

PH0008222

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: _____

COUNTY: _____

FOR NPS USE ONLY

ENTRY DATE: **OCT 22 1974**

1. NAME

COMMON: **Massachusetts Avenue Historic District**

AND/OR HISTORIC: **(See No. 7, for boundary description)**

2. LOCATION

STREET AND NUMBER: **both sides of Massachusetts Avenue between 13th Street and Observatory Circle NW**
(See No. 7, for boundary description)

CITY OR TOWN: **Washington**

CONGRESSIONAL DISTRICT: **Walter E. Fauntroy Congressman**

STATE: **District of Columbia** CODE: **11** COUNTY: **District of Columbia** CODE: **11**

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input checked="" type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) Private Institutions and Foreign Legations <input type="checkbox"/> Comments

4. OWNER OF PROPERTY

OWNER'S NAME: **Multiple private and public ownership**

STREET AND NUMBER: _____

CITY OR TOWN: _____ STATE: _____ CODE: _____

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: **Recorder of Deeds**

STREET AND NUMBER: **6th and D Streets, N.W.**

CITY OR TOWN: **Washington** STATE: **District of Columbia** CODE: **11**

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: **District of Columbia's Inventory of Historic Sites**

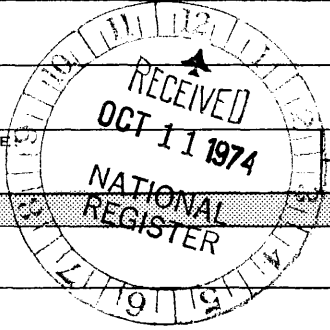
DATE OF SURVEY: **March 26, 1974** Federal State County Local

DEPOSITORY FOR SURVEY RECORDS: **National Capital Planning Commission**

STREET AND NUMBER: **1325 G Street, N.W.**

CITY OR TOWN: **Washington** STATE: **District of Columbia** CODE: **11**

SEE INSTRUCTIONS



STATE:

COUNTY:

ENTRY NUMBER

DATE

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	Varies throughout District (Check One)		generally excellent	
	<input checked="" type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated
	(Check One)		(Check One)	
	<input checked="" type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Massachusetts Avenue Historic District is linearly conceived, embracing all those properties fronting on or prominently visible from Massachusetts Avenue between 17th Street, N. W., on the east and Observatory Circle on the west. Its boundaries generally run along the rear boundaries of such properties. Massachusetts Avenue here cuts diagonally through the Dupont Circle Historic Area and the Kalorama Historic Area, encountering Dupont Circle at 19th Street and Sheridan Circle at 23rd Street. At Sheridan Circle the Avenue is rotated slightly northward in order to facilitate crossing of the Rock Creek chasm, and continues on in a straight line to Observatory Circle. The south side of the district borders Rock Creek from 23rd Street to Whitehaven Street. At its northern extremity the district abuts the Normanstone Parkway and the bucolic grounds of the Naval Observatory complex. In addition to Dupont and Sheridan Circles there are triangular park reservations at the intersection of 24th and S Streets and 21st and Q Streets with Massachusetts Avenue. The Avenue is 50' wide with 15' sidewalks and tree plantings on either side. There is a uniform 40' setback between the building line and the sidewalk. (See continuation sheet no. 7 and map no. 2. for more detailed boundary definition.)

Because of the existence of the circles and the almost exclusively non-perpendicular intersection of streets with Massachusetts Avenue, building lots and the adjoining squares themselves vary greatly in size and shape. This unusual situation has been imaginatively developed in terms of unique, highly individualized architecture. Corner lots, lots on especially small squares, circle frontage lots, lots on squares with proportionately small frontage on the Avenue as well as lots on squares with street frontage proportionately great in relation to total area have been especially desirable as building sites. Here the most important residences have been advantageously erected.

There is an interesting mix of both freestanding and row houses. The former may, like the Cosmos Club at 2121 Massachusetts Avenue, be set in elegant gardens at commanding positions on the Avenue. Or, like the houses in the northwest quadrant of Sheridan Circle, they may be played off against each other in a predominantly architectural situation. Like the British Embassy at 3100 Massachusetts Avenue, groups of related buildings at a single address may suggest a country estate. Like the Davis residence at 2370 Massachusetts Avenue, smaller scale buildings may be suburban in character. Row houses, where they occur, are most generally single family houses built separately by individual owners. Some, like the Hooe residence at 2230 Massachusetts Avenue, are houses of notable architectural merit. Corner houses of extraordinary fine design such as the Peruvian and Luxembourg embassies at 1700 and 2200 Massachusetts Avenue respectively give special emphasis and cohesiveness to row house blocks, relating them in scale and style to the most formidable of the palatial freestanding houses. This effect is most brilliantly achieved where the design of the Avenue itself is strongly architectural, as on the south side of Sheridan Circle.

The earliest houses in the historic district, the Stewart and Hillyer residences at 1913 and 2121 Massachusetts Avenue respectively, were built

(Continued on Form 300a)

SEE INSTRUCTIONS

5. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input checked="" type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input checked="" type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | | <u>Urban History</u> |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

The Joint Committee on Landmarks has designated the Massachusetts Avenue Historic District a Category II Landmark of importance which contributes significantly to the cultural heritage and visual beauty of the District of Columbia. In this linear district of unique Beaux Arts residential architecture the kinetic essence of Pierre L'Enfant's Baroque plan for the city of Washington is admirably realized. A fine sense of motion, continuity and sequence exists here. The rhythm and proportions of this broad, tree-lined avenue dynamically interact with the scale and visual excitement of the architecture which abuts it. There is great diversity of well-planned open space, both formal and informal. The grand radiating allees of Le Notre are recalled. Rock Creek Park, whose presence is felt from Sheridan Circle to Observatory Circle, creates an appropriate aura of nus in urbe.

L'Enfant planned Massachusetts Avenue as a transverse avenue crossing the city diagonally from the Eastern Branch to Rock Creek. The longest of the transverse avenues, it is roughly parallel to Pennsylvania Avenue and, like Pennsylvania Avenue, is 160' wide. As originally planned, it intersected nine public squares and was intended as the major access route to the city from both the northwest and the southeast. Fine residential development was particularly appropriate here; however, the great length of the Avenue precluded the possibility that any uniform development would occur. Further, the northerly situation of Massachusetts Avenue, together with long stretches of marshy terrain along its route both to the east and west, delayed development. The Mt. Vernon Square area was well built-up by the late 1850's. The Northern Liberties market was established there as early as 1846. Until the 1870's, however, the portion of Massachusetts Avenue west of Scott Circle which comprises the present historic district, was largely unimproved. It ran through a low-lying area of woods and fields frequented by sportsmen. A brickyard was in operation near Dupont Circle. Slaughterhouses dumped their refuse into Slash (formerly Shad) Run, an open stream which crossed Massachusetts Avenue between 16th and 17th Streets, N.W. In 1871 a group of real estate speculators--later known as the California Syndicate--began buying up property in the area. In the large scale improvements executed by the Board of Public Works between 1871-3, Massachusetts Avenue was graded and paved as far north as Boundary Street (now Florida Avenue). In 1873 the first of many palatial residences was built on the Avenue at Dupont Circle

(Continued on Form 10-300a)

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Annual Report of the Commissioners of the District of Columbia for the year ending June 30, 1887. Washington: Government Printing Office, 1888.

Brown, George Rothwell. Washington Post Fiftieth Anniversary Number. Dec. 6, 1927.

Caemmerer, H.P. Washington: The National Capital. Washington: Government Printing Office, 1932.

(Continued on Form 300a)

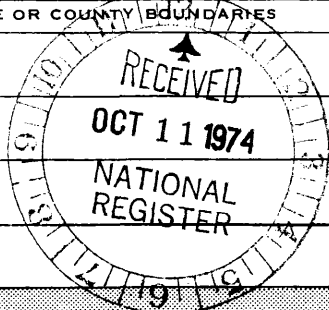
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	38°	55'	19"	77°	03'	47"			
NE	38°	54'	31"	77°	02'	15"			
SE	38°	54'	19"	77°	02'	24"			
SW	38°	55'	07"	77°	03'	56"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Approximately 81 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



11. FORM PREPARED BY

NAME AND TITLE:
Tanya Beauchamp, Architectural Historian

ORGANIZATION Joint District of Columbia/National Capital Planning Commission Historic Preservation Office DATE May 28, 1974

STREET AND NUMBER:
National Capital Planning Commission, 1325 G Street, N.W.

CITY OR TOWN: Washington STATE District of Columbia CODE 11

12. STATE LIAISON OFFICER CERTIFICATION **NATIONAL REGISTER VERIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name *Lorenzo W. Jacobs, Jr.*
LORENZO W. JACOBS, JR.
Title State Historic Preservation Officer for the District of Columbia

Date October 10, 1974

I hereby certify that this property is included in the National Register.

A. H. Mortensen
Director, Office of Archeology and Historic Preservation

Date 10/27/74

ATTEST:
Wm. J. Huntley
Keeper of The National Register

Date 10-28-74

SEE INSTRUCTIONS

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAY 5 1978
DATE ENTERED	JUL 21 1978

CONTINUATION SHEET

ITEM NUMBER 6 PAGE 1

The Massachusetts Avenue Historic District, a linear district composed of properties fronting on, or prominently visible from Massachusetts Avenue, passes through and overlaps the Dupont Circle Historic District from 17th Street on the east to Florida Avenue on the west. Therefore, the properties along Massachusetts Avenue and around Dupont Circle are included within the boundaries of both historic districts and are already listed in the National Register as part of the Massachusetts Avenue Historic District. A number of buildings in the Dupont Circle Historic District are individually listed in the District of Columbia Inventory of Historic Sites and on the National Register of Historic Places (see attached list). The following buildings have been recorded by the Historic American Building Survey: Anderson House, 2118 Massachusetts Avenue; Christian Heurich Mansion, 1307 New Hampshire Avenue; Scott-Thropp House, 1701 20th Street; Hillyer Place; Walsh-McLean Mansion, 2020 Massachusetts Avenue; McCormick Apartments, 1785 Massachusetts Avenue; Clarence Moore House, 1746 Massachusetts Avenue; Patterson House, 15 Dupont Circle; Peruvian Embassy, 1700 Massachusetts Avenue, Rowhouses, 1700 block of Q Street; Wadsworth House, 1801 Massachusetts Avenue; Townsend House, 2121 Massachusetts Avenue.

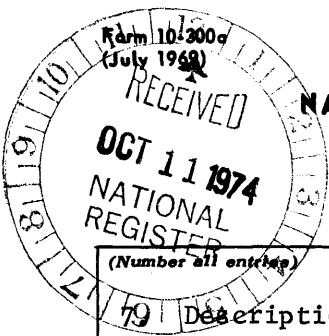
(Continued on Form No. 10-300a)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet) (1)

STATE	
COUNTY	
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79 Description - Continued

of stone in the Second Empire style which was popular in the early 1870's. The Stewart residence (now demolished) exuberantly occupied the Dupont Circle frontage of a small polygonal square at the northern intersection of Connecticut and Massachusetts Avenues. Polygonal in shape itself with entrance tower and cupola, it commanded the vistas up and down these two Avenues. The Hillyer residence, at the intersection of Florida and Massachusetts Avenues at what was then the northern most point of Massachusetts Avenue, occupied the entire Massachusetts Avenue frontage of a much larger pentagonal square. In keeping with its more pastoral site, this house was elegant yet restrained in design--square in plan with a tower-like entrance pavilion whose roof projected only slightly above the main roof. In 1899-1901 the Hillyer residence was incorporated into the fabric of a residence now used as the Cosmos Club. Larger and more elaborately detailed by architects Carrere and Hastings in a Beaux Arts variant of Louis XVI style reminiscent of Gabriel's Petit Trianon, the house still retains the restrained pastoral quality of the Hillyer residence.

In the eighteen eighties and nineties houses along Massachusetts Avenue were built of brick or combinations of brick and brownstone in the Queen Anne, Chateausque, Richardsonian Romanesque and early Georgian Revival styles. The James G. Blaine residence at 2000 Massachusetts Avenue, designed by John Fraser and built in 1881, displays the same exuberant utilization of site advantages as the nearby Stewart's Castle did. The exteriors of this formidable Chateausque mansion exist today in nearly original condition, though its grounds have been sadly encroached upon by a parking lot, Safeway, and plant store. During the eighties and nineties well-designed individually built row houses were erected in the blocks near Dupont Circle. Though more modest than houses such as the Blaine residence, they shared a common design attitude and vocabulary. The Samuel M. Bryan residence (now the Church of the Savior Ecumenical), located across Massachusetts Avenue from the Blaine residence at 2025, is a notable example, as is the Phillips Collection at 1612 21st Street overlooking one of the triangular park reservations. The former was designed by W. Bruce Gray in 1885 in a style combining Chateausque and Richardsonian Romanesque elements. The latter, built eleven years later, combines Richardsonian Romanesque and early Georgian revival elements.

The textural complexity of the street facade created by the erection of elegant row houses of varied design in the exceptionally long block south of Dupont Circle between 17th and 18th Streets, N.W., complemented the design of larger houses on the Avenue, establishing the ambience of the area.

Between 1900 and 1910 palatial residences designed in the eclectic Beaux Arts manner were erected as far north as the intersection of S Street with Massachusetts Avenue. These ranged from incisive, white limestone

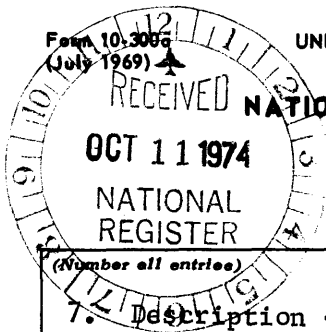
Form 10-300g
(July 1969)

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NATIONAL REGISTER OF HISTORIC PLACES
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(Continuation Sheet) (2)



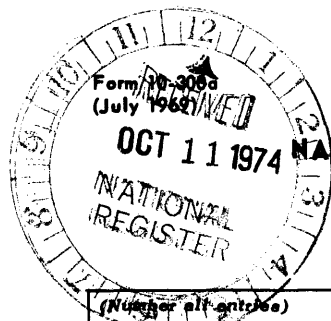
7. Description - continued

geometrically massed buildings in the Louis XV and XVI and Italian 16th century styles by Jules Henri de Sibour to exuberantly detailed, asymmetrically massed buildings of neo-classical and northern European 16th century origins by George Oakley Totten.

These dynamic buildings particularly complemented the Baroque design of Massachusetts Avenue. Sheridan Circle and the north side of Massachusetts Avenue from the Circle to S Street were entirely developed in this manner. In addition, buildings in this style were erected on many of the most prominent sites between Sheridan and Scott Circles. Blocks of row houses as well were infiltrated by or were created in the new style. In some cases, as at 2121 and 1730 Massachusetts Avenue, the new style was achieved through extensive remodeling of older houses. In other cases, older structures were demolished so that a particularly favorable location might be occupied by a building in the new style, as at 1785 Massachusetts Avenue, where a fine early house by Harvey Page was demolished to provide a site for Jules de Sibour's McCormick Apartments.

From 1910 until the early 1930's the Beaux Arts style of architecture continued to flourish along Massachusetts Avenue between Scott and Observatory Circles. The McCormick Apartments, erected in 1915-17 at 1785 Massachusetts Avenue, were designed by Jules Henri de Sibour in the Louis XVI style of his earlier buildings. Across the Rock Creek bridge in 1917 Clarke Waggaman designed the Williams residence at 2929 Massachusetts Avenue in the restrained carefully proportioned early 16th century Italian Renaissance style then so much in vogue. Brick with stone trim once again was widely used. Circa 1928 E.L. Lutyen's British Embassy building at 3100 Massachusetts Avenue was built of brick and stone in a Neo-Georgian Palladian style. In 1931 the McCormick residence (now the Brazilian Embassy) at 3000 Massachusetts Avenue, was designed by John Russell Pope in an early 16th century Italian Renaissance manner reminiscent of Peruzzi's Palazzo Massimi alle Colonne in Rome. The Japanese Embassy designed by Delano and Aldrich as a neo-Georgian Country estate and built east of Rock Creek at 2516 Massachusetts Avenue in 1931, was one of the last of the Beaux Arts influenced buildings in the grand manner to be built in the historic district. Significant smaller houses of the same period are the nearby Alice W.B. Stanley residence at 2370 Massachusetts Avenue and the Charles Mason Remey residence (now the Mexican Delegation to the OAS). These houses were both built circa 1930 and designed by Smith and Edwards. The former is Jacobean in style; the later is of Spanish derivation.

Construction has continued on a smaller scale up until the present day. Some buildings, such as the modernistic Venezuelan Embassy erected at 2443-2445 Massachusetts Avenue ca. 1940, or the Islamic Center erected at 2551 Massachusetts Avenue in 1956 complement the older buildings in scale and



UNITED STATES DEPARTMENT OF THE INTERIOR
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**NATIONAL REGISTER OF HISTORIC PLACES
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7. Description - continued

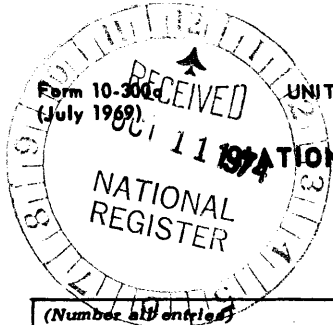
intent. Others, such as the high rise Brookings Institution at 1775 Massachusetts Avenue and the Embassy Row Hotel at 2015 Massachusetts Avenue, have violated the design ambiance of the area while exploiting its prestige.

The elegant Beaux Arts residences constructed between 1900 and 1910 give architectural definition to the Massachusetts Avenue Historic District. The exteriors and, in some cases, the interiors of these buildings are remarkably intact. They are perfectly suited to their present use as embassies and private clubs and are well maintained by these organizations. They occupy the best positions on the Avenue and consequently impart a well-developed rhythmic pace to the historic district. Although an extraordinary number of houses of notable architectural merit occur within the Massachusetts Avenue Historic District, the importance of the street ensemble prevails, and, consequently, this sense of pace is of the utmost consequence. In the Massachusetts Avenue Historic District a strong local tradition of excellence in architectural practice emerges for the first time in conjunction with works of architecture of national significance. Locally-based men such as Harvey L. Page, Paul J. Pelz and Clarke Waggamen hold their own with architects such as Jules Henri de Sibour, McKim, Mead and White, and John Russell Pope. The result is a historic district with well-articulated coherent street facades in which a delightful variety of style, detail and materials is skillfully integrated by common use, scale, proportion, landscaping and a strong sense of place.

Many of the buildings which possess individual architectural and/or historical significance in addition to their significance to the Massachusetts Avenue Historic District have previously been designated as Landmarks of the National Capital. These are as follows:

Category II Landmarks

1. Cosmos Club (Townsend House)*
2121 Massachusetts Avenue, N.W.
Built, 1899-1901
Designed by Carrere and Hastings in a Beaux Arts mid-18th century French manner.
2. Larz Anderson House (Society of the Cincinnati)*
2118 Massachusetts Avenue, N.W.
Built, 1902.
Designed by Little & Browne in a Beaux Arts early 19th century English manner.
3. Washington Club (Patterson House)*
15 DuPont Circle, N.W.
Built, 1901-03
Designed by McKim, Mead and White in a Beaux Arts Neo-classical decorative Italianate manner.



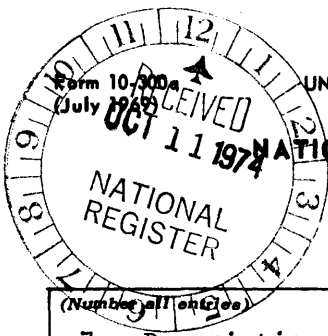
**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet) (4)

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(Number of entries)

7. Description - continued
4. Indonesian Embassy (Walsh McLean House)*
2020 Massachusetts Avenue, N.W.
Built, 1901-03,
Designed by Henry Andersen in a Beaux Arts style combining Louis XVI and Art Nouveau influences.
5. Residence of UAR Interest (Joseph Beale House)*
2301 Massachusetts Avenue, N.W.
Built, 1907-09.
Designed by Glenn Brown in a Beaux Arts 18th century Roman Revival manner.
6. British Embassy
3100 Massachusetts Avenue, N.W.
Built, circa 1926.
Designed by E.L. Lutyens in a late Beaux Arts Neo-Georgian Palladian manner.
7. Japanese Embassy*
2520 Massachusetts Avenue, N.W.
Built, 1931.
Designed by Delano and Aldrich in a late Beaux Arts Neo-Georgian manner.
8. Sulgrave Club (Wadsworth House)*
1801 Massachusetts Avenue, N.W.
Built, circa 1900.
Architect unknown. Designed in Beaux Arts eclectic 18th century manner.
9. Canadian Embassy (Moore House)*
1746 Massachusetts Avenue, N.W.
Built, 1906-07.
Designed by Jules Henri de Sibour in a Beaux Arts Louis XV manner.
10. 1785 Massachusetts Avenue Office Building (McCormick Apartments, Mellon Apartment)*
1785 Massachusetts Avenue, N.W.
Built, 1915-17.
Designed by Jules Henri de Sibour in a Beaux Arts Louis XVI manner.
11. Phillips Collection (Phillips Memorial Gallery)*
1600-12 21st Street, N.W.
Built, 1896-97.
Designed by Hornblower and Marshall in a style combining early Georgian Revival with Richardsonian Romanesque elements.



**NATIONAL REGISTER OF HISTORIC PLACES
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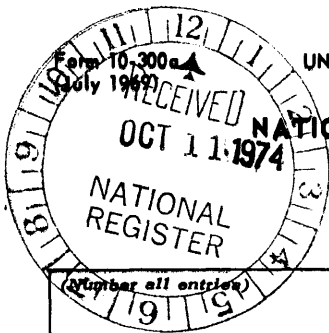
(Continuation Sheet) (5)

STATE	
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7. Description - continued

Category III Landmarks

1. Blaine Mansion
2000 Massachusetts Avenue, N.W.
Built, 1881.
Designed by John Fraser in the Chateausque style.
 2. Samuel M. Bryan House (Church of the Savior Ecumenical)
Built, 1885.
Designed by W. Bruce Gray in a style combining Chateausque and Richardsonian Romanesque elements.
 3. Chancery of Iraq (Boardman House)
1801 P Street, N.W.
Built, circa 1890.
Designed by Hornblower and Marshall in the Richardsonian Romanesque style
 4. Beale House
2012 Massachusetts Avenue, N.W.
Built, 1897.
Designed by Glenn Brown in Italian Renaissance style.
 5. Peruvian Chancery (old Australian Embassy)
1700 Massachusetts Avenue, N.W.
Built, 1909-10.
Designed by Jules Henri de Sibour in the 16th century manner of Italian Classicism.
 6. Brazilian Embassy (McCormick House)
3000 Massachusetts Avenue, N.W.
Built, 1931.
Designed by John Russell Pope in a late Beaux Arts, early 16th century Italian Renaissance manner.
 7. Cameroon Embassy (Hauge House)
2349 Massachusetts Avenue, N.W.
Built, 1906-07.
Designed by George Oakley Totten in a Beaux Arts early 16th century French manner.
- * Listed individually in National Register of Historic Places



UNITED STATES DEPARTMENT OF THE INTERIOR
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**NATIONAL REGISTER OF HISTORIC PLACES
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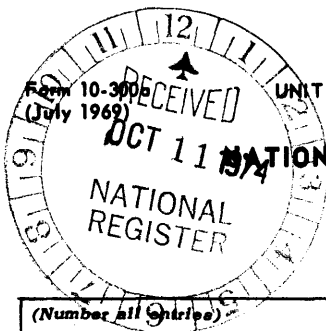
(Continuation Sheet) (6)

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7. Description - continued

Following is a list of buildings other than individually designated landmarks within the Massachusetts Avenue Historic District which have been studied in detail by the Commission of Fine Arts during the course of the past three years. Volume I of their Massachusetts Avenue Architecture was issued in October 1973. Volume II is currently under preparation.

1. H. C. Nevins House
1708 Massachusetts Avenue, N. W.
2. Chilean Chancery (J. C. McGuire House)
1732 Massachusetts Avenue, N. W.
3. Luxembourg Embassy (Alexander Stewart House)
2200 Massachusetts Avenue, N. W.
4. Argyle Rooming House (Capt. Frederick A. Miller House)
2201 Massachusetts Avenue, N. W.
5. Greek Chancery (Hennen Jennings House)
2221 Massachusetts Avenue, N. W.
6. Edward T. Hines House (James C. Hooe House)
2230 Massachusetts Avenue, N. W.
7. Irish Chancery (Henrietta M. Halliday House)
2234 Massachusetts Avenue, N. W.
8. Embassy, Republic of Turkey (Edward H. Everett House)
1606 23rd Street, N. W.
9. Romanian Legation (Frank Ellis House)
1607 23rd Street, N. W.
10. Philippine Embassy (Emma S. Fitzhugh House)
2253 R Street, N. W.
11. Chilean Embassy (Mrs. Sarah S. Wyeth House)
2305 Massachusetts Avenue, N. W.
12. Smithsonian Institution (Alice P. Barney House)
2306 Massachusetts Avenue, N. W.



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(Number all entries)

7. Description - continued

13. Pakistan Chancery (Mrs. Francis B. Moran House)
2315 Massachusetts Avenue, N.W.
14. Republic of China Chancery (Gibson Fahnestock House)
2311 Massachusetts Avenue, N.W.
15. Rev. James B. Davis House (Alice W.B. Stanley House)
2370 Massachusetts Avenue, N.W.
16. Mexican Delegation, OAS (Charles Mason Remy House)
2440 Massachusetts Avenue, N.W.
17. Venezuelan Embassy and Chancery (Chester A. Patterson House)
2443-2445 Massachusetts Avenue, N.W.
18. Maie Hewitt Williams House
2929 Massachusetts Avenue, N.W.

Boundaries of the Massachusetts Avenue Historic District

As stated earlier, the Massachusetts Avenue Historic District includes all properties fronting on or prominently visible from Massachusetts Avenue from 17th Street on the east to Observatory Circle on the west. The boundaries of the District generally run along the rear and/or side lot boundaries of such properties, or along the far side of abutting alleys, streets, and avenues. See Map No. 2 for exact boundaries.

Following is a list of street addresses included within the boundaries of the Massachusetts Avenue Historic District.

- Massachusetts Avenue , N.W. -- Nos. 1700-3114
- Connecticut Avenue, N.W. -- Nos. 1332-1501.
- New Hampshire Avenue, N.W. -- Nos. 1500-1501
- Florida Avenue, N.W. -- No. 2161
- Dupont Circle, N.W. -- Nos. 1-21 (all)
- 18th Street, N.W. -- No. 1333
- 19th Street, N.W. -- Nos. 1337-1363

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(Continuation Sheet) (8)

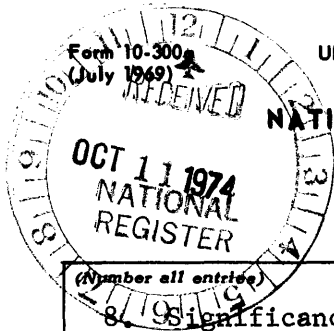
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(Number all entries)

7. Description - continued

- 22nd Street, N.W. ---Nos. 1601-1609
- 23rd Street, N.W. -- No. 1607
- P Street, N.W. -- No. 1801
- Q Street, N.W. -- Nos. 2101-2111
- R Street, N.W. -- Nos. 2249-2253
- S Street, N.W. -- Nos. 2346-2347
- Decatur~~y~~ Place, N.W. -- No. 2310
- Whitehaven Street, N.W.-- Nos. 3005-3007





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8. Significance

by silver magnate Senator William Stewart--one of the members of the California Syndicate. Known as Stewart's Castle it reputedly cost \$225,000 with an additional \$100,000 in furnishings and was described by a contemporary as having "quite a picturesque setting in the woods." At about the same time Curtis J. Hillyer--another member of the syndicate--built an equally lavish house for himself at 2121 Massachusetts Avenue at the intersection of Massachusetts Avenue with Boundary Street. These two houses set the tone of the area which soon developed into the preferred residential neighborhood of the very rich. In 1880 Don Cameron paid an unprecedented \$5 a square foot for his lot on Scott Circle at the N.E. corner of Rhode Island Avenue and 16th Streets. In the early 1880's there was considerable development in the blocks around Dupont Circle and down toward Scott Circle. By 1883, Massachusetts Avenue was being described as "finely concreted" and "shaded by a variety of trees with expansive foliage"--"an area of elegant residences." Dupont Circle itself was named "Pacific Circle" in 1873 and minimally improved. On February 25, 1882, it was designated "Dupont Circle" by official act of Congress. The Circle was landscaped, and in 1884 a bronze statue of Admiral Samuel F. DuPont by sculptor Launt Thompson was placed in its center. This was removed in 1921 to allow erection of the present marble memorial fountain designed by Daniel Chester French and commissioned by the DuPont family.

On April 20, 1886, Senator Mahone of Virginia introduced a bill which provided for the orderly expansion of the City of Washington beyond its original boundaries in a continuation of the design principles of the L'Enfant plan. Under the Mahone Bill, Massachusetts Avenue--which at this time ended abruptly at a stone fence at Boundary Street--would be extended across Rock Creek Park and into the countryside as far as the Tenallytown Road. Because of topographical and economic considerations the Avenue would be extended first to a point 600 feet beyond Boundary Street, then pivoted slightly northward around a circle in order to cross Rock Creek at the most advantageous point. On October 17, 1886, condemnation proceedings were initiated for the land required by the extension. The land then being donated by the owners, the cost of the extension was estimated on January 6, 1887, at \$280,000. In 1887-88 200 men, working under the direction of H.K. Viele, extended Massachusetts Avenue as far as Rock Creek. A cast iron bridge across the Creek was built by concerned land owners. By mid-November, 1888, this stretch of the Avenue was completed and opened to the public. The circle, initially known as Logan Circle, was renamed Sheridan Circle. Gutzon Borglum's equestrian statue of General Philip H. Sheridan, was erected here in 1909 by act of Congress. By 1891, Massachusetts Avenue, with the exception of a section of the road in the immediate vicinity of Observatory Hill, had been completed and dedicated as far as the Tenallytown Road. In 1894 this section, too, was complete. In 1901 the iron bridge

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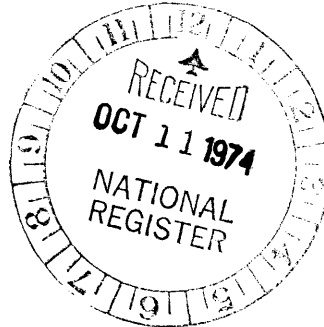
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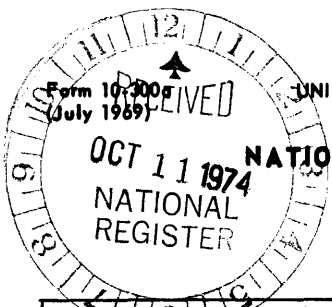
(Number all entries)

8. Significance

across Rock Creek was replaced by a low-level stone-faced bridge--little more than a culvert--built by the U.S. Army Corps of Engineers. In 1940-41, due to the intercession of the Fine Arts Commission, this was replaced by the present stone Charles C. Glover Bridge, appropriately designed to carry the Avenue across the Rock Creek chasm without a break in width or elevation.

In the years 1890-1930, Massachusetts Avenue between Scott Circle and Observatory Hill developed as an elegant boulevard lined by the sumptuous homes of some of the richest and most influential citizens of the United States. The red brick and brownstone castles of the eighties gave way to smooth-ashlared limestone Renaissance palaces designed in the eclectic Beaux-Arts manner. In these years a remarkable degree of architectural quality, coherence and unity was achieved, creating a street facade unique in the city and perhaps the nation. The depression of 1929 destroyed the life styles of the families who had built these great houses. Embassies, associations, foundations and clubs moved in. Today the character of the Avenue is predominantly that of an Embassy Row. The section west of Florida Avenue to Observatory Circle thus far is largely untouched by aesthetically disruptive development. The area from Dupont Circle to Scott Circle is in jeopardy. Large groups of fine old houses have fallen to the wrecking ball and been replaced by high-rise structures of varying quality. The block between Scott Circle and 17th Street is already so decimated that it has not been included in the Massachusetts Avenue Historic District.





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