

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



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

New Designation X
Amendment of a previous designation _____
Please summarize any amendment(s) _____

Property name St. Paul's College
If any part of the interior is being nominated, it must be specifically identified and described in the narrative statements.

Address 3015 4th Street, NE

Square and lot number(s) Square 3648, Lots 1068 and 1069

Affected Advisory Neighborhood Commission ANC 5E

Date of construction 1913 Date of major alteration(s) 1935, 1941, 1956, 1957, 1987

Architect(s) Frederick Murphy and Walter Olmstead Architectural style(s) Gothic Revival

Original use School Present use School

Property owner St. Paul on Fourth Street, Inc.

Legal address of property owner 910 17th Street NW, Suite 1100, Washington, DC

NAME OF APPLICANT(S) St. Paul on Fourth Street, Inc.

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

Address/Telephone of applicant(s) 910 17th Street, NW, Suite 1100, Washington, DC
202-457-1990

Name and title of authorized representative Thomas Porter, Owner, Director and Secretary

Signature of representative Tom Porter Date 6/26/2017

Name and telephone of author of application EHT Traceries, Inc. (202) 393-1199

17-14 Date received 6/29/17
H.P.O. Staff [Signature]

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: St. Paul's College

Other names/site number: _____

Name of related multiple property listing: _____

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

2. Location

Street & number: 3015 Fourth Street, N.E.

City or town: Washington State: D.C. County: _____

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

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

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

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

X national ___ statewide ___ local

Applicable National Register Criteria:

x A ___ B x C ___ D

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

St. Paul's College
Name of Property

Washington, D.C.
County and State

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

St. Paul's College
Name of Property

Washington, D.C.
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

RELIGION

Church School

Current Functions

(Enter categories from instructions.)

EDUCATION

School

7. Description

Architectural Classification

(Enter categories from instructions.)

Late Gothic Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Stone and Concrete

Narrative Description

Summary Paragraph

St. Paul's College is located at 3015 Fourth Street, N.E., in the Brookland neighborhood of upper northeast Washington, D.C. The seminary occupies Lot 915 in Square 3648. The college consists of a large academic building that was constructed during various building campaigns from 1914 to 1986. The school was initially constructed in 1914 as three-story Gothic Revival classroom building for Paulist seminarians. Notable features of the original building included its rough ashlar exterior, Gothic Revival style elements that included both windows and buttresses, the bell tower that contained a single belfry, and a chapel. Wings were added to this building in 1935, 1941, 1956, and 1957 to meet the Paulists' expanding educational needs. The design of the wings was done to ensure compatibility with the original Gothic Revival style design. The last major renovation to the building involved the construction of a courtyard in 1986 located between the 1935 and 1956 wings.

Narrative Description

Site

St. Paul's College is located between Fourth Street, N.E., Chancellor's Way, N.E., and Regent Place, N.E. The northeast quarter of the original college parcel is the location of a recent townhouse development centered on Regent Place. Undeveloped land remains at the western end of the original college parcel, located just east of Fourth Street. This area is landscaped with multiple mature trees and contains many paved paths. Paved parking lots are located to the west and east of the college. The main entrance to the college is accessed by a paved road extending from Fourth Street, N.E., that ends at a circular drive immediately in front, or south of, the college. A statue of St. Paul is located on the grass covered area surrounded by the circular drive. This circular drive was an original feature of the property in 1914, when the main

entrance to the school extended from Sixth Street, N.E. The entry road was later redesigned to provide access from Fourth Street. Multiple mature trees are scattered along the front lawn of the college located around the circular drive. Paved sidewalks extend from the circular drive to the main entrances on the south elevation of the college. An access road to the western parking lot, opposite the current main entrance on the west side of the building, extends northward from the main entrance ending at Regent Place.

1914 Building

The original portion of the building constructed in 1914 is a three-story Gothic Revival style building that is oriented to the southwest. The building is faced with roughly cut ashlar and has a molded stone cornice. It is capped with a low-pitched gabled roof that is concealed behind a roof parapet. Many of the windows are supported within decorative gothic tracteries. The south (front) elevation contains a bell tower and a three-story entry pavilion, both of which divided the front elevation into three sections. The three-story projecting bay is located near the west end of the elevation. It contains an arched, recessed entrance on the first floor with double-leaf, eight-light metal doors. The recess above the door contains carved florets and a molded cornice, above which is carved decorative scroll work. The second and third stories also contain recessed bays with triple windows. A solid balustrade with carved stonework depicting shields and florets is located in front of the second story windows. These windows consist of four-light metal rectangular windows with transom lights. Carved stonework is also located between the second and third story windows. The third story windows consist of three, three-light metal windows located inside recessed openings. These windows also have transom lights located in recessed openings. The top of the pavilion contains a gabled peak with a squared, carved stone cupola.

The south elevation to the west of the entry pavilion contains a two-bay section with five grouped bands of four-light rectangular windows on the first story with stone hoods, and four grouped bands of rectangular four-light windows on the second story with stone lintels. The third story contains triple, four-light rectangular windows.

The central section of the south elevation between the entry pavilion and bell tower consists of seven bays of regular fenestration. The first story consists of paired eight-light metal casement windows with two-light transoms. The second and third stories contain triple, four-light casement windows.

The bell tower located east of the central section is four stories tall and two bays wide. It features a projecting entry bay constructed of sandstone on the first story with a recessed arched opening containing a double-leaf, fifteen-light lancet arched door. Carved florets adorn the recessed arch above the door. On each side of the arched opening are carved panels depicting books with leaves. The second and third stories contain recessed bays. The second story contains four rectangular four-light windows with transoms, recessed inside decorative Gothic Revival-style tracteries. A solid balustrade with carved stonework depicting shields is located in front of the second story windows. Carved stonework is also located between the second and third story windows. The third story contains four three-light, recessed, rectangular windows with transom lights below an arched stone hood. The fourth and top story of the tower contains paired three-light rectangular windows located on both sides of a statue of St. Paul sitting on a

stone pedestal and covered by a decorative hood. A lone octagonal belfry is located at the top of the tower. The lower part of the belfry contains a single rectangular window opening in each bay of the bell chamber. Stacked above these openings are smaller paired rectangular openings. The center of the roof between the belfries contains a carved stone cross mounted atop a parapet. Although it appears that the north end of the tower originally held a twin belfry, none was ever constructed.

The east end of the south elevation, to the east of the bell tower, contains three bays. Each bay is separated by a buttress. On the ground level, each bay contains paired four-light rectangular windows. The first story contains five grouped, recessed, four-light rectangular windows. The chapel located in the second story in this section of the building contains arched, stain-glass windows with decorative Gothic Revival-style traceries. The façade above the windows is capped by pediments.

A three-story, three-sided canted bay extends from the east elevation of the main block. The bays are divided by buttresses. Only one side of the canted bay contains window openings, consisting of paired four-light windows on the first and second stories and a single window on the third story.

The east end of the north elevation is identical in design with the east end of the south elevation, containing three bays with the same fenestration and window details. The remaining portion of the north elevation contains fenestration consistent with the south elevation. Fenestration on the north elevation of the 1914 building is broken by rear wings and a glass enclosed stairwell that was part of renovations to the building in 1987.

1935 Addition

A three-story L-shaped wing extends perpendicularly from the north elevation at the end of the third bay. The wing consists of a portion of the original building and a 1935 addition which was constructed onto the north end of the original portion of the building. At the time of the addition's construction, the existing portion of the wing was renovated for use as a convent. The entire wing is clad with rough-coursed ashlar and has a molded concrete cornice. The wing is capped by a flat roof.

The east elevation of the 1935 convent wing contains three sections. The first two sections are divided by an exterior chimney. Both sections have three stories of irregular fenestration with the first story containing six-over-six, double-hung metal windows and the second story containing four-over-four, double-hung metal windows. The third story contains both double-hung windows and paired, eight-light casement windows. All Gothic Revival style windows have rectangular stone lintels and sills. The section that caps the east end of the 1935 addition projects outward to the east of the other two bays. The east elevation of this section contains five bays of regular fenestration with paired four-over-four, double-hung windows on the first story, paired four-over-six, double-hung windows on the second story, and paired four-over-four, double-hung windows on the third story. The window openings include stone lintels and sills.

The north end of the wing contains a three-story projecting bay with eight-over-eight, double-hung windows on the first and second stories and three, paired, fifteen-light metal casement windows with pointed-arched transoms. The window openings include stone sills and lintels.

The west elevation of the wing contains three stories of irregular fenestration with six-over-six, and six-over-eight, double-hung windows. A bay window is located on the second story at the north end of the elevation. South of this window is a three-story projecting bay and exterior chimney. Double-leaf, three-light metal doors are located on the first story. The second story contains a hyphen that connects the 1935 wing with the 1956 wing located to the west. The hyphen is a concrete structure with one-light metal ribbon windows that bridges over the entrance to the courtyard that was added in 1986.

1956 Wing

The 1956 wing was constructed to the west of the 1935 wing, extending from the north end of the original 1913 building. The wing is clad with rough-coursed ashlar. A two-story, L-shaped portion with a flat roof comprises the eastern portion of the wing. This portion of the wing contains quadruple, four-light metal windows on the east elevation. A three-by-three bay pavilion extends from the end of the wing forming the L-shape and contains regular fenestration consisting of quadruple, five-light metal casement windows. The north elevation of the wing contains an exposed basement below grade that is accessible via a stairway containing two nine-light metal single-leaf doors and four, four-light metal casement windows. The bridged hyphen connecting the 1956 wing to the 1935 wing extends from the east elevation of the pavilion. On the elevation beneath the cantilevered hyphen is a double-leaf, three-light metal door.

The west side of the wing contains a high-bay section that houses a chapel. It is capped by a gabled roof clad with red slate tiles. The north elevation of the high-bay section contains one ten-light metal window. The west elevation contains five, four-light metal windows. The upper story contains arched multi-glazed, twenty-one light metal windows with sandstone hoods.

1941 Wing

In 1941, a wing was constructed onto the far north end of the building. This rectangular wing extends at a roughly forty-five degree angle from the original 1913 building. The 1941 wing is three-stories and capped by a gabled roof clad with red slate tiles. The wing is different in appearance from the other sections of the building in its use of smooth cut limestone. The north elevation is faced with stucco and contains triple, twelve-light metal windows. A three-story projecting bay extends from the north elevation containing a double-leaf, metal door on the first story and paired, twelve-light metal windows on the second and third stories. The east and west elevations of the 1941 wing contain bands of rough cut ashlar that matches the exterior materials on the other wings that extend between the first and second and second and third stories. Both elevations have ten bays of fenestration. Fenestration on the east elevation is comprised of triple, four-over-four, metal windows at the ground level below the first story. The first, second, and third stories contain a mix of quadruple, ten-over-four, metal windows; paired six-over-four metal windows; and a quadruple arrangement of paired one-over-one, metal windows with false muntins flanked by four-light windows. Fenestration on the west elevation's

ground level, which is clad in rough ashlar, consists of regular quadruple bands of four-over-one metal windows. The first story contains regular fenestration consisting of quadruple bands of ten-over-four metal windows. The second and third stories contain a combination of quadruple, ten-over-four and paired six-over-four metal windows. The south two bays of the west elevation have a three-story projecting bay. The north half of this projecting bay is enclosed by plate-glass and contains the current main entrance into the school, which consists of a double-leaf glass door. The north half of the projecting bay is clad in ashlar and capped by a center gable. It also has triple, six-over-four, metal windows on its first, second, and third stories. The entrance is covered by a circular, flat-roof hood that extends over a concrete walkway that leads to the entrance.

1957 Wing

The 1957 wing extends from the west end of the original 1913 building at a skewed angle. The three-story rectangular wing is faced with rough-cut ashlar and capped with a gabled roof clad with red asphalt shingles and a crenulated parapet. Limestone belt-courses extend above the ground level, below the third story, and above the third story. The window openings include limestone sills and hoods. The main block of the north elevation contains regular fenestration consisting of six-light metal basement windows and triple, four-light windows on the first, second, and third stories.

A two-and-a-half story pavilion extends from the west end of the wing. Molded stone courses sit below the upper and second stories. Both stories also feature a belt-course of smooth-faced limestone. The north and south elevations of the pavilion contain two bays with quadruple, four-light metal windows on the first and second stories. The upper story contains two gabled wall dormers with triple, four-light metal windows. The west elevation contains oriels on the first and second stories fitted with five, four-light metal windows. The exposed basement below the first story contains openings fitted with three, quadruple, four-light metal windows. The single opening at the gabled end contains a triple, four-light metal window.

The south elevation of the main block of the wing contains seven bays. A three-story projecting bay is located at the west end of the main block next to the two-and-a-half story pavilion. It contains an arched, recessed entrance on the first floor with double-leaf, eight-light metal doors. The recess above the door contains carved florets and a molded cornice, above which is carved decorative scroll work. The second and third stories also contain recessed bays with triple windows. A solid balustrade with carved stonework depicting shields and florets is located in front of the second story windows. These windows consist of four-light metal windows with transom lights. Carved stonework is also located between the second and third story windows. The third story windows consist of three, three-light metal windows located inside recessed openings. These windows also have transom lights located in recessed openings. The top of the pavilion contains a gabled peak with a squared, carved stone cupola. The remaining six bays of the south elevation contain regular fenestration consisting of quadruple, four-light metal windows on the ground level, paired, five-light metal windows on the second story, and triple, four-light metal windows on the second and third stories.

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.)

- ☐ 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 _____

Education _____

Religion _____

Period of Significance

1914-1957

Significant Dates

1913-1914 (Original Construction)

1935 (Wing Addition)

1941 (Wing Addition)

1956 (Wing Addition)

1957 (Wing Addition)

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Paulists

Architect/Builder

Frederick Murray and Walter Olmsted (Architects 1914 Building)

Antony Schmidt (Architect 1935 Addition)

Henry D. Dagit and Sons (Architect 1941 Addition)

Charles J. Cassidy Company (Builder 1914 Building)

Parkhill Construction Company (Builders 1935 and 1941 Additions)

Henry D. Dagget and Sons (Architect 1941 Addition)

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

The large Gothic Revival-style stone academic building known as St. Paul's College was initially constructed in 1914 with later additions in 1935, 1941, 1956, and 1957. From its construction, the building housed St. Paul's College, a historically significant seminary that reflects the rise of religious institutions associated with Catholicism in the northeast section of District of Columbia during the early twentieth century. The school was designed by the architectural firm Murphy

and Olmstead, and is a significant example of Gothic Revival-style academic architecture. Murphy and Olmstead's early career was largely defined by their work for local religious organizations, mostly Catholic orders. St. Paul's period of significance begins in 1913, when the construction of the school began, and extends to 1957, when the construction of the additional wings was completed. This period reflects both the original use of the property by the Paulists and the building's expansion to meet their growing educational needs through the early-and mid-twentieth centuries.

St. Paul's College has been determined to have sufficient significance to meet the designation criteria for listing in the National Register of Historic Places for national and local significance under:

Criterion A: Property is associated with events that have made a significant contribution to the broad patterns of our history;

Criterion C: Property that embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

In addition to satisfying the National Register criteria, the College also has sufficient significance to meet the following designation in the D.C. Inventory of Historic Sites:

Criterion (b) History: The property is associated with historical periods, social movements, group institutions, achievements, or patterns of growth and change that contributed significantly to the heritage, culture or development of the District of Columbia or the nation; and

Criterion (d) Architecture and Urbanism: The property embodies the distinguishing characteristics of architectural styles, building types, or methods of construction, or are expressions of landscape architecture, engineering, or urban planning, siting, or design significance to the appearance and development of the District of Columbia or the nation.

Criterion (f) Work of a Master: The property is a notable work of craftsmen, artists, sculptors, architects, landscape architects, urban planners, engineers, builders, or developers whose works have influenced the evolution of their fields of endeavor, or are significant to the development of the District of Columbia or the nation.

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

St. Paul's college is significant under **National Register Criterion A** and **District of Columbia Inventory Criterion B** for important historical associations under the context of twentieth century Catholic education as the primary educational institution of the Paulists. The Paulists, formally known as The Missionary Society of Saint Paul the Apostle, is a Roman Catholic organization dedicated to the education of priests to perform evangelical work in North America. Their first school, located in New York City, maintained a curriculum that was both rigorous and isolationist. In 1889, the Paulists moved their seminary to The Catholic University of America, where it became integrated into the broader university. A need to construct a new building to

house its college, along with a desire to return to a more isolationist view in the training of its priests, led the Paulist fathers to construct St. Paul's College in 1914 as the third institution to house the Paulist seminary. Between 1914 to 1971, it was the only institution dedicated to the training priests by a Paulist facility. After 1971, non-Paulists became part of the faculty.

Founded in 1858, the Paulist Fathers represented a distinct Catholic order named in honor of Saint Paul of Thebes the First Hermit. The Society's mission today as it was originally is focused on the conversion of people from North America to the Roman Catholic religion. From its beginnings, the Paulists differed from many other Catholic orders in that they established their own educational curriculum to ordain their own priests. It was not, however, until 1866 that a formal training program for the Paulist mission was developed. The Civil War delayed the Paulists' plans to provide their own educational institutions. When the war ended, Paulist founder Rev. Peter Hecker established a mission of explaining the doctrines of the Catholic Church to the non-Catholic world. From 1866 until 1899, the training program for ordination was conducted in New York City, at Saint Paul the Apostle Church. During these early years, the Paulists Fathers maintained a rigorous schedule for their students, who were up before dawn for meditation and mass. Students were restricted to the parish house where they studied, prayed, ate, and slept. They required permission to leave the house and could not do so during hours of meditation between three and five o'clock in the morning.¹

Following the opening of The Catholic University of America, the Paulist formation transferred their seminary to Washington, D.C. Father A. F. Hewitt wrote to Cardinal Gibbons of the benefits of this relocation: "The plan supposes a Paulist House in the vicinity of the University, distinct but affiliated, in expectation that the ordinary seminary course will be carried out under the direction of the rector, but hoping to engage the services of university professors for instruction, and to give young priests and alumni who are prepared, the benefit of higher courses in the University."² In short, the Paulists aimed to maintain control over the ordaining of their priests, but gave up some of its autonomy in the educational process, relying more upon Catholic University as an institute of learning. The original building that housed the Paulists on campus was named Saint Thomas College.

By the turn of the century, it became apparent that the original Saint Thomas College was growing inadequate. The original building could only hold twenty-two novices (students). Many of the Paulist Fathers also had an increasingly unfavorable view of Catholic University, which they believed was becoming too secularized for their own purposes. The growing interest in the Paulist formation, combined with the deterioration of building's condition, forced the Missionary Society of St. Paul the Apostle to seek an alternative seminary site. In 1911, the Missionary Society purchased twenty-five acres of farmland near The Catholic University of America's campus. The new St. Thomas Aquinas College building opened in 1914, and was formally dedicated in 1916. It was during this dedication that the college received the name St. Paul's College.

The move to St. Paul's College represented a return to the original theological core of Paulist training. By physically separating themselves from Catholic University, the Paulists returned to

¹ Robichard and McKernan, *St. Paul's College*, 2013:18.

² Ibid,20.

their isolationist roots. From 1913 to the early 2000s, St. Paul's college was the focal point of Paulist education. During this time, instruction for the priests was again primarily limited to the Paulist faculty, relying less upon other Catholic University institutions. The students also lived in dormitories in the building during their time at the college. Although they maintained a new distance with Catholic University, the Paulists continued to be a part of the University's community and even provided instructors for Trinity College (the sister school to Catholic that was open only to women). As it was during the school's early years in New York City, Paulists students maintained a rigorous schedule. They woke up at 5 a.m., held mass at 6 a.m., went to classes throughout the morning, held study hours in the afternoons, participated in night prayers in the evening, and were in bed by 10 p.m. Paulist students could not leave the grounds without permission and could only write two letters a week for outgoing mail.³

St. Paul's College is also significant under **National Register Criterion C** and **District of Columbia Inventory Criteria D and F** for its Gothic Revival style design and as a work of Washington architect Frederick Murray. The design of the school represents one of the finest examples of the Gothic Revival style applied to an academic building in Washington, D.C. The architect's interpretation of the style as presented in St. Paul's College provides an outstanding expression. As a result, St. Paul's College stands out among Catholic educational buildings in Washington, D.C. Catholic University and Trinity College, both of which were developed near St. Paul's College, contain buildings largely designed in styles other than the Gothic Revival. Gallaudet College, on the other hand, represents a more Victorian Gothic or Collegiate Gothic style influence compared to St. Paul's College, which represents more high-Gothic influences as seen in its sculptural ornamentations, window detailing, and bell tower. These features are all located on the exterior of the building.

St. Paul's College also represents an early work of the architectural firm Murphy and Olmstead. Active in the early twentieth century, the D.C.-based firm of Murphy and Olmstead designed notable examples of Catholic architecture in Baltimore, Washington, D.C., and its suburbs. Nearly all the firm's earliest commissions were for the Catholic Church through the Archdiocese of Baltimore. This association was primarily due to Frederick Vernon Murphy's position as head of the School of Architecture at Catholic University. Murphy founded the architectural studies program at Catholic University in 1911 and was the sole instructor in its early years. His position allowed him to establish a network of connections within the Church that led to many commissions and allowed Murphy and Olmstead to become one of the most prolific architectural designers for Catholic institutions in Washington, D.C. and Baltimore during the early twentieth century. Murphy and Olmstead designed many buildings at Catholic University, churches in Washington, Georgetown, and Alexandria, several parish schools in Baltimore including St. Peter's and Star of the Sea, and the chapel at St. Charles College, in Catonsville, Maryland. Although they did not receive the commission to design the Basilica of the National Shrine of the Immaculate Conception, Murphy joined the project's design committee.

St. Paul's College was among the earliest project undertaken by Murphy and Olmstead. Its Gothic Revival style design represented not only embodiment of traditional Catholic architecture, but was also a significant detraction for Murphy, who grew up admiring classical designs and received part of his education at the *École des Beaux Arts*. St. Paul's College helped

³ Ibid, 28.

lay the foundation for Murphy and Olmstead's professional partnership, and the firm continued to design churches and schools for Catholic orders into the 1930s.

Integrity

This historic school maintains integrity of location, design, materials, workmanship, feeling, and association corresponding to its 1913-1957 period of significance. The building's architectural significance for its Gothic Revival style elements largely corresponds to its exterior components. Although much of the interior has been renovated and modernized, leaving little historic materials, the exterior has seen only modest changes since 1957. Most of the windows have been replaced with modern metal units. While this represents a material change; the original window openings, sills, and lintels remain intact. The historic fenestration on the wing additions also remains intact. A new main entrance has been added to the west side of the 1941 addition which has resulted in the addition of a glass-enclosed bay and a modernist canopy over the new entrance. These changes have not significantly diminished the massing and fenestration elements of the original design of the wing. The other major character defining features of the building, notably the ashlar exterior, Gothic Revival style window designs, buttresses, ornate bell tower and entry bays remain intact.

The original landscape associated with the college has undergone substantial changes after 1957. Once encompassed by an undeveloped open-space campus that encircled a lone college building, modern multi-family housing has now been constructed within the original northeast portion of the campus. A paved parking lot has been constructed in what was undeveloped area west of the school building. These modern intrusions built after the period of significance in what was originally undeveloped spaces has significantly diminished the integrity of setting for the school.

HISTORICAL BACKGROUND

Following the Civil War, many suburban subdivisions grew up just outside the original city limits, but within the boundaries of the District. Landowners began dividing up old estates and farms in Washington County to create lots and street grids, laying the foundations for residential expansion of the city into the rest of the District of Columbia.

St. Paul's College was once contained within the land holdings of Col. Charles Stewart in Berry and Middleton's subdivision of the tract known as "Metropolis View" at the corner of North and Lincoln Avenues.⁴ Metropolis View, located two miles from the Capitol, was characterized as "beautifully situated, having a high and commanding position," with "ease of access by some of the finest avenues and streets leading out of the city."⁵

The Stewart Estate, constructed around the turn of the nineteenth century, was considered one of the "finest mansions in the vicinity of the capital."⁶ As with many large parcels of land in Washington County, Metropolis View underwent initial subdivision in the 1870s. Unlike the surrounding subdivisions of Brookland and Eckington, however, Metropolis View was known

⁴ "Heirs Sue for Division," *The Washington Post*, 4 September 1901. Proquest Historical Newspapers.

⁵ "The Public Park and the New Presidential Mansion," *The Evening Star*, 20 February 1867.

⁶ "Sudden Death Claimed All," *The Washington Post*, 20 July 1901. Proquest Historical Newspapers.

for maintaining large lots ideally suited for the establishment of land-rich country estates.⁷ Though Metropolis View was subsequently subdivided in 1891, many of the large tracts of land, including the Stewart tract, remained. Following Stewart's death in 1901, the tract of land was subdivided, creating the present-day squares of 3639, 3640, 3645, 3646, 3647, and 3648.

Beginning in 1889, the Paulists were living and studying in the Middleton Mansion on The Catholic University of America's campus, known as Saint Thomas College. As the conditions of the Middleton Mansion declined and the popularity of the Paulist formation increased, it became apparent that a new facility was needed. In 1911, it was announced that the Society of St. Paul the Apostle had purchased a twenty-five-acre tract of land adjacent to The Catholic University, between Fourth and Seventh streets, Northeast, and south of Michigan Avenue. The grounds also adjoined the Dominican House of Studies and the College of Immaculate Conception. Beyond its proximity to other religious seminaries and educational institutions, the site was considered exceptional because it was "thickly wooded to the north and open to the south with a sweeping view of the city."⁸ Of further significance, the purchase allowed for the Stewart Estate to remain intact.

Initial Construction (1914)

On October 12, 1913, St. Thomas Novitiate applied for a permit to excavate Lot 132 of Square 3645.⁹ The following month, on November 19, Cardinal James Gibbons of Baltimore presided over the laying of the cornerstone for the new College of St. Thomas Aquinas. In December of that year, St. Thomas College applied for a permit to put in concrete footings for the three-story brick school that was to be constructed on the formerly excavated site.

Without delay, the initial phases of construction began. On January 26, 1914, a permit was granted to the Missionary Society of St. Paul the Apostle to "construct to grade the walls of contemplated building to be located at the approximate southeast corner of 6th and Irving streets northeast."¹⁰ On March 11, 1914, the Missionary Society of St. Paul the Apostle applied for a permit to construct the new three-story plus basement school on Square 3645 for an estimated cost of \$125,000. The school, designed by the Washington firm of Murphy and Olmstead and constructed by Charles J. Cassidy Company, was to be constructed in brick and clad in Potomac Blue Stone. The main building was to sit on a solid foundation, and was to be approximately 192 feet by forty feet deep, and the back building was to be 241 feet wide by fifty-four feet deep. Both buildings were to be constructed with a pitched tile roof.¹¹

The 1914 building is depicted on *1919 Real Estate Surveys of Washington D.C.* A winding driveway extended from the end of Sixth Street, N.E., ending at a circle in front (south of) the

⁷ Matthew B. Gilmore and Michael R. Harrison, "Catalog of Suburban Subdivision 1854-1902," *Washington History* (Fall/Winter 2002): 37. JStor.

⁸ "Paulist Fathers to Have College," *The Evening Star*, 16 November 1913.

⁹ D.C. Permit Excavate to Build #1964, 12 October 1913. Martin Luther King Jr. Memorial Library.

¹⁰ D.C. Permit #3125, 26 January 1914. Martin Luther King Jr. Memorial Library.

¹¹ D.C. Build Permit #3579, 11 March 1914. Martin Luther King Jr. Memorial Library.

main entrance to the college.¹² This circular road feature remains intact and contains a statue of St. Paul, which was added in the 1950s.¹³

Later Expansions

Additions to the present building were constructed in 1942 and 1955. The first significant addition was a convent wing that was constructed onto the north wing of the building during the 1930s. Architect Anthony F.A. Schmidt of New York designed the wing. A local Washington, D.C. construction company, Parkhill Construction, built the wing at a cost of about \$250,000.¹⁴

In 1941, the city determined the Apostolic Mission House on the grounds of Catholic University, where many of the priests who studied with the Paulist lived, as structurally unsafe. This resulted in the planning of a new wing to house the Mission House and further the needs of the Paulists by including space for a library.¹⁵ On May 16, 1941, the Society of St. Paul the Apostle applied for a permit to build a two-story stone, brick, and concrete addition to St. Paul's College for an estimated cost of \$206,000. The new wings, designed by architect Henry D. Dagit & Sons and built by Parkhill Construction Company, were to have a pitch and flat roof clad with tile and composition materials. The new wing added 68 rooms to the college.¹⁶

In the 1950s, two wings were constructed in 1956 and 1957 to accommodate the growth of the college. These new wings increased the capacity of the college from 80 to 120 students and provided a new chapel. The wings were dedicated in January 1958, during a ceremony presided over by Father Patrick O'Boyle, Archbishop of Washington.¹⁷

Architect

St. Paul's College represents the work of the architect team of Frederick V. Murphy and Walter B. Olmstead. The partnership between the two former coworkers formed in 1911, the same year that Murphy established the Department of Architecture at The Catholic University of America.¹⁸ While St. Paul's College was not the firm's first commission together, it was their first notable commission.¹⁹ At least initially, Murphy and Olmstead received several commissions in connection with Catholic University and the bishops associated with the university. The pair worked together until Olmstead's death in 1936. At that time, Murphy retained the firm, working as the sole principal until 1940 when he formed a partnership with

¹² Baist, *Real Estate Surveys of Washington, D.C.*, 1913, Vol. 4, Plate 6.

¹³ Frank DeSiano, Interview by Eric Griffiths, 23 August 2016.

¹⁴ D.C. Build Permit #157553, 29 September 1932. Martin Luther King Jr. Memorial Library.

¹⁵ Robichaud and McKernan, *Saint Paul's College: 100 Years of History* (New York: Missionary Society of St. Paul the Apostle, 2013), 81.

¹⁶ D.C. Build Permit #24680, 16 May 1941. Martin Luther King Jr. Memorial Library.

¹⁷ "Dedication Set Today for Catholic U," *Evening Star*, 15 January 1958.

¹⁸ "Frederick Vernon Murphy," *American Catholic Historical Review* (Winter 1987), <http://gpfred.com/fvmsr/ACHistorican.html>.

¹⁹ "Building Permits Issued Last Week Include One For A \$125,000 College," *The Washington Post*, 15 March 1914. Proquest Historical Newspapers.

Thomas H. Locraft. The partnership of Murphy and Locraft lasted until Murphy's retirement in 1954.²⁰

While both Murphy and Olmstead began their careers as draftsman in the Supervising Architect's Office in Washington, D.C., Murphy is the more prolific of the pair. Born in 1879 in Wisconsin, Murphy was raised in Chicago. Both the 1893 Columbian Exposition in Chicago and the ideals of the City Beautiful Movement inspired Murphy to study architecture. He received formal training as a draftsman at what is now The George Washington University and later overseas at the *École des Beaux Arts* (1905 to 1909).²¹

Upon his return to the United States, Murphy started a private practice and became involved in academia. In 1911, The Catholic University of America decided to expand its curriculum to include liberal arts and professional degrees. Rector Thomas J. Shahan chose Murphy to establish the Department of Architecture. Only a few students enrolled in the program during its early years, and Murphy was the sole architectural instructor. The architecture program grew during the 1920s and 1930s, and achieved academic distinction. At this time, the staff included Albert Bibb, who taught design courses, and Ernest Ruebsam, who taught technical courses. During this time, students in the program won various competitions sponsored by the Beaux-Arts Institute of Design in New York City. In 1926, the Beaux-Arts Institute of Design presented Murphy's program with an achievement award for winning the greatest number of awards proportionate to the designs submitted in its various competitions.²²

In addition to the fourteen Beaux Arts Institute of Design prizes, students enrolled during Murphy's tenure as department head won many other awards as well, including two national Paris prizes, two American Academy in Rome prizes, and four Fontainebleau prizes. The school's faculty also grew as the department expanded its curriculum and enrollment. Thomas Hall Locraft, a Paris Prize winner, joined the staff in 1931 and succeeded Murphy as Department Head in 1949. Other staff hired during the latter part of Murphy's tenure as department head included Paul A. Goettleman, who succeeded Locraft.²³

Although employed by Catholic University, Murphy still had time to establish his own private practice. In 1911, he formed a private partnership with Walter B. Olmstead, who he worked with at the Supervising Architect's Office. It was Murphy's association with Catholic University that provided the young firm with many of its early commissions. Murphy and Olmstead designed several buildings at the campus between 1911 and 1920, including the Maloney Chemical Laboratory, Graduate Hall, and the gymnasium. They also designed a new campus plan for the college, but this was largely discarded with the construction of the National Shrine of the Immaculate Conception. Other commissions acquired through the university included two other Catholic schools, St Paul's College and the Sisters' College in Washington, D.C., and St. Charles

²⁰ "Frederick Vernon Murphy, FAIA, 1879-1958 Timeline," <http://gpfred.com/fvmsr/projectlist.html>.

²¹ John C. Murphy, "Frederick V. Murphy: The Catholic Architect as Eclectic Designer and University Professor," *U.S. Catholic Historian* 15, no. 1 (Winter 1997): 91-93. JStor (25154574).

²² *Ibid*, 92-93.

²³ Frederick Vernon Murphy (1879-1958), Biography from American Architects and Buildings Database, https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/161903.

College in Catonsville, Maryland. Murphy and Olmstead also designed many local churches, including Georgetown Lutheran and St. Joseph's, a Josephite church in Alexandria, Virginia.²⁴

Nearly all these early commissions represented traditional Gothic Revival or Collegiate Gothic style designs, both favored among Catholic architecture. Designing in these styles represented a break from Murphy's own preference and background in traditional Beaux-Arts neoclassicism. St. Charles College represents one of Murphy's classical inspired church designs.

Murphy and Olmstead continued to receive commissions from the Catholic Church through the Baltimore Archdiocese (which at the time included Washington, D.C. as part of its territory). During the 1930s, they designed the Washington, D.C. parish churches of St. Anthony, Holy Comforter, Nativity, St. Francis Xavier, and St. Martin. Murphy and Olmsted remained partners until Olmsted died about 1936. For several years thereafter, Murphy remained the sole partner/proprietor of the firm. During this time, he partnered with Allied Architects, in which he became involved in the design of government buildings and contributed to the design of the House of Representatives Cannon Office Building and the main gate at the U.S. Naval Academy. After the war, he partnered with his Catholic University colleague Thomas Hill Locraft, forming the firm of Murphy and Locraft, which continued until Murphy's retirement in 1957. Murphy died a year later in 1958.²⁵

During his career, Murphy received several honors and recognition. Among his honors included the Legion of Honor, awarded for fostering an appreciation of French architectural education. Murphy served as President of the Washington chapter of the American Institute of Architects. He was also a member of U.S. Commission of Fine Arts from 1945 through 1950 and received an honorary doctorate from his friend Bishop Turner at Canisius College in Buffalo.²⁶

²⁴ "Frederick Vernon Murphy," American Catholic Historical Review (Winter 1987).

²⁵ John C. Murphy 1987: 98.

²⁶ "Frederick Vernon Murphy," American Catholic Historical Review (Winter 1987).

9. Major Bibliographical References

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

“Frederick Vernon Murphy.” *American Catholic Historical Review* (Winter 1987).
<http://gpfred.com/fvmsr/ACHistorican.html>.

Frederick Vernon Murphy (1879-1958). Biography from American Architects and Buildings Database. https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/161903.

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<http://gpfred.com/fvmsr/projectlist.html>.

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“Building Permits Issued Last Week Include One For A \$125,000 College.” *The Washington Post*. 15 March 1914. Proquest Historical Newspapers.

“Dedication Set Today for Catholic U.” *Evening Star*. 15 January 1958.

“Heirs Sue for Division.” *The Washington Post*. 4 September 1901. Proquest Historical Newspapers.

“Paulist Fathers to Have College.” *The Evening Star*. 16 November 1913.

“Sudden Death Claimed All.” *The Washington Post*. 20 July 1901. Proquest Historical Newspapers.

“The Public Park and the New Presidential Mansion.” *The Evening Star*. 20 February 1867.

Maps:

Baist, G.W. *Real Estate Surveys of Washington D.C.* Philadelphia: G.W. Baist, 1907-1959: Vol. 4, Plate 6.

Permits:

District of Columbia Building Permits. Martin Luther King, Jr. Library, Washington, D.C., various.

Interviews:

DeSiano, Frank. Paulist, Paulist Evangelization Ministries. Interviewed by Eric Griffiths, 23 August 2016.

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): _____

10. Geographical Data

Acreage of Property 3.94

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 38.927956

Longitude: -76.998742

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

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

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

National Register boundaries for the St Paul's College includes the current property boundaries encompass Building Lot 1 and Building Lot 2 of the current land division of the Paulist property.

Boundary Justification (Explain why the boundaries were selected.)

Building Lots 1 and Building Lot 2 includes all of the contributing historic features of the property including: the original 1914 school; all of the wing additions constructed to 1957; and the circular driveway in front (south of the main entrance) which contains a statue of St. Paul erected during the 1950s. Once encompassed by an undeveloped open-space campus that encircled a lone college building, the Paulist approach to increasing the size of the college during periods of expansion was to construct wing additions to the original college building rather than create a campus of interconnected buildings. The campus surrounding the building, therefore, is less significantly tied to the academic development of the site than other similar academic institutions constructed in Washington D.C.

Furthermore, much of the original campus has been developed since 1957, which has significantly impacted the property's integrity of setting. Multi-family townhomes built along Chancellor's Way and Regent Place has occurred within the northern portion of the campus. A parking lot has been constructed west of the school. The boundary excludes these portions of the campus developed after the period of significance that diminish historic integrity.

11. Form Prepared By

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organization: EHT Traceries
street & number: 440 Massachusetts Avenue, N.W.
city or town: Washington state: D.C. zip code: 20001
e-mail eric.griffitts@traceries.com
telephone: 202-393-1199
date: September 12, 2016

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Photo Log

Name of Property: St. Paul's College

City or Vicinity: Washington

County:

State: D.C.

Photographer: Eric Griffiths

Date Photographed: 23 August 2016

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

01 of 15: 1914 Building (South Elevation) and 1957 Wing (East Elevation), Looking North

02 of 15: South Elevation of 1914 Building, Looking North

03 of 15: Detail of South Elevation of 1914 Building, Looking North

04 of 15: Detail of Chapel windows at East End of South Elevation of 1914 Building,
Looking Northeast

05 of 15: Projecting Entry Bay on South Elevation of 1914 Building, Looking Northeast

06 of 15: Main Entrance and Bell Tower on South Elevation of 1914 Building Looking
Northeast

07 of 15: East and North Elevation of 1914 Building, Looking West

08 of 15: 1935 Wing, Looking Southwest

09 of 15: 1935 and 1956 Wings, Looking Southwest

10 of 15: Bridged hyphen between 1935 and 1956 Wing, Looking Southwest

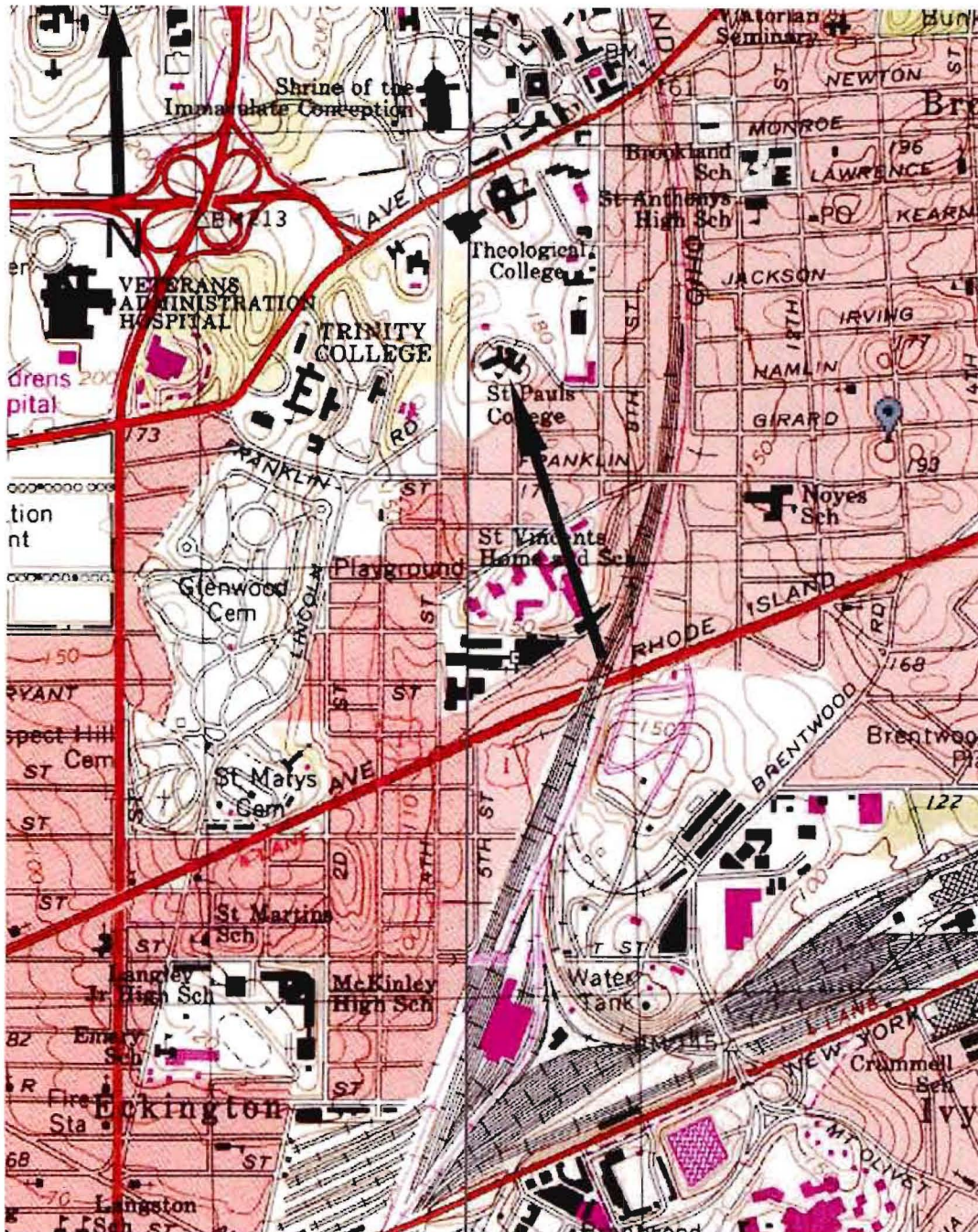
11 of 15: East Elevation of 1941 Wing, Looking Southwest

12 of 15: 1941 Wing (West Elevation) and 1957 Wing (North Elevation), Looking Southeast

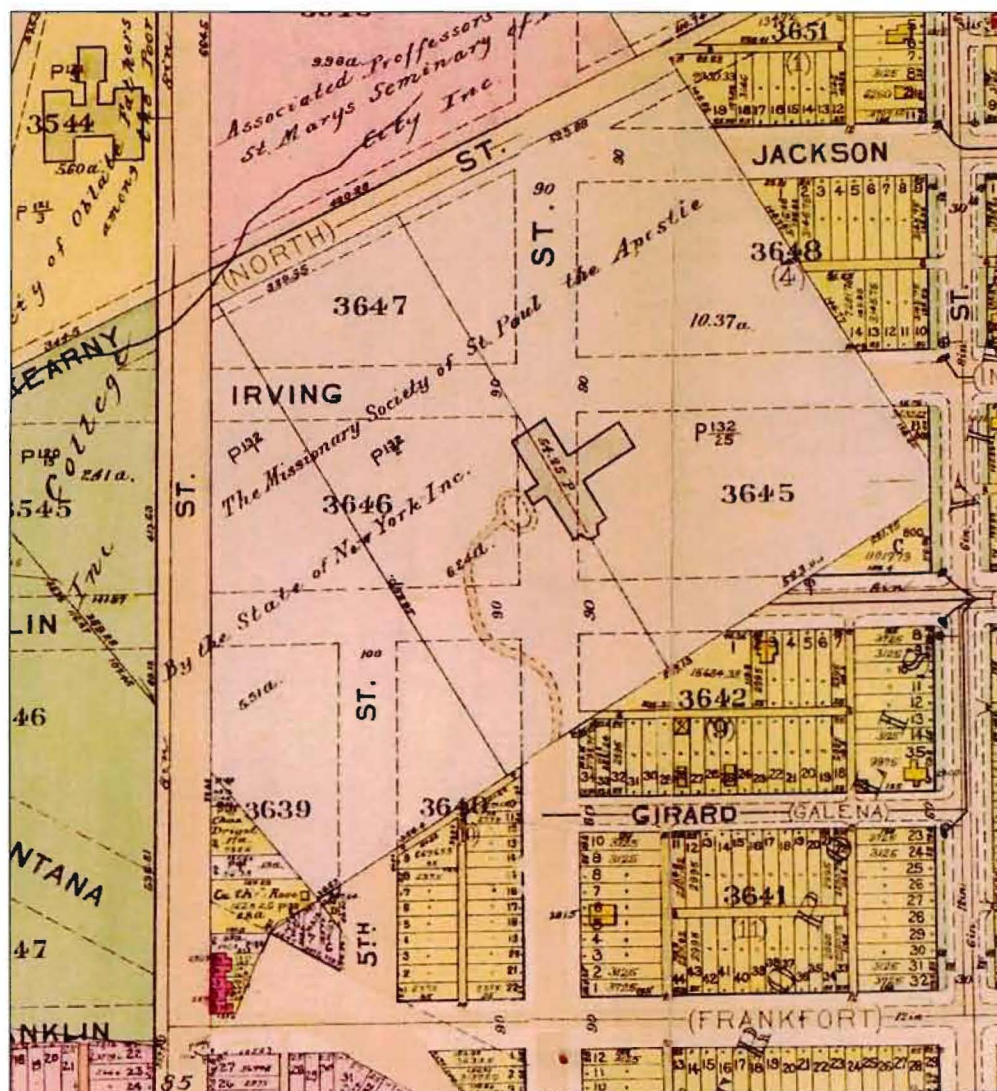
13 of 15: 1957 Wing, North and West Elevations, Looking East

14 of 15: 1957 Wing, South Elevation, Looking Northeast

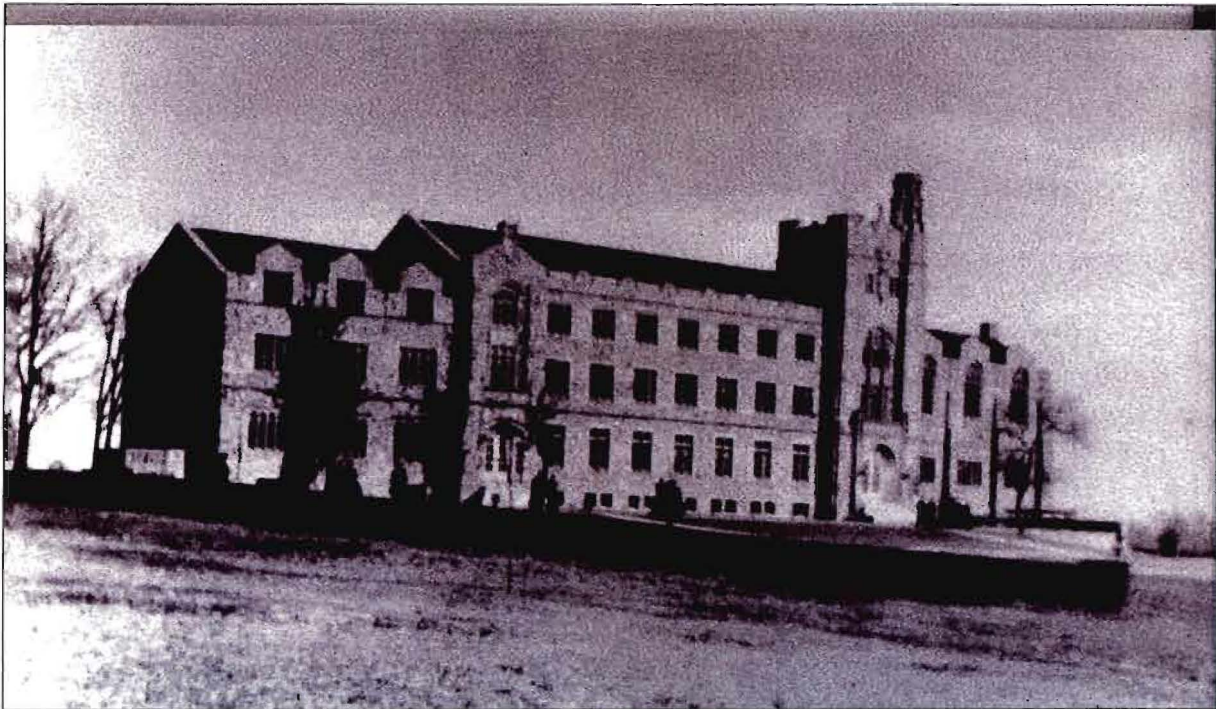
14 of 15: Statue of St. Paul Inside Traffic Circle at the Main Entrance, Looking NE



Location of St. Paul's College
 USGS Quad Map, Washington East, 2014
 United States Geological Survey



1919 Baist Real Estate Survey Showing St. Paul's College



St. Paul's College, 1913

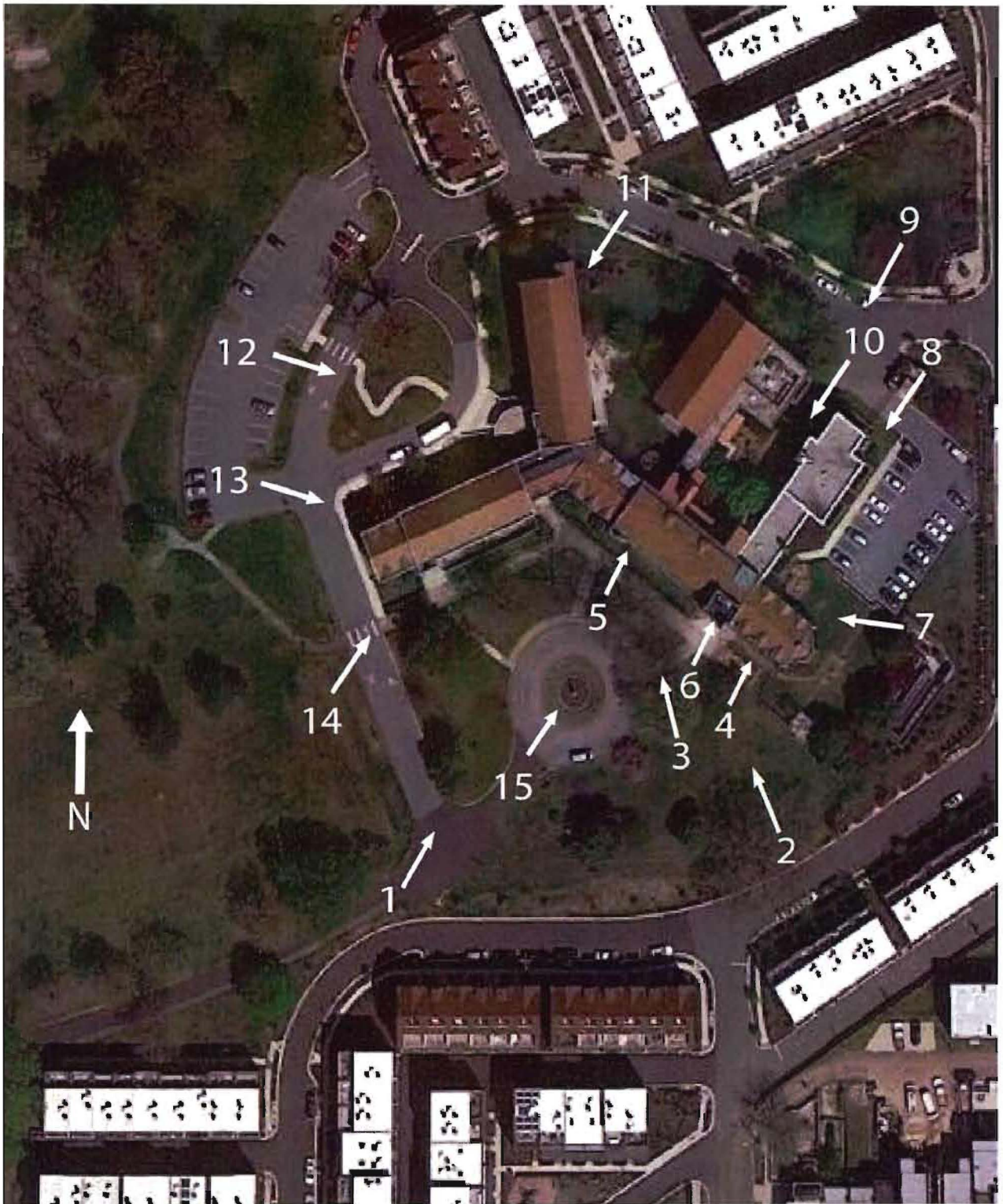


Photo Key Map



Photo 1: 1914 Building (South Elevation) and
1957 Wing (East Elevation), Looking North



Photo 2: South Elevation of 1914 Building Looking North



Photo 3: Detail of South Elevation of 1914 Building, Looking North



Photo 4: Detail of Chapel windows at East End of South Elevation of 1914 Building, Looking Northeast



Photo 5: Projecting Entry Bay on South Elevation of 1914 Building, Looking Northeast



Photo 6: Main Entrance and Bell Tower on South Elevation of 1914 Building, Looking Northeast



Photo 7: East and North Elevation of 1914 Building, Looking West



Photo 8: 1935 Wing, Looking Southwest



Photo 9: 1935 and 1956 Wings, Looking Southwest



Photo 10: Bridged hyphen between 1935 and 1956 Wing, Looking Southwest



Photo 11: East Elevation of 1941 Wing, Looking Southwest



Photo 12: 1941 Wing (West Elevation) and 1957 Wing (North Elevation), Looking Southeast



Photo 13: 1957 Wing, North and West Elevations, Looking East



Photo 14: 1957 Wing, South Elevation, Looking Northeast



Photo 15: Statue of St. Paul Inside Traffic Circle at the Main Entrance,
Looking NE