 Lot 837) to its western edge, then north along the west side lot lines of Lots 837 and 814 on Square 104 to F Street. Then, move west along F Street, across 21<sup>st</sup> Street to the eastern lot line of 2140 F Street, then south down the lot's



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eastern and along the eastern lot line of 515 22<sup>nd</sup> Street (Square 81 Lot 829), then west along the south side of 515 22<sup>nd</sup> Street to 22<sup>nd</sup> Street, then north along 22<sup>nd</sup> Street, then west mid-block to the south side of 518 22<sup>nd</sup> Street (Square 58 Lot 804), then due west through the square encompassing all of the buildings along the 2200 block of F Street (south side), jogging south to Virginia Avenue, then west along Virginia Avenue to its intersection with 23<sup>rd</sup> Street, taking in 2224 F Street, then from that intersection, proceed east along F Street to 22<sup>nd</sup> Street, then north along 22<sup>nd</sup> Street the full length of the block to G Street, then east along G Street to the western edge of 2131 G Street Square 79 Lot 861), then north along the western edge of the lot, jogging to the east of the eastern edge of the building at 2130 H Street thereby excluding it. Then continue north across H Street to the western edge of Lot 846 in Square 77, then continue north to the centerline of I Street, then east along I Street to 21<sup>st</sup> Street, then north on 21<sup>st</sup> Street, across Pennsylvania Avenue to the 2000 block (odd) of I Street, taking in the two parklets on either side of Pennsylvania Avenue, then north along the western side of 2019 I Street (Square 78 Lot 850), then east along the rear of the lot line, then south along the eastern side of Lot 846, thereby taking in the buildings at 2015 and 2019 I Street, then east along the centerline of I Street to 20<sup>th</sup> Street and back to the beginning.

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

The boundary includes buildings reflecting the architectural and historical evolution of the area historically known as the West End, including much of, but not all of, The George Washington University (Foggy Bottom) Campus. The boundary includes those buildings that illustrate the origins of the area in the mid-19<sup>th</sup> century as a fashionable, high-end neighborhood just west of the White House, to a middle and working-class neighborhood toward the end of the 19<sup>th</sup> century, and finally to its rise as the center of The George Washington University beginning in 1912. The boundaries have been drawn on the east of 20<sup>th</sup> Street and to the south of F Street to exclude those buildings that do not contribute to the history, architecture and character of the district. The boundary has been drawn on the west to exclude those buildings to the east and west of 22<sup>nd</sup> Street that are part of the GW campus, but that are out-of-period buildings that would not contribute to the historic district. The boundary has been drawn on the north to include Reservations 28 and 29 and the pre-Civil War dwellings at 2015 and 2017 I Street, NW and the Lombardy Apartments at 2019 I Street, NW which follow the same development trends of those buildings south of Pennsylvania Avenue.

**11. Form Prepared By**

name/title Laura Harris and Kim Williams

organization EHT Traceries and DC HPO

date September 24, 2013

street & number 1121 5<sup>th</sup> Street, NW

telephone 202 393-1199

city or town Washington, D.C.

state \_\_\_\_\_ zip code 20001

e-mail \_\_\_\_\_

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

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

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**Photographs:**

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

**Photo Log**

**Name of Property:** George Washington University/Old West End Historic District

**City or Vicinity:** Washington, D.C.

County:

State:

**Photographer:** Kim Williams and Kim Elliott, D.C. Historic Preservation Office

**Date Photographed:** August 2011 and September 2013

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

View looking southeast across University Yard to Lisner Hall  
1 of 35

View looking south from south end of University Yard past statue of George Washington to Lisner Hall  
2 of 35

View looking northeast at 21<sup>st</sup> and G Streets showing the Woodhull House at 2033 G Street NW and Bell Hall at 2029 G Street  
3 of 35

View looking west at east façade of the Margaret Wetzel House at 714 22<sup>nd</sup> Street, NW  
4 of 35

View looking northeast at 20<sup>th</sup> and F Streets showing Steedman-Ray House at 1925 F Street, NW  
5 of 35

View looking west at east elevation of Lenthall Houses at 604-606 21<sup>st</sup> Street, NW  
6 of 35

View looking east along 2000 block of I Street (Red Lion Row)  
7 of 35

View looking north at south elevations of dwellings at 2121 and 2123 F Street, NW  
8 of 35

View looking east at 600 block (odd) of 22<sup>nd</sup> Street, NW  
9 of 35

View looking southeast at north elevation of the Mary McAllister House at 2110 G Street, NW  
10 of 35

View looking northwest at south and east elevations of Federline Row at 21<sup>st</sup> and F Streets, and east elevation of Lenthall Houses at 604-606 21<sup>st</sup> Street, NW  
11 of 35

View looking south at north elevation of 2200 block (even) of F Street, NW  
12 of 35

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View looking north at south elevation of the Bender House at 2127 G Street, NW and the Bussard Apartments at 2129 G Street, NW (GW Multi-Cultural Student Services Center)  
13 of 35

View looking east at west elevations of Weaver Row Houses at 2033-2037 F Street, NW  
14 of 35

View looking northwest at the intersection of 20<sup>th</sup> and G Streets showing the George Washington University President's Office at 700 G Street.  
15 of 35

View looking southeast at north elevation of 2136-2142 G Street, NW  
16 of 35

View looking southeast across Reservation 28 to 2000 block I Street, NW (Red Lion Row)  
17 of 35

View looking north at south elevation of Bloomer Apartments at 2031 F Street, NW  
18 of 35

View looking southeast at north and west elevations of Concordia United Church of Christ and north elevation of Concordia Church Rectory at 1918-1920 F Street, NW  
19 of 35

View looking northwest at east elevations of Union Methodist Episcopal Church and Union Methodist Church Rectory at 812-814 20<sup>th</sup> Street, NW  
20 of 35

View looking southeast at north and west elevations of Grant School at 2130 G Street, NW  
21 of 35

View looking northwest at south elevation of Engine Company #23 at 2119 G Street NW  
22 of 35

View looking southeast at north and west elevations of Quigley Pharmacy at 619 21<sup>st</sup> Street, NW  
23 of 35

View looking southwest showing north and east elevations of the Barclay Apartments (Lafayette Hall) at 2100 I Street, NW  
24 of 35

View looking north at the south elevation of the Schenley Apartments at 2121 H Street, NW  
25 of 35

View looking north at south elevation of entry base to the Drake Apartments at 2119 H Street, NW  
26 of 35

View looking southeast at north elevation of the Park Central Apartments (Thurston Hall) at 1900 F Street, NW  
27 of 35

View looking south at entry door the Empire Apartments at 2000 F Street, NW  
28 of 35

View looking northwest at east elevation of Stockton Hall at 720 20<sup>th</sup> Street, NW  
29 of 35

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View looking west at east entry door of Stockton Hall at 720 20<sup>th</sup> Street, NW  
30 of 35

View looking northeast at south elevation of Lisner Hall at 2023 G Street, NW  
31 of 35

View looking northwest at south and east elevations of the Hall of Government 710 21<sup>st</sup> Street, NW  
32 of 35

View looking north at south elevation of Stuart Hall at 2013 G Street, NW  
33 of 35

View looking southwest at east front and north side elevations of Lisner Auditorium at 730 21<sup>st</sup> Street, NW  
34 of 35

View looking southwest showing north and east elevation of Lerner Hall (non-contributing) at 2000 H Street, NW and east elevation of Stockton Hall at 720 20<sup>th</sup> Street, NW  
35 of 35

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**Property Owner:**

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

name The George Washington University (primary owner)

street & number \_\_\_\_\_

telephone \_\_\_\_\_

city or town Washington, D.C.

state \_\_\_\_\_

zip code \_\_\_\_\_

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

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

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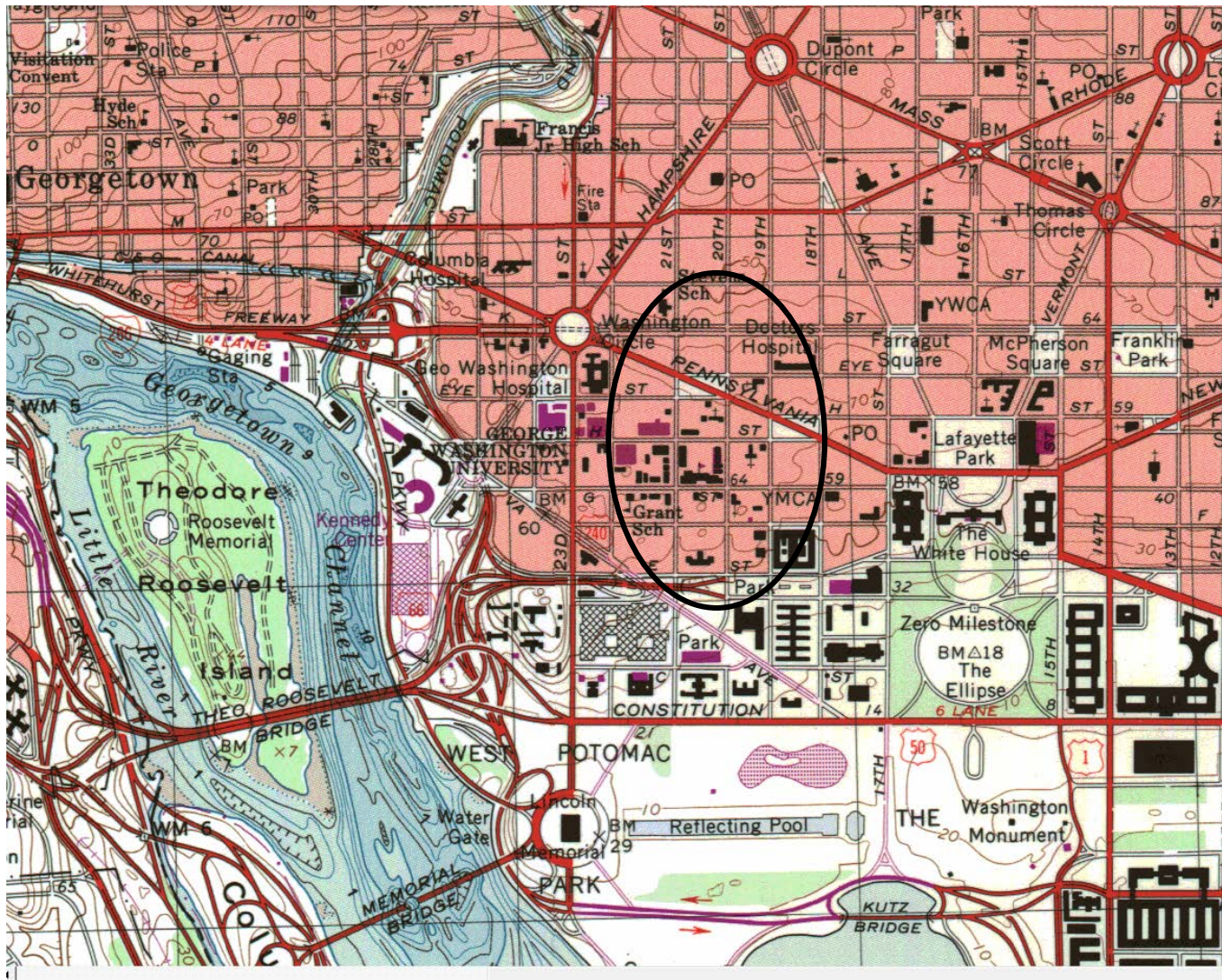
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George Washington University/Old West End Historic District General Vicinity Map  
(USGS Washington West Quad Map)



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National Park Service

**National Register of Historic Places**  
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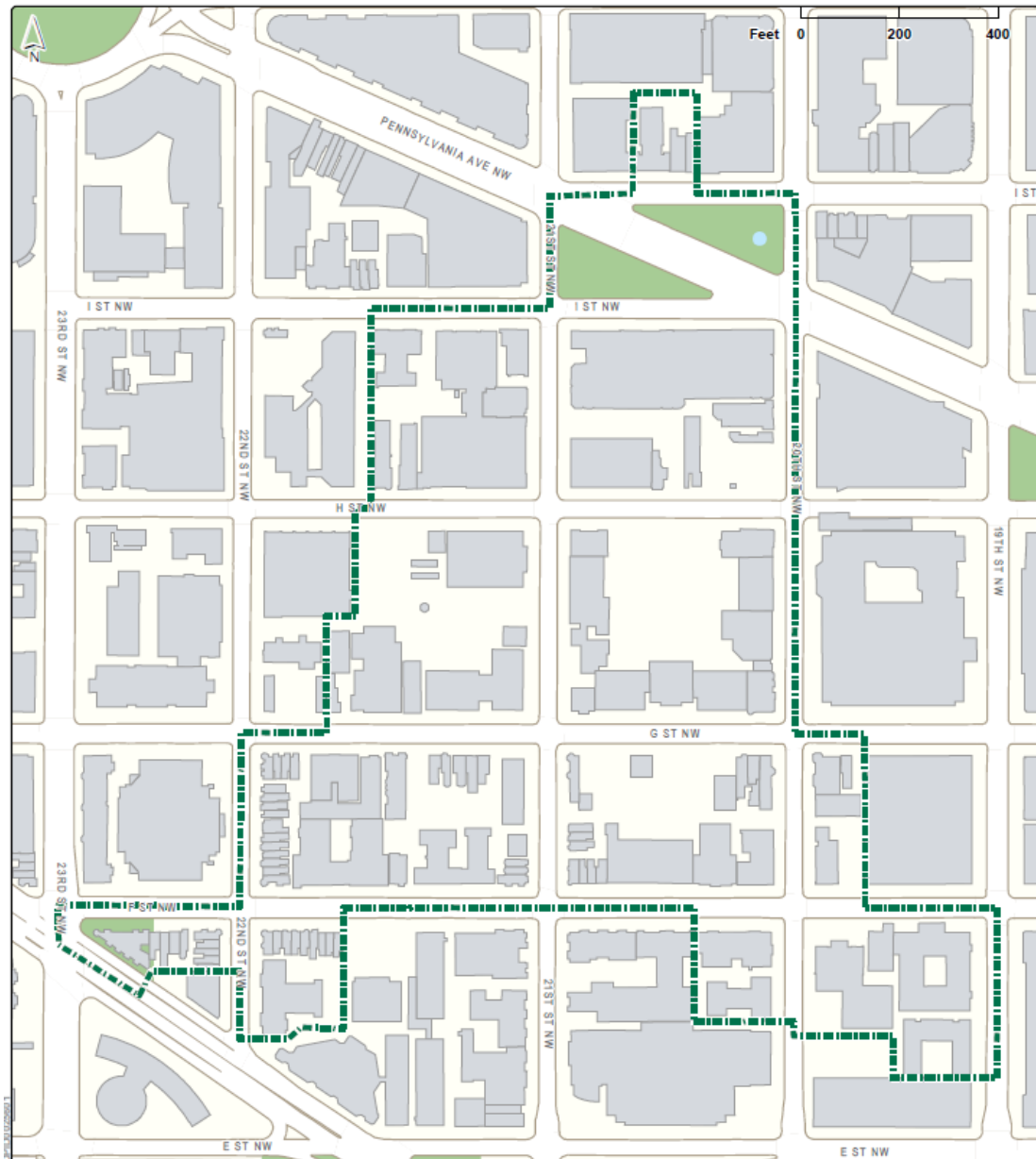
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**George Washington University  
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Office of Planning ~ November 7, 2014

Government of the District of Columbia

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



Historic District Boundary

Buildings



George Washington University/Old West End Historic District Showing National Register Boundaries

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

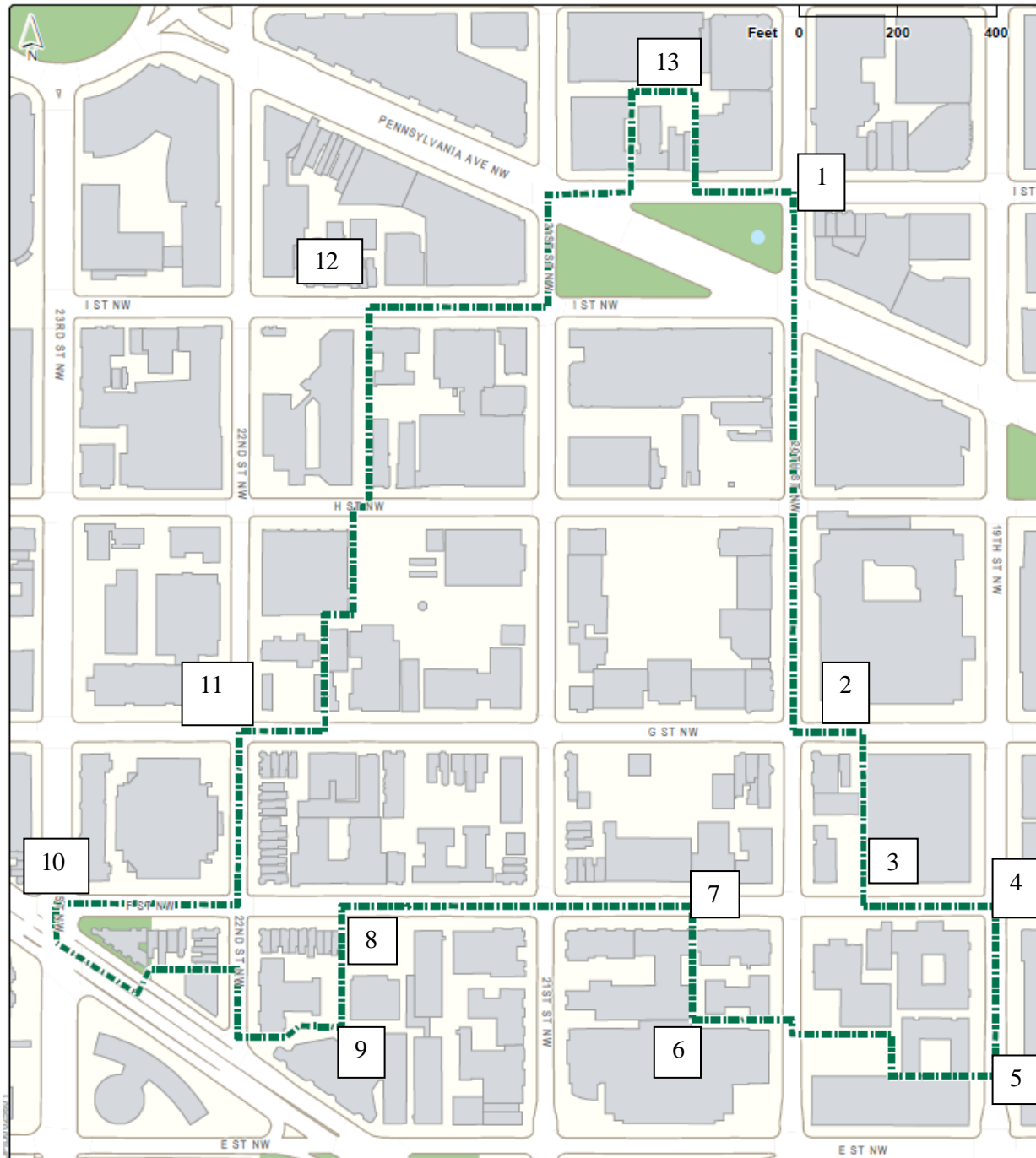
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George Washington University/Old West End Historic District Boundaries Showing Latitude and Longitude Points

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

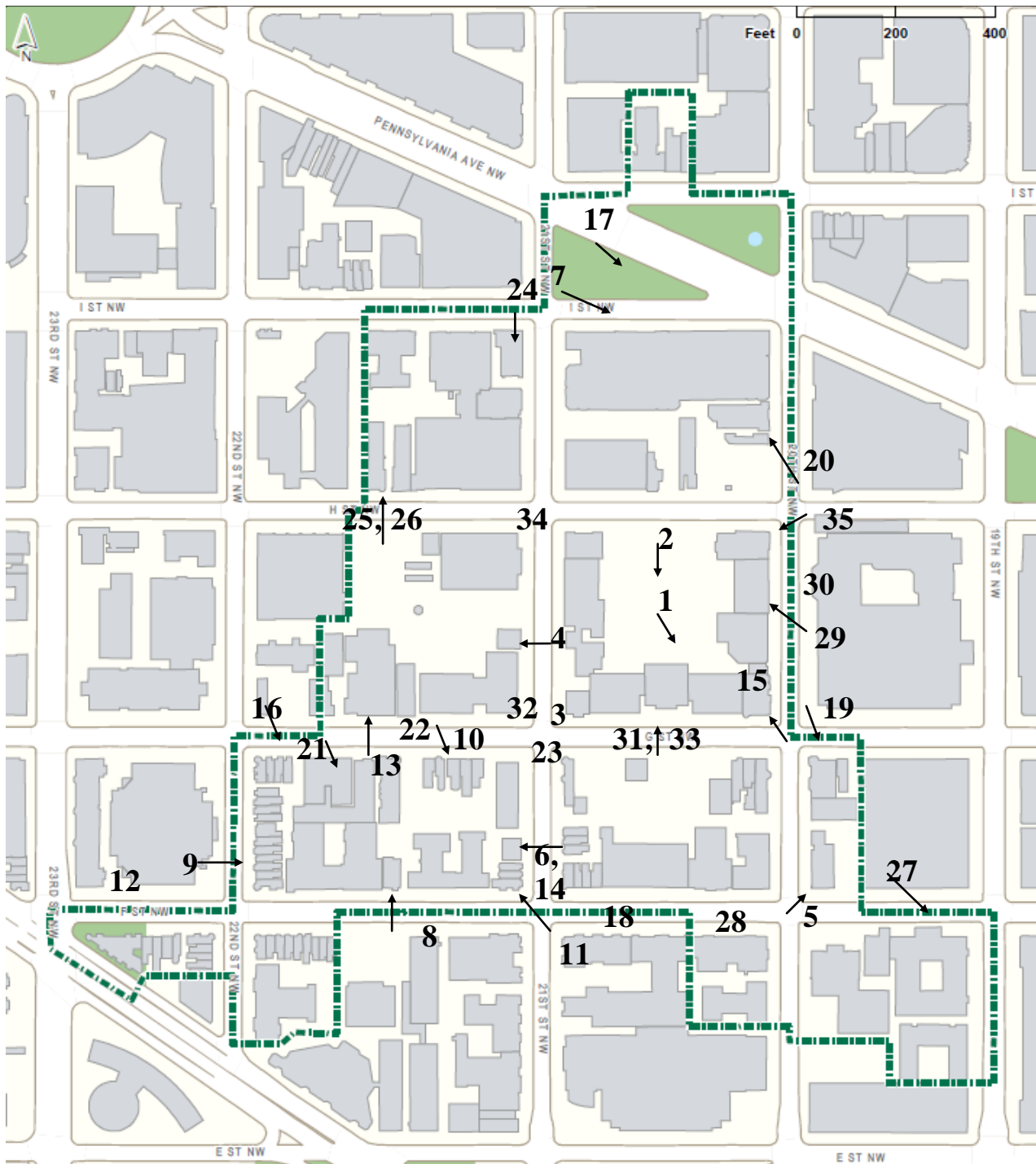
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Key to Photographs



**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
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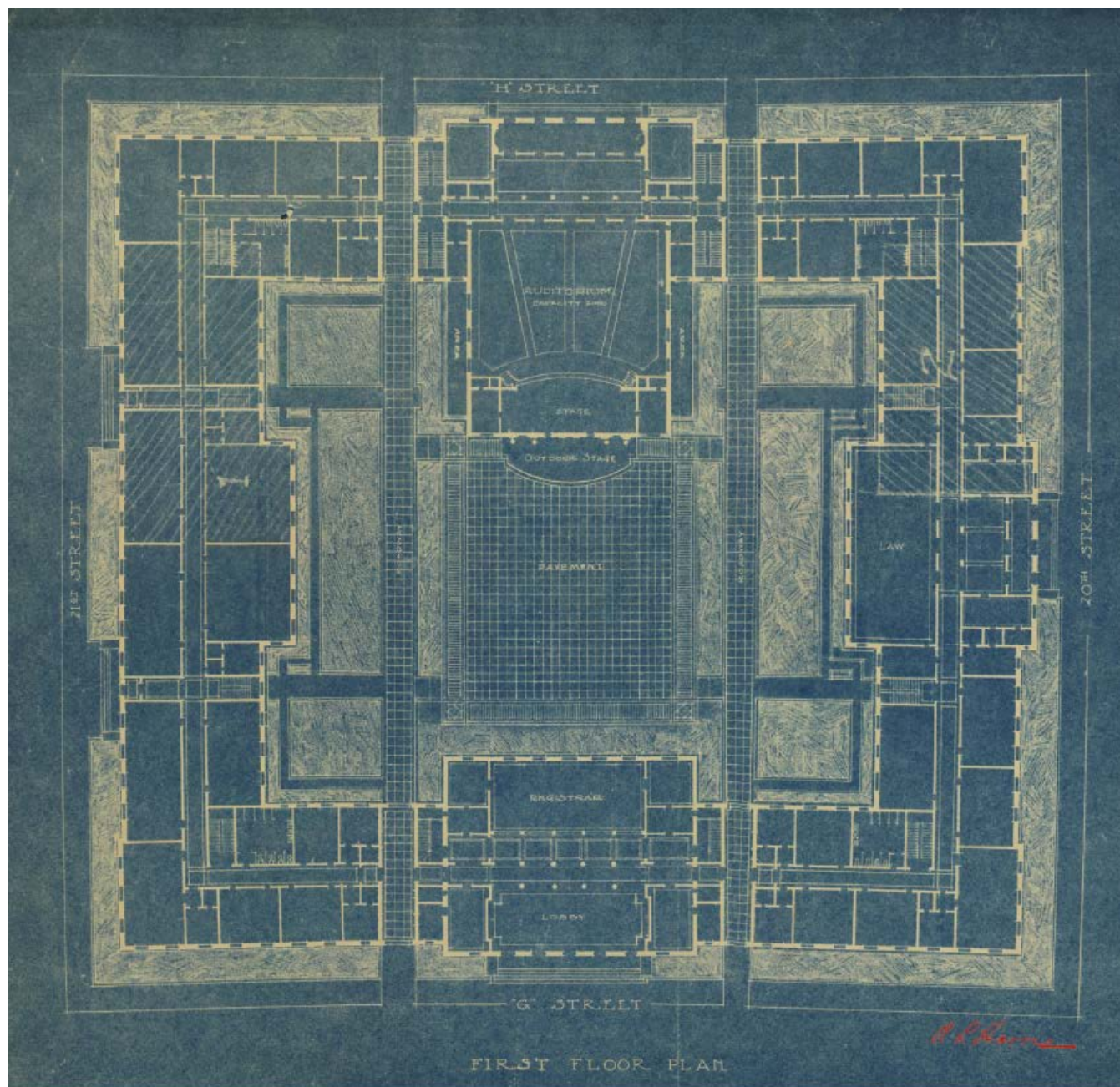


Figure 1: The Harris Plan, 1922



**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

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Figure 2: View of the Woodhull House, 1912  
(From Kayser, *Bricks Without Straws*)