

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



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

New Designation for: Historic Landmark Historic District _____
Amendment of a previous designation _____
Please summarize any amendment(s) _____

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

Address 1200 Varnum Street, NE, Washington, DC 20017

Square and lot number(s) Square 3917, Lot 886

Affected Advisory Neighborhood Commission 5A

Date of construction 1929 Date of major alteration(s) 1958

Late 19th & 20th Century Revivals -

Architect(s) Maginnis & Walsh Architectural style(s) Georgian Revival / Neo-Georgian

Original use Religion - Seminary Present use Religion - Seminary

Property owner The Josephites

Legal address of property owner 1200 Varnum Street, NE, Washington, DC 20017

NAME OF APPLICANT(S) The Josephites

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) 1200 Varnum Street, NE, Washington, DC 20017; 202.526.4231

Name and title of authorized representative Paul Tummonds, Director - Goulston & Storrs

Signature of representative Paul Tummonds Date 2/19/2021

Name and telephone of author of application Jonathan Mellon, 912.660.1591

Date received _____
H.P.O. staff _____

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. Joseph's Seminary

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: 1200 Varnum Street,
NE

City or town: Washington State: DC County: _____

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

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

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

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Category of Property

(Check only **one** box.)

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

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>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Religion – seminary

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Current Functions

(Enter categories from instructions.)

Religion – seminary

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and 20th century revivals -
Georgian Revival/Neo-Georgian

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Limestone, Slate, and Copper

Narrative Description

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

Summary Paragraph

St. Joseph's Seminary ("Seminary" or "Building") at 1200 Varnum Street, NE, Washington, DC was designed by the nationally-important architectural firm of Maginnis & Walsh. Construction began on the original Georgian Revival/Neo Georgian Building in 1929 and was completed the following year. The chapel wing was added in 1958. The Seminary is a significant example of the work of Maginnis & Walsh, executed in a style not often used by the firm. It is an exceptional local example of Georgian Revival/Neo-Georgian architecture. The Seminary houses one of the many Catholic institutions built near The Catholic University of America ("University") and in the Brookland neighborhood of Washington in the early decades of the twentieth century. It was an important building in that Catholic enclave and it is a significant visual landmark in the neighborhood known as Little Rome. The Seminary meets the following District of Columbia Criteria for Designation in the DC Inventory of Historic Sites: (b) History, because as a significant visual landmark in its neighborhood it is part of a pattern of growth and development that established a distinctive neighborhood that contributed significantly to the

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heritage, culture, and development of the District of Columbia; (d) Architecture and Urbanism, because it embodies the distinguishing characteristics of the Colonial Revival/Neo-Georgian style that is significant to the appearance of the District of Columbia; (c) Artistry, because it possesses high artistic and aesthetic value that contribute significantly to the heritage and appearance of the District of Columbia; and (f) Creative Masters, because it is a notable work of Maginnis & Walsh, the most significant architects of Catholic religious buildings in the country in the early decades of the twentieth century and who were acknowledged at that time as highly influential in their field and whose work is significant to the development of the District of Columbia. Additionally, the Building retains its integrity and sufficient time has passed to permit professional evaluation of Maginnis & Walsh and Seminary in their historical context.

The Seminary also meets the following criteria for listing in the National Register of Historic Places: (a) because it is associated with the growth and development of Little Rome in the Northeast Washington, DC and accordingly made a significant contribution to the broad patterns of the city's history and (c) because it is an important work of master architects Maginnis & Walsh and its Georgian Revival/Neo-Georgian design possesses high artistic value.

Narrative Description

The Seminary is the only building on the north side of the 1200 block of Varnum Street, in the Northeast quadrant of Washington, DC. This large Colonial Revival/Neo-Georgian institutional building, designed by Maginnis & Walsh, was completed in 1930. It is frontally oriented south, toward Varnum Street, one of the few streets or roads in the area when the Seminary was constructed, generally of red brick with a limestone entrance bay and details. The shallow gable roof is capped above the front entrance by a prominent and exuberant cupola. The footprint of the four-story Building is generally U-shaped, with the service wing off the east wing of the Building and the longer chapel wing, added in 1958, on the west. The front elevation is symmetrical. The remainder of the Building is orderly and regular but not necessarily symmetrical. With the exception of the chapel wing the exterior of the Building remains generally as it was constructed. Less significant alterations include replacement of the windows and doors and the enclosure of the first-floor loggia on the north side of the building, facing the courtyard at the back of the Building.

The Building as completed in 1930 was approximately 195' wide and almost 66' tall to the ridge of the roof. The service wing on the east side of the Building matches the design of the rest of the building with the exception of its balustrade and flat roof. The front elevation of the Building is recessed between projecting end pavilions with gable ends facing the street and a terrace spans the front of the Building between the pavilions. The street side of the west pavilion was originally terminated with a projecting entrance bay. The double doors at that entrance have a transom and a limestone surround. The bay has chamfered corners at the second and third floors and is slightly recessed at the fourth floor. The twelve-over-sixteen window at the second floor

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is flanked by architectural sculpture in front of the chamfers. A similar entrance bay divides the long street elevation of the east wing of the Building.

The west wing was extended in 1958 and is slightly longer than the east wing. It matches the original 1929 building in material, form, and design, with the exception of the semi-circular chapel projection. That shape perhaps signals its special use and its appearance is more architecturally true to its time than to the original Building. Although the base of the chapel projection is consistent with that of the rest of the Building its walls are noticeably more solid than the rest of the Building and its windows are small and round, matching similar windows on the east, courtyard elevation of the west wing. The 1958 wing also houses a new library, individual Mass practice rooms, living quarters, and recreation rooms.

The symmetrical main block of the building is organized hierarchically and framed and articulated with limestone. The base of the building, the terrace and entrance bay, the quoins at the pavilions, and other details are limestone and provide contrast to the red-brick body of the building. The façade is overall five bays wide, including the pavilions, two brick sections, and the limestone center section. It features an articulated base and, except at the limestone center section of the façade, tall arched-top windows at the first floor, twelve-over-twelve rectangular windows at the second and third floors, and eight-over-twelve rectangular windows at the fourth floor. A denticulated cornice separates the third and fourth floors. This façade treatment continues along the side elevations of the original building and the west and north elevation of the 1958 chapel wing.

The pavilions have three bays of windows and flank four-bay brick sections of the façade and the three-bay limestone entrance bay. Two flights of stairs provide access first to the terrace and then to the entrance of the Building. The limestone center section of the façade features four three-story tall Corinthian pilasters, coursing up to the second floor, and exceptionally fine applied carving at the third and fourth floors. The double doors at the entrance are recessed within an arched opening and topped with an arched fanlight. The second-floor window above the entrance has a heavy surround and is topped by a broken pediment. A slightly-projecting balustrade at that window suggests a balcony where none exists. The third floor windows feature imaginative surrounds and there are swags under the outer two. The rectangular windows have twelve-over-twelve sash on the first and second floors, nine-over-nine sash at the third floor, and six-over-nine sash at the fourth floor. Handsome cast iron light fixtures and railings on the first floor further enhance the front of the Building.

The east elevation of the service wing is three bays wide and features an entrance, similar to others at the sides of the building, reached by a long flight of stairs. Although the arches of the first floor windows continue around to the north elevation of the service wing there they are blind arches, some with regular rectangular window openings within the blind arches. Some upper floor window openings were either blind to begin with or have been bricked in.

The most interesting feature of the private courtyard between the wings of the Building is the loggia along the south side of the courtyard. The floor is brick and the ceiling a series of ribbed

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vaults, one per window opening on the first floor. The arched openings along the loggia also reflect the pattern of those windows. The center opening providing access to the courtyard features a limestone surround and decoration above. Limestone keystones and rondelles add visual interest in the outer face of the loggia. The loggia has been enclosed.

The form and appearance of the Seminary remains generally as it was after the completion of the 1958 chapel wing. The Seminary remains strongly oriented to Varnum Street, with its front façade the most highly articulated of the building. The east elevation originally faced Sargent Road, one of the city's old roads that predate the expansion of the L'Enfant grid plan of streets into Washington County. That section of Sargent Road was straightened and paved as 13th Street; the original Sargent Road elevation became the 13th Street elevation, designed but secondary to the front elevation.

For many years the original short west side of the Building abutted undeveloped land belonging to Catholic Sisters College, Inc. When 12th Street was paved, sometime between 1943 and 1950, it ran along the west line of property on which the Seminary stood. When the chapel wing was constructed in 1958 it was a street elevation and it matched to articulation of the rest of the Building, with the exception of the circular projection for the chapel. The north elevations of the Building are tertiary, fronting on vacant land, distant from public view. Within the private courtyard the elevations are the simplest. Although alterations have been made to the exterior of the Seminary it remains true to Maginnis & Walsh's original design and it retains its integrity.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- 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

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Areas of Significance

(Enter categories from instructions.)

Architecture
Community Planning
and Development

Period of Significance

1929-1958

Significant Dates

1929
1958

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Maginnis & Walsh

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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.)

St. Joseph's Seminary at 1200 Varnum Street, NE ("Seminary", "Building") in Washington, DC is locally significant as an important example of the work of Maginnis & Walsh, the leading Catholic architects of the day, as an exceptional and commanding example of Colonial Revival/Neo-Georgian institutional design (DC Criteria for Designation in the Inventory of Historic Sites (d), (e), and (f) and National Register of Historic Places Criteria for Listing (c)), and as an important building within the Catholic enclave that developed around The Catholic University of America ("University") and in the Brookland neighborhood of Washington, DC (DC Criteria for Listing (b) and National Register Criteria for Listing (a)). The period of significance, 1929-1958, acknowledges the Seminary's original construction date and its only significant alteration, the addition of a chapel wing. Because the Seminary is a religious property Criteria Consideration A: Religious Properties must be considered. The Building is significant both as an important work of architects Maginnis & Walsh and stylistically for its Colonial Revival/Neo-Georgian design. It is also significant as an important part of the development pattern that resulted in a distinctive neighborhood unlike any other in the city of Washington. The Catholic enclave near the University contributed to and helped define the character, visual and otherwise, of Brookland in the first half of the twentieth century.

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

Maginnis & Walsh

St. Joseph's Seminary of Baltimore, MD applied for a District of Columbia permit to build a new seminary at 1200 Varnum Street on April 19, 1929. The Boston architectural firm of Maginnis & Walsh was listed as the architect of the new 207-room building. At that time Maginnis & Walsh was already established as the nationally-recognized Catholic architectural firm of choice for Catholic churches and institutions. This commission followed others already complete or under construction in the city. The firm had been working in Washington since 1902, when it designed the Catholic Missionary Union on Michigan Avenue, NE. Their chapel at Trinity College had been completed for the Sisters of Notre Dame in 1924 and the dormitory and refectory at 2900 Lincoln Road, NE, also for the Sisters of Notre Dame, was under construction. The Shrine of the Immaculate Conception at 400 Michigan Avenue, NE had been under construction for almost a decade.

Maginnis & Walsh had been designing influential buildings for decades. Their design for Gasson Hall at Boston College in Chestnut Hill, MA had an immediate impact when it was first published in 1909, helping establish Collegiate Gothic as the dominant architectural style for American college and university campuses. The tower of Gasson Hall, which was known on campus as the Tower Building when it opened in 1913, heralded prominent collegiate Gothic

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towers to come, such as those at Princeton (Cleveland Tower, 1913), Yale (Harkness Tower, 1917), the University of Pittsburgh (Cathedral of Learning, 1926), Duke (Chapel, 1930), and Sewanee (All Saints' Chapel, 1950). Although there was a locally-prominent Catholic architectural firm, Murphy and Olmstead, the Josephites choose the best known and what was commonly considered the best Catholic architects to design their new seminary in Washington.

Charles Donagh Maginnis, FAIA (1867-1955) was perhaps the better known partner in the firm. He was born in Londonderry, Ireland on January 7, 1867. He was educated at Cusack's Academy in Dublin and the South Kensington Museum School of Art in London, where he won the Queen's Prize for Mathematics. At 17 Maginnis left Ireland with his widowed mother and five siblings, moving to Toronto. The family moved to Boston in 1885. Maginnis had no formal architectural training. Rather, he found work in the architectural offices of W. P. Wentworth and then, around 1888, as an apprentice draftsman in the office of architect Edmund M. Wheelwright, who was then serving as the Boston city architect.

Maginnis became a member of the Boston Society of Architects in 1900 and the American Institute of Architects ("AIA") in 1901. He became a Fellow five years later. He served as president of the Boston Society of Architects from 1924-1926 and of the American Institute of Architects in 1937 (elected at the annual convention in Boston) and again in 1939 (elected at the convention in New Orleans). In 1948 at its annual convention in Salt Lake City the American Institute of Architects awarded Maginnis its professions' highest award, the Gold Medal for outstanding service to American architecture. His Gold Medal citation stated "...The genius that he would modestly disclaim has been recognized at home and abroad by universities, learned academies, his nation and his Church." Maginnis received honorary degrees and awards from numerous schools, including Boston College, Notre Dame, Holy Cross, Harvard, and Tufts and was made a Knight of Malta by the Catholic Church.

Maginnis was appointed to the Municipal Arts Commission of Boston in 1908 and the Massachusetts State Art Commission in 1911. He was the first president of the Liturgical Arts Club, and a member of the Boston Architectural Club, National Academy of Design, National Institute of Arts and Letters, and Arts and Crafts Society. Maginnis was a gifted artist, gaining considerable attention for his pen and ink drawings. His book titled Pen Drawing went through seven editions.

Maginnis wrote and spoke often on architectural matters, the role of architecture on society in general and on religion in particular, and liturgical art. During his term as president of the AIA the organization renewed its long-term position that the federal government should employ private architects to design federal buildings. Maginnis wrote in a letter to President Franklin Roosevelt that "the deplorable failure of this country to avail itself of the artistic resources that have been at its command has long been a source of regret and concern."

In 1898 Maginnis went into partnership with Timothy Walsh and Matthew Sullivan, who also worked for Wheelwright. He also wrote an article for a church magazine calling for a new approach to ecclesiastical architecture. As a result, Maginnis received the commission to design

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St. Patrick Roman Catholic Church in Whitinsville, MA. That parish church was the first in a long series of churches and other buildings for the Catholic Church and various Catholic institutions and organizations in 20 states, Canada, Mexico, and China.

Timothy Francis Walsh, FAIA (1868-1934) was born in Boston into a family of Irish descent. He worked for the noted Boston architectural firm of Peabody and Stearns prior to joining Maginnis and Sullivan in 1898. He became a member of the AIA in 1901 and a Fellow in 1925. He joined the Southern California Chapter of the AIA in 1905 when he moved to Los Angeles (the same year Sullivan left the firm) for the purpose of designing a new Catholic cathedral in that city. However, lack of funds ultimately sank the project; the cathedral was not built until the 1950s. Walsh designed a number of buildings while he was in California, including Craftsman houses in Pasadena. He returned to Boston in early 1908, when the firm's offices were in the Colonial Building at 100 Boylston Street.

The following year Maginnis & Walsh won the competition for the design of the new Chestnut Hill campus for Boston College. *The American Architect* called the Collegiate Gothic campus "the most beautiful in America" and the tower of Cannon Hall became the prototype for similar towers on campuses across the country. Maginnis & Walsh went on to become one of Boston's most important architectural firms, one of the leading national firms during the first half of the twentieth century, and the leading designer of Catholic buildings during that same period. The firm ultimately designed buildings for more than 25 colleges and universities. It won AIA awards for excellence in ecclesiastical design for the Carmelite Convent in Santa Clara, CA and the Trinity College Chapel in Washington.

Maginnis & Walsh had deep roots in Irish Catholic Boston and close ties to the Catholic Church. The influx into Boston of Catholic immigrants, not just from Ireland but from across Europe, fueled a local Catholic building boom as Maginnis & Walsh were in the early years of their professional careers. As Catholic immigrants spread across the country so too did the Catholic building boom. Word of the quality and success of Maginnis & Walsh ecclesiastical buildings spread and the firm was soon the Catholic equivalent of another Boston firm, Cram and Ferguson, which was nationally-significant Boston for its collegiate and Protestant religious buildings.

Ralph Adams Cram (1863-1942) was born in New Hampshire and educated at New Hampshire schools, including Exeter. He moved to Boston in 1881 and worked for five years for architects Rotch & Tilden, after which he traveled to Rome to study classical architecture. During an 1887 Christmas Eve Mass in Rome Cram experienced a spiritual conversion; he became a fervent Anglo-Catholic and identified as High Church Anglican. Cram practiced with Charles Wentworth for a short time and with Bertram Goodhue and Frank Ferguson. Their 1902 winning design for the United States Military Academy at West Point was a major firm milestone as was the commission for the Cathedral of St. John the Divine (1911) in New York City. Goodhue left the firm and Cram and Ferguson continued to design important religious and educational projects through the 1930s. Cram was a leading proponent of Gothic Revival architecture in general and Collegiate Gothic in particular. He was associated with Princeton from 1907 until 1929,

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designing, among other things, the 1913 Cleveland Tower inspired by Maginnis' Gasson Hall tower. Like Maginnis, Cram was a prolific author and lecturer. His views on architecture were as strong as Maginnis'. The two men were professional colleagues and friends and wrote introductions to monographs on the other's work, offering significant praise for the other's work.

Both Maginnis and Cram designed buildings other than educational and religious, though in fairly small numbers. Maginnis designed a police station and public schools in Boston and Cram designed a number of libraries around the country and a post office and courthouse in Boston. Cram designed at least one Catholic Church (Holy Rosary Roman Catholic Church, Pittsburgh, PA, 1928). Maureen Meister noted in *Arts and Crafts Architecture- History and Heritage in New England* that in his later years Maginnis worked on some of "Boston's old-guard institutions. In 1937 Maginnis & Walsh won the competition to rebuild the chancel of Richardson's Trinity Church, an icon of Brahmin Boston."

Like many of his contemporaries, Maginnis was adept at designing in many of the of revival styles popular during the early decades of the twentieth century. He was perhaps partial to Gothic Revival and a range of Italian Romanesque design expressions. However, he also wanted architecture to be of its time and place and even distinctly American. He could blend historicist styles with conservative Modernism with great skill and aplomb, as he did at the Basilica of the National Shrine of the Immaculate Conception, the Holy Name of Jesus Church (1929) in East Orange, NJ, and the Cathedral of Mary Our Queen (1954) at 5200 North Charles Street, Baltimore, MD.

Maginnis' Colonial Revival/Neo-Georgian design for the Seminary is unusual within the firm's body of work, both locally and nationally. The Church of Saint Andrew (1939), Maginnis & Walsh's only church in New York City, is an exceptionally fine example of Georgian Revival style in that city and rare among the firm's designs. More typical are the Basilica of the National Shrine of the Immaculate Conception and buildings at Trinity College. They and buildings such as: St. Gabriel's Church in Boston (1927), a buff brick and cast stone Renaissance Revival church with a red tile roof; St. Mary's Seminary (1929) in the Roland Park section of Baltimore, MD, a massive buff-colored Classical Revival pile, and Saint Vincent de Paul Roman Catholic Church (1930) in Bayonne, NJ, a Lombard-Romanesque church built of granite, are more stylistically typical of the firm's design aesthetic. The Seminary is exceptionally designed and executed in a style rare among the work of Maginnis & Walsh. Although Washington, DC is replete with Colonial Revival houses there is not a significant number of religious/institutional buildings executed in that style. Much less designed and executed as well as the Seminary. Consequently, the Seminary is also architecturally significant in the context of the architectural heritage of the city.

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Saint Joseph's Society of the Sacred Heart

Saint Joseph's Society of the Sacred Heart ("Josephites"), more commonly known as the Josephites, is an interracial, intercultural community of Catholic priests and brothers, founded in 1893, whose exclusive mission is to serve the African-American community. The Josephites have their origins in post-Civil War Reconstruction and passage of the Thirteenth Amendment outlawing slavery and the fourteenth amendment granting citizenship to all people born in this country regardless of race.

The US Council of Catholic bishops met in Baltimore in 1869. The Council issued a decree exhorting Council Fathers to provide missions and schools for all the African-Americans in their diocese; education was seen as a critical need within that community. Indeed, for years Archbishop Martin Spalding of the Archdiocese of Baltimore had been appealing to The Vatican for help in ministering to thousands of newly-released slaves in Maryland and the District of Columbia. Subsequently, the Council Fathers sent a letter to Father Herbert Vaughn, the superior general of the Saint Joseph's Society for Foreign Missions in Mill Hill, London.

Vaughn had founded that society in 1866 and in 1869 opened a school called St. Joseph's College of the Sacred Heart near Mill Hill. In May, 1870 Vaughn petitioned for and was granted a mission in the United States. In 1871 he and a group of English priests set out for Baltimore, MD to form a mission society devoted to freedmen. He named his missionaries the Josephites.

The Josephites established a seminary and numerous parishes and schools. Missionaries studied at the college in Mill Hill and then traveled to the United States on mission. The logistics of overseeing a cross-Atlantic organization became increasingly difficult. In 1893 Cardinal James Gibbons of the Archdiocese of Baltimore (in which Washington, DC was located until 1939) offered to accept the Josephites as an independent American organization and Cardinal Vaughn accepted his offer. That American group became the St. Joseph Society of the Sacred Heart. Among the founding group of Josephite priests was Father Charles Uncles, the first African-American priest both trained and ordained in this country. The commitment of the new society remained as before – to teach the faith of the Catholic Church and to promote the Church's teachings on social justice.

The Josephites' resources and personnel were totally committed to serving the African-American community. Their mission expanded from service to freedmen to service to the entire African-American community. The Josephites staffed, historically and today, schools, parishes, and special ministries throughout the country, including St. Augustine High School in New Orleans, LA, a historically-Black high school built by the Archdiocese of New Orleans in 1951, St. Luke's Church on Capitol Hill, DC, Our Lady of Perpetual Help Catholic Church in SE, DC, and of course the Josephite Seminary on Varnum Street in Brookland. The Josephites also formerly staffed the following parishes: Epiphany in Georgetown; Holy Redeemer in NW, DC; Holy Comforter/St. Cyprian's on East Capitol Street, DC; Our Lady of Mercy in Kenilworth; St. Benedict the Moor in NE, DC; St. Augustine in NW, DC and St. Joseph in Prince George's County.

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The Josephites first published their official magazine, *The Josephite Harvest*, in 1888. The nature of that publication has evolved over the years but it remains an important aspect of the

Josephites' mission. Through much of the last century *The Josephite Harvest* chronicled efforts to build schools and parishes for African-Americans throughout the country. The magazine continues to foster racial and cultural understanding and reconciliation and to highlight achievements of African-Americans that reflect the influence of the Catholic faith. It also recognizes the efforts of the clergy and lay people who work for the development and evangelization of the African-American community.

The Josephites' first home in Baltimore was the former Western Maryland Hotel on the corner of St. Mary's Street and Pennsylvania Avenue. In 1893 the Josephites moved next door, into a large brick building on Pennsylvania Avenue, where they remained until 1930, when they moved south to their newly-finished seminary on Varnum Street in Washington, DC.

The first property purchased by the Josephites consisted of three parcels in Square 3918, at the outer edge of the Northeast quadrant of the city. The property was bounded on the south and east by Varnum and Sargent Roads, respectively. At that time the area was still essentially rural, reflecting the historic character of what was Washington County. The Permanent System of Highways for the District of Columbia, enacted by Congress in 1893 to ensure the orderly and regular expansion of development beyond the City of Washington, was only a grid of streets drawn in dashed lines on a map. The Highway Plan right-of-way for Webster Street ran through the Josephites' property. Interestingly, the Josephites constructed the Seminary on the part of their property south of that right-of-way. The Josephites did not purchase the north section of the property, then in Square 3917, until years after the Seminary was built. That portion of the property has remained vacant and separate and apart from the Seminary and its functions and residents.

It was not until the 1940s that many of the city's grid streets were actually constructed in this neighborhood. 13th Street was extended only as far north as its juncture with Sargent Road, taking a small portion of the southeast corner of the Josephites' property in the process. The regularization of Varnum Road/Street also claimed a small portion of the southern edge of the property. Webster Street as drawn on the Highway Plan separated the southern part of the property on which the Building stands from the vacant northern part of the property. When Allison Street was paved it formed the new north boundary of the property, along the north edge of Square 3917. By 1950 12th Street had been constructed, becoming the western boundary of the Josephites' property, which remained a collection of parcels in two Squares.

In 1929 St. Joseph's Seminary, Baltimore, applied for a permit to build a four-story, 207-room seminary to the designs of Maginnis & Walsh. The application gives the address as 4400 Sargent Road, NE and estimates that the building would cost \$400,000, a very considerable amount of money at that time. St. Joseph's Seminary students originally attended the University but by 1933 the Seminary has established its own faculties of philosophy and theology. Together with

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Epiphany Apostolic College in Newburgh, NY as its junior college, the Saint Joseph's Seminary ultimately provided a four-year collegiate-level education preparatory to entrance into the

Saint Joseph's Seminary's Department of Theology, which in turn provided preparation for ordination to the priesthood of the Society of Saint Joseph of the Sacred Heart.

The Josephites followed many dozens of Catholic institutions, organizations, and churches that had already moved to the then undeveloped rural land around the University. The University was founded by the United States Conference of Catholic Bishops in 1887 and opened for graduate-level classes two years later. The University and the greater Catholic Church believed that the intellectual synergy of a Catholic enclave in proximity to the University would benefit both the University and the Catholic groups within that enclave. The University issued an invitation to others to join it in the then-hinterlands of the city, dominated as it was by farms and undeveloped tracts. The Paulists were among the first to respond to the University's invitation. They were part of the Catholic Missionary Union and were among the organizations that sought affiliation with the University (others did not). The Catholic Missionary Union built a new Apostolic Mission House (designed by Maginnis & Walsh) on Michigan Avenue, NW in 1902. Among other Catholic entities moving to the area were: the Marist College; the Franciscians; the Carmelite Fathers; the Brothers of Mary; St. Anselm's Priory; the Catholic Sisters College; and Holy Name and De La Salle Colleges; the Dominican House of Studies; the Sulpician Seminary; St. Anthony's Church; the Order of St. Francis; the Redempterists; St. Gertrude's School of Arts and Crafts; the Capucian College; and more recently, Providence Hospital. Collectively the University and these and other Catholic groups helped define the character, history, and architecture of their immediate area and greater Brookland, the development of which has been well documented in landmark applications and nominations for listing in the National Register of Historic Places for other buildings and accordingly will not be repeated here.

Individually and collectively these Catholic institutions and buildings influenced the history and architectural heritage of the area. This particular development pattern is unique in the District of Columbia. Catholic immigrants not always welcome elsewhere in the city flocked to Brookland, supporting existing Catholic churches, schools, and institutions and fueling the need of them. Ultimately, more than fifty Catholic men's and forty Catholic women's organizations located within close proximity to the University.

Saint Joseph's Seminary Building

The Seminary on the north side of the 1200 block of Varnum Street was constructed in 1929 and dedicated in 1930. Its design was granted Class 1, COMMENDED status by The Architects' Advisory Council, which noted that the Seminary's architecture was distinguished and that it was an outstanding example of buildings of its type. The Colonial Revival/Neo-Georgian style harks back to large-scale institutional buildings and country houses of by-gone centuries. Although the Building is large and it is a commanding presence on its site the scale of its parts is sufficiently domestic and its site is sufficiently large that the Building does not overwhelm the later

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rowhouses on Varnum and 13th Streets. Gently rising stairs lead to the front terrace and the central front door. The center bay of the building features four flat pilasters with exceptional capitols and exuberant decoration on the upper two floors. Perhaps the most distinctive feature of the building is the very tall, rather exuberant English Georgian cupola atop the gabled slate roof.

The original Seminary was a slightly irregular L-shaped building with its longest side facing Varnum Street, NE. The building is red brick with a central limestone entrance bay in the front façade and a slate gable roof topped by a large and impressive copper cupola. Its front façade is symmetrical and exceptionally well executed, with sophisticated massing and decoration. It is divided vertically into five parts – projecting three-bay quoined pavilions and the three-bay limestone entrance pavilion flanked by four-bay brick sections.

The side elevations are somewhat less elaborately designed than the front, as is fitting. The short leg of the original L has always been the service wing of the building. It has been expanded to the east perhaps more than once. The west wing of the building largely dates from 1958, when the chapel wing was added. The majority of the wing matches the original construction exceptionally well. The semicircular double-height projections of the chapel nave are almost Mid-Century Modern in feel.

The back of the center section of the building faces what became a semi-enclosed courtyard when the 1958 wing was constructed. What had originally been a loggia ran across that face of that elevation. It has been enclosed in a sensitive manner. The elevations facing the courtyard are otherwise ordinary. They are not rigorously regular or detailed. The north ends of the wings are the least architecturally interesting sections of the building. They face out on vacant space with no significant feature.

When the Seminary was built Varnum and 13th Streets and Sargent Road had been laid out and several squares to the east had been subdivided. The Catholic Sisters College, Inc. owned a very large parcel of land immediately to the west. It would be decades before the streets as they currently exist were built. It only made sense that the Seminary was oriented to the south with its front entrance facing Varnum Street and its driveway curving up from Varnum Street and around to 13th Street. Today, although the Seminary now has two street-facing secondary elevations, the Seminary's front façade remains dominant and continues to present the public face of the Seminary.

Saint Joseph's Seminary
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9. Major Bibliographical References

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

Butler, Loretta M. and Jacqueline E. Wilson. O, Write My Name – African-American Catholics in the Archdiocese of Washington, 1634-1990. (Archdiocese of Washington, Hyattsville, MD)

Cram, Ralph Adams. The Ministry of Art. (Cambridge, Houghton Mifflin Co., 1914)

Feeley, John J., Jr. and Rosie Dempsey. Brookland. (Charleston, SC, Arcadia Publishing, 2011)

Kane, Paula. Separation and Subculture; Boston Catholicism, 1900-1920. (Chapel Hill, University of North Carolina Press, 1994)

Kuzniewski, Anthony J. A History of the College of the Holy Cross 1843-1994. (Washington, DC., The Catholic University of America Press, 1999)

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Malesky, Robert P. The Catholic University of America. (Charleston, SC, Arcadia Publishing, 2010)

Meister, Maureen. Arts and Crafts Architecture – History and Heritage of New England. (University Press of New England, Hanover, NH, 2014)

Vosbeck, R. Randall. The Legacy of Leadership: The Presidents of the American Institute of Architects, 1857-2007. (Washington, DC, The American Institute of Architects, 2008)

National Register of Historic Places Registration Forms for Properties in DC (unless otherwise noted):

Brookland Bowling Alley; Brooks Mansion; Georgetown Preparatory School and Our Lady of Lourdes Chapel (Rockville, MD); Holy Name College and the James Sherwood Farmhouse; King David Masonic Lodge; Newton Theater; and St. Joseph's Industrial School (Clayton, DE)

Massachusetts Historical Commission MCRIS documentation for Washington-Warren Institutions Area, Boston

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Self-published information about:

Basilica of the National Shrine of the Immaculate Conception, Washington, DC; Church of St. Andrew, New York, NY; College of the Holy Cross, Worcester, MA; Holy Name of Jesus Church, East Orange, NJ; St. Catherine of Genoa Church, Somerville, MA; St. John's Seminary, Brighton, MA; St. Joseph's Seminary, Washington, DC; and St. Vincent de Paul Roman Catholic Church and Parish, Bayonne, NJ

Periodicals:

Architectural Forum. Vol. 27, #2, August 1917, page 35
Architectural Record. Vol. 8, #10, October, 1901, pages 111-115
The Brickbuilder. March 1915, Vol. 24, no. 3, page 76

Miscellaneous:

American Institute of Architects Historic Directory of American Architects and Membership Files
DC State Historic Preservation Office Database on building permits and architects
National Archives Records Group 351, Application for Permit to Build for 4400 Sargent Road, NE – early 1929
Washingtoniana Collection, Martin Luther King, Jr. Public Library, insurance atlases and vertical files, including on St. Joseph's Seminary

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): _____

Saint Joseph's Seminary
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10. Geographical Data

Acreeage of Property Approximately 4 acres

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

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

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

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

The boundary of St. Joseph's Seminary is Lot 886 in Square 3917 as shown on the attached Depiction of Verbal Boundary Description.

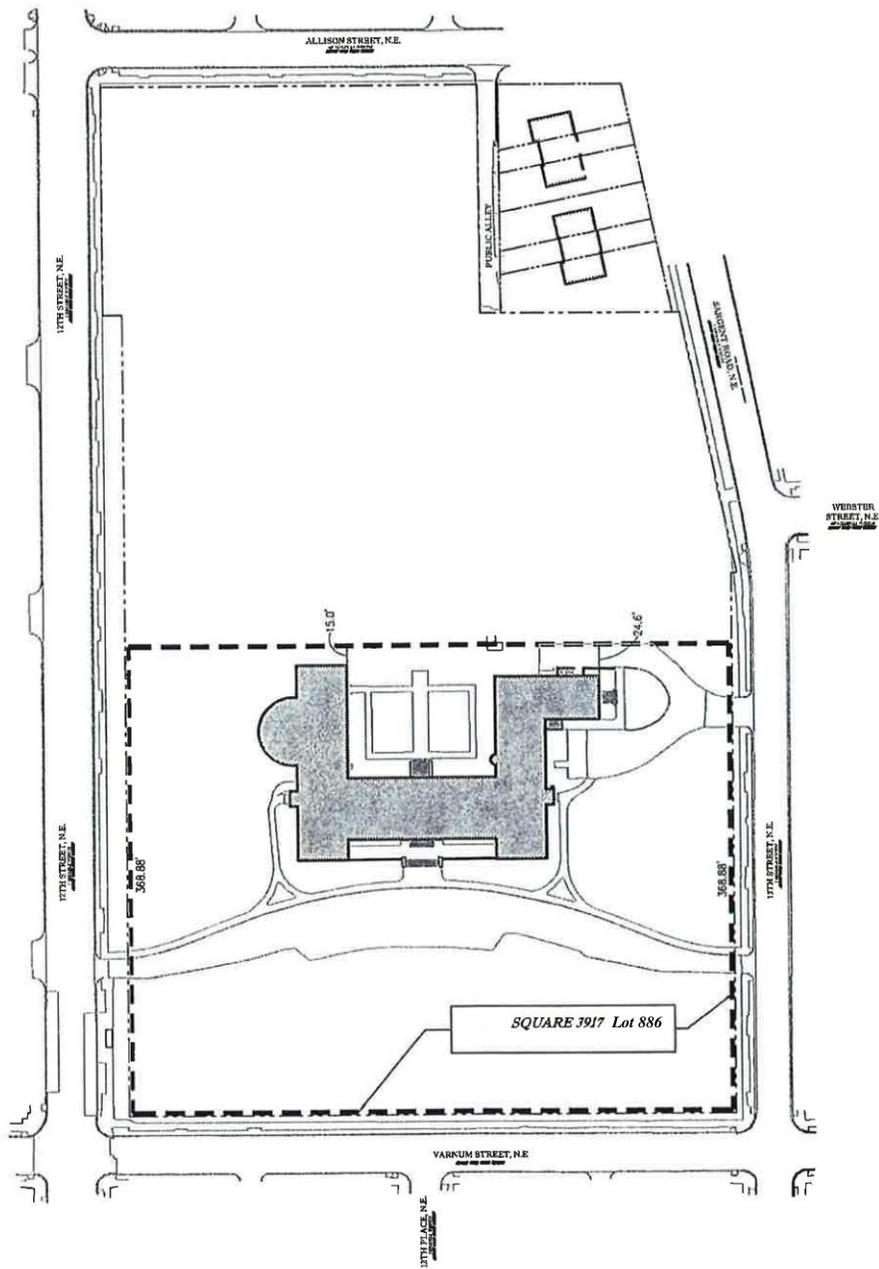
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Boundary Justification (Explain why the boundaries were selected.)

The Josephites' use of the property, its purchase history, and the location and orientation of the Seminary define the area of the landmark.

The Seminary is formally and frontally oriented south toward Varnum Street. Its most significant elevation is viewed from Varnum Street across a significant swath of open space. The Building's east and west elevations are fully-articulated (if somewhat less so than the front façade) street-facing elevations with open space between them and the streets on which they came to front (12th and 13th Streets, respectively). However, the north side of the Building is different. It is far removed from any street and has no street presence. Its courtyard is private and fenced off from the vacant land to the north. Much of that vacant land was originally in another square and was not purchased until after the Seminary was built. Clearly the Seminary was not designed or sited in any relation to that vacant land to the north. See attached Baist maps. The area of the landmark has been drawn to include that open space around the Seminary that is important to its siting and understanding and to exclude unimportant vacant space that does not contribute to the significance or understanding of the Seminary.




DEPICTION OF VERBAL BOUNDARY DESCRIPTION
 Scale: Not to Scale
LEGEND:
 - - - DENOTES AREA OF PROPOSED LANDMARK

OFFICE OF TAX AND REVENUE
ASSESSMENT DIVISION

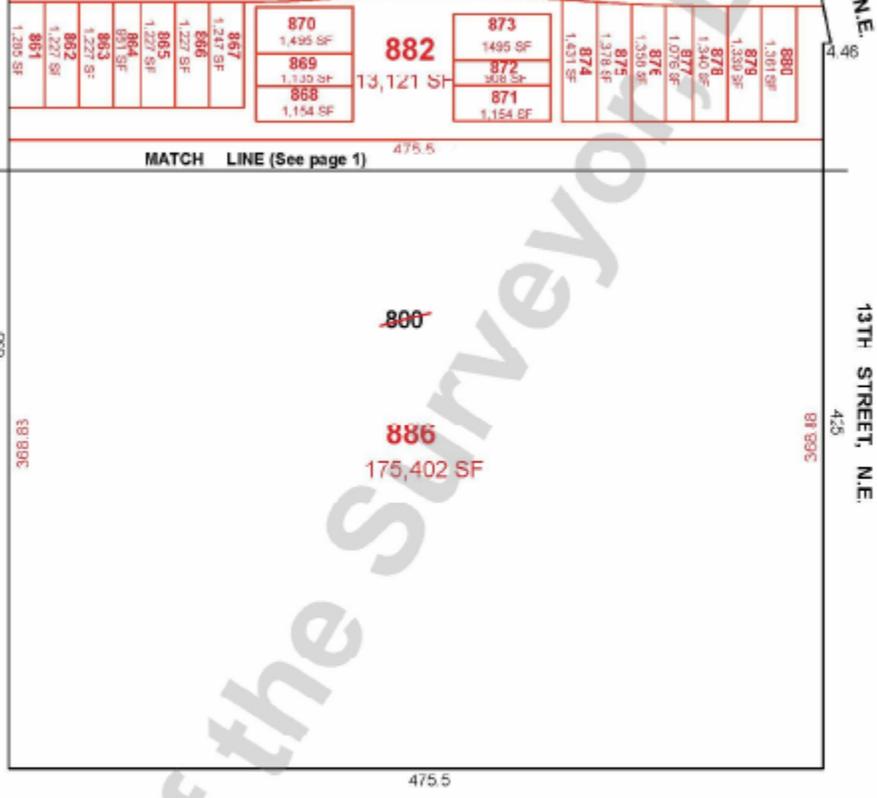


ASSESSMENT AND TAXATION PLAT

Square 3917

885

26,336 SF



1214 STREET, N.E.

1374 STREET, N.E.

SARGENT ROAD, N.E.

David Smith
Draftsman

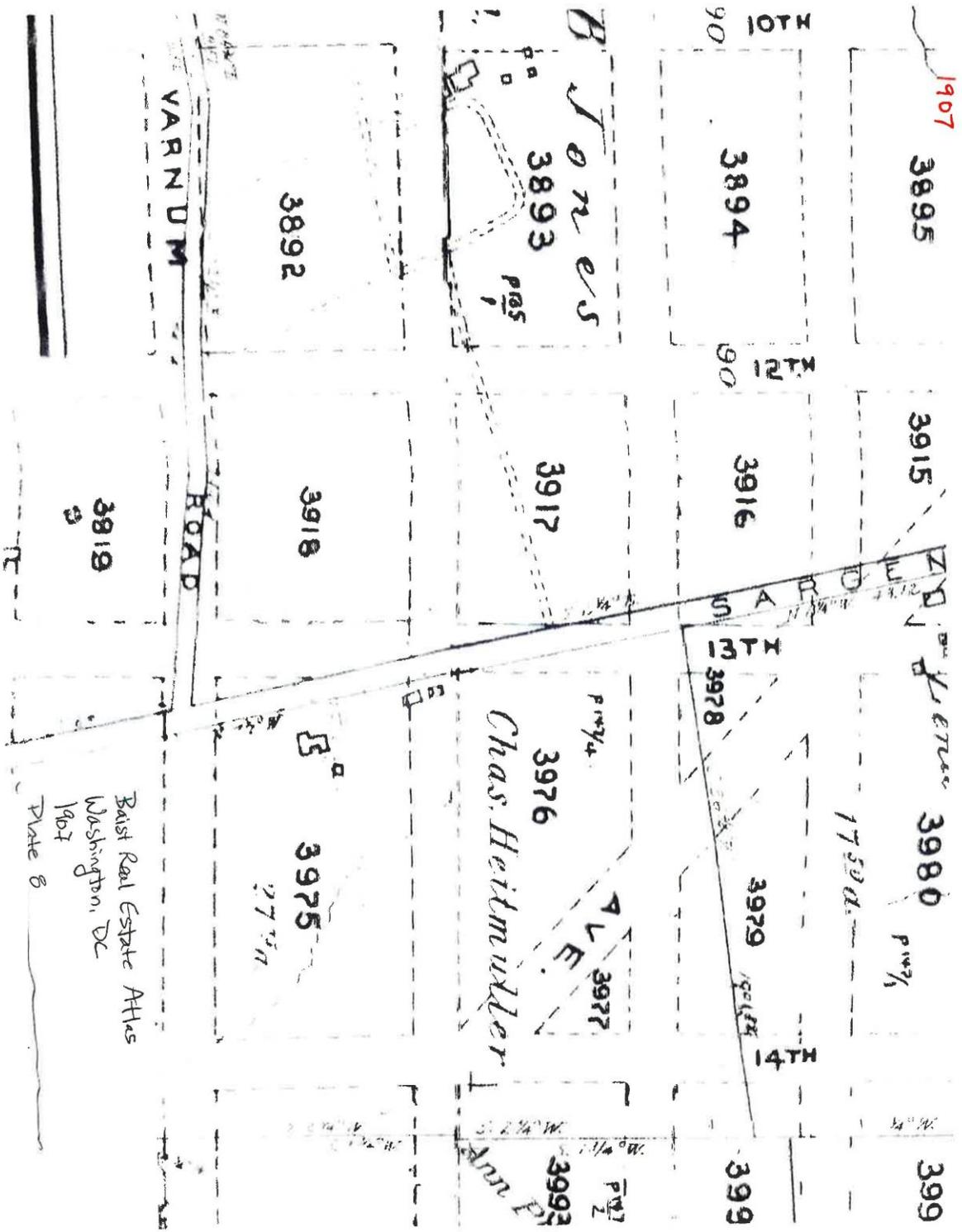
A073384
Reference

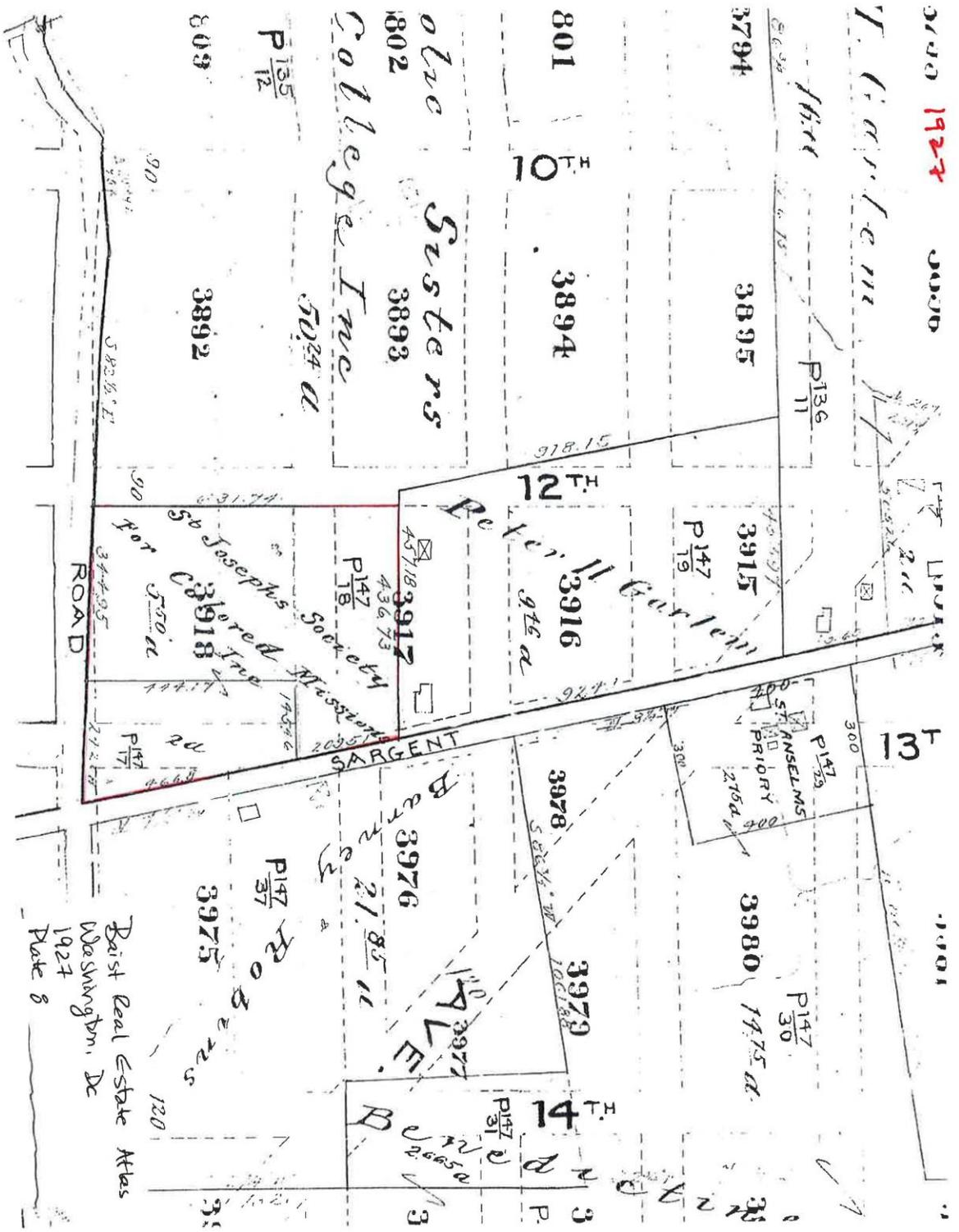
10/9/20
Date

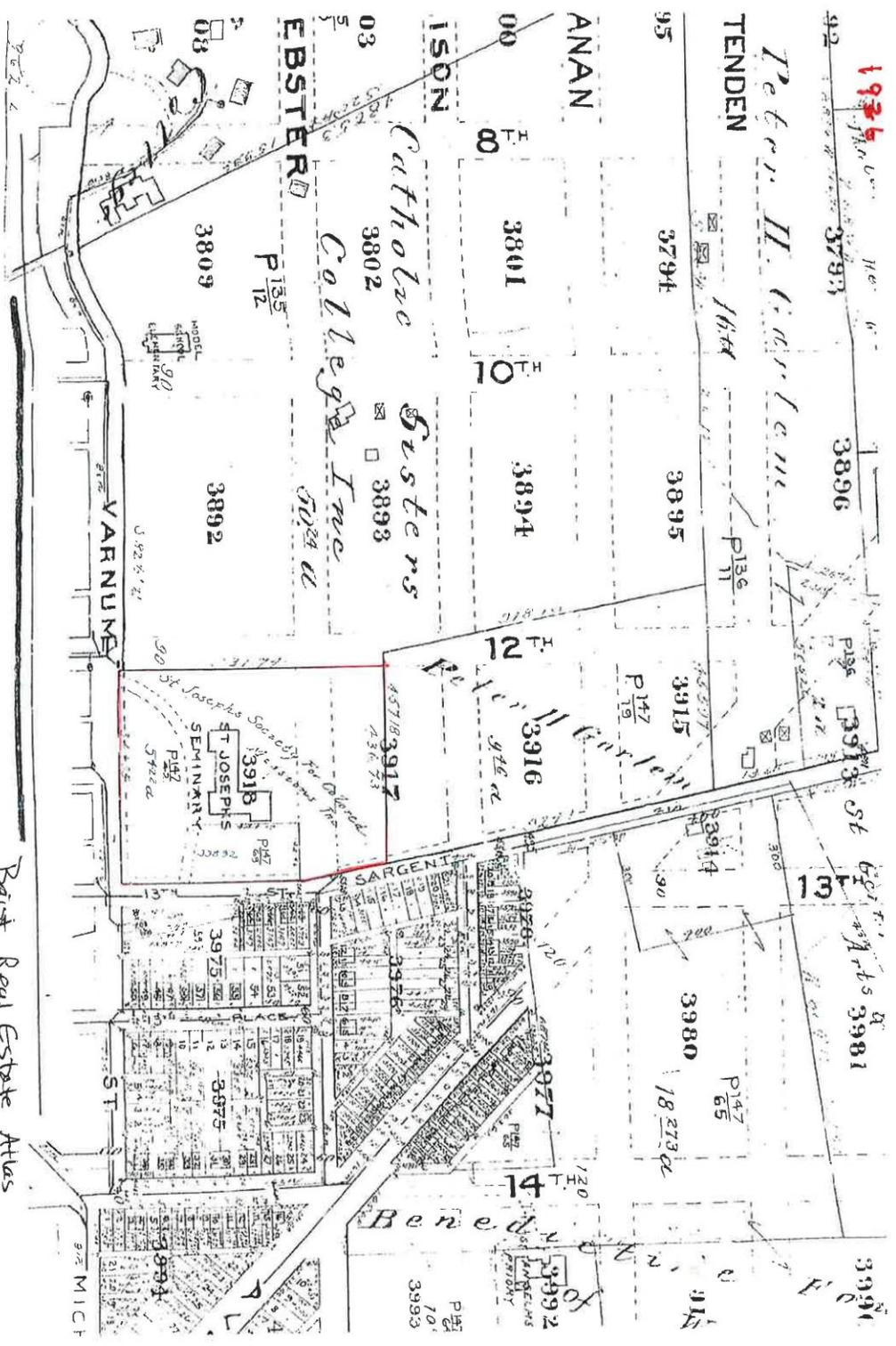
Scale, 1 inch = 70 ft

The Office of Surveyor of the District of Columbia shall admit this plat to record under the provisions of Chapter 7 of Title 47, District of Columbia Code, Designation of Real Property for Assessment and Taxation, and for other purposes.

Quincy Loney
for Chief Assessor, Office of Tax and Revenue







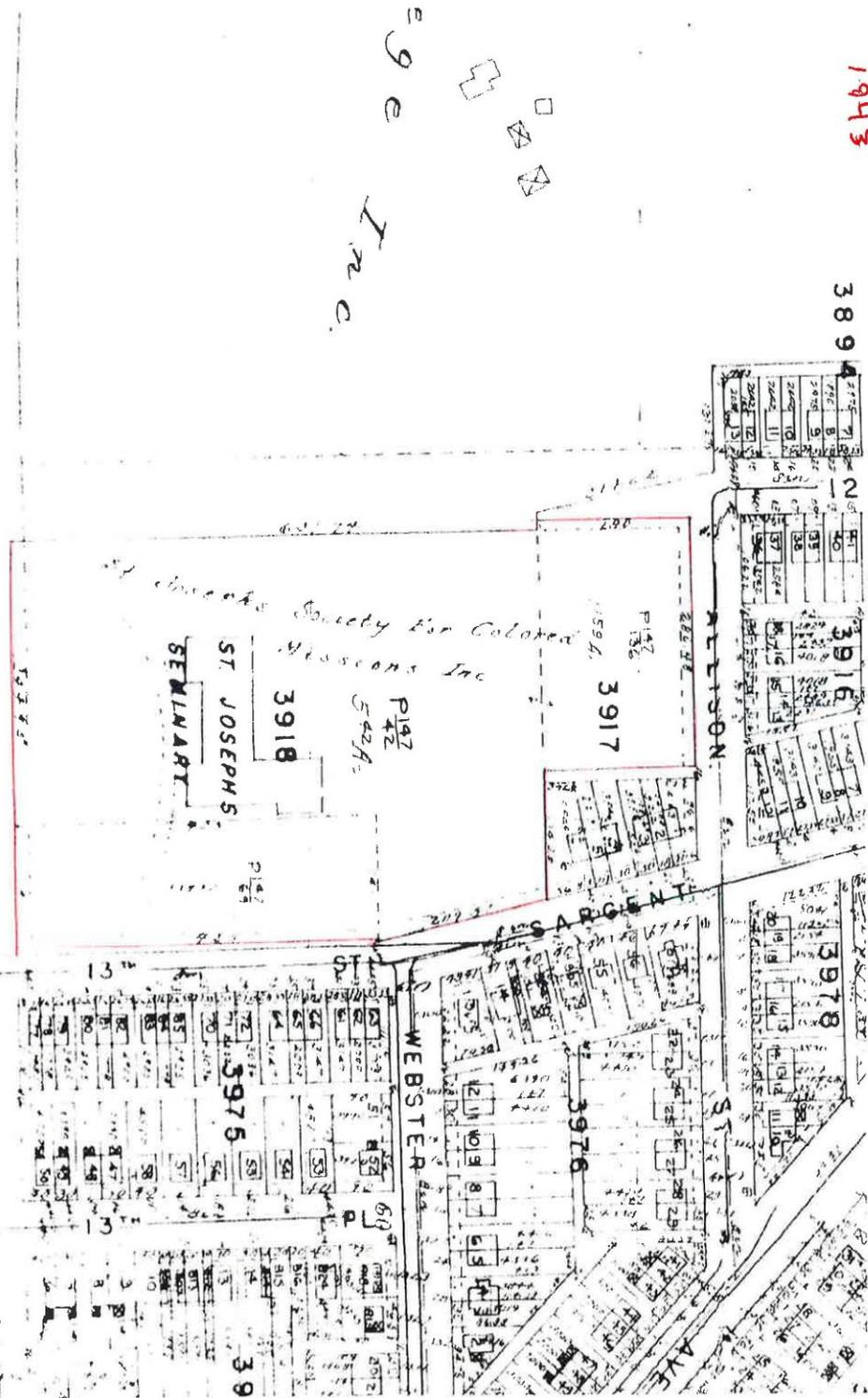
Baptist Real Estate Atlas
 Washington, DC
 1936
 Plate 8

1943

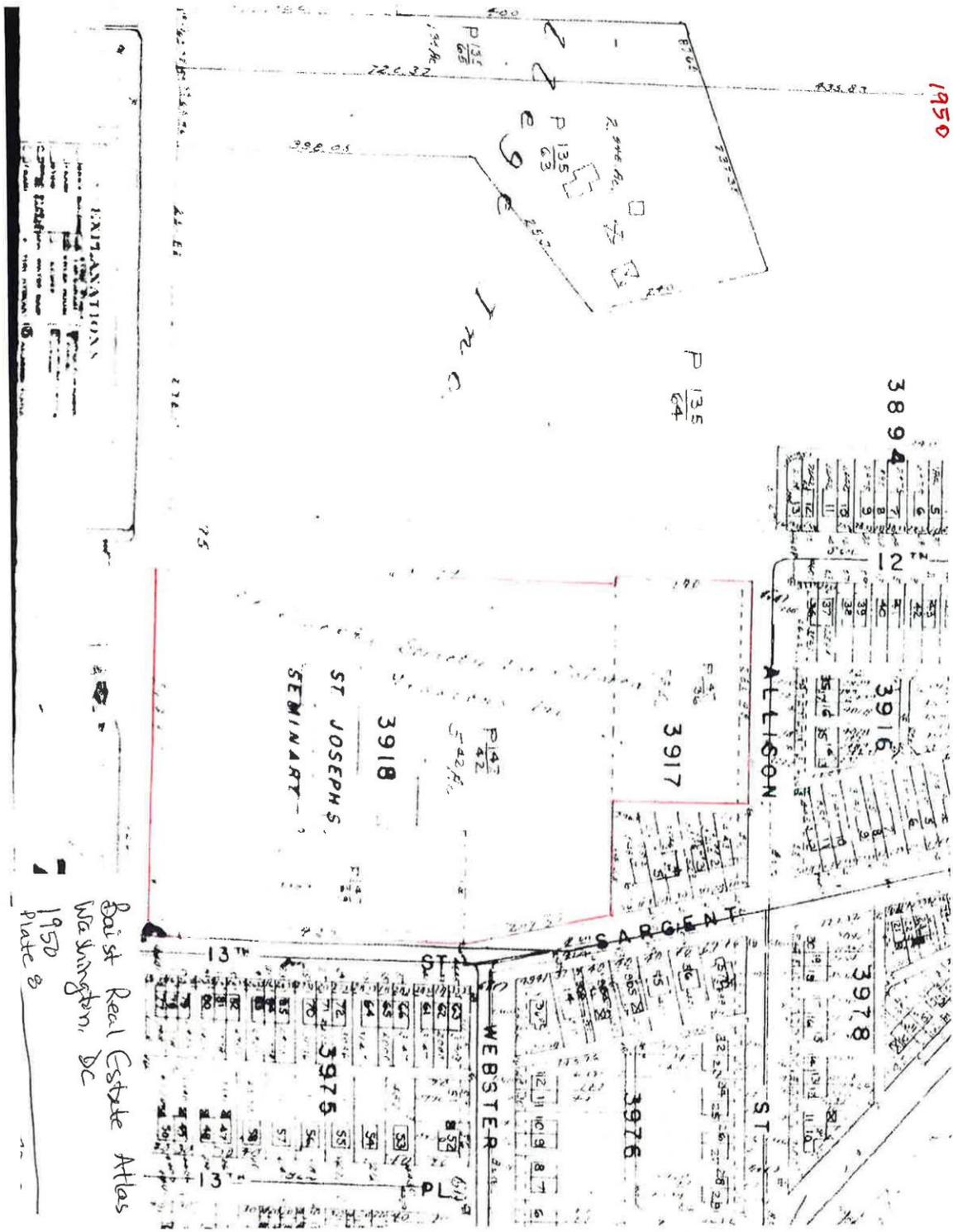
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EXPLANATIONS

1	Boundaries	2	Water
3	Buildings	4	Streets
5	Other	6	Other
7	Other	8	Other
9	Other	10	Other

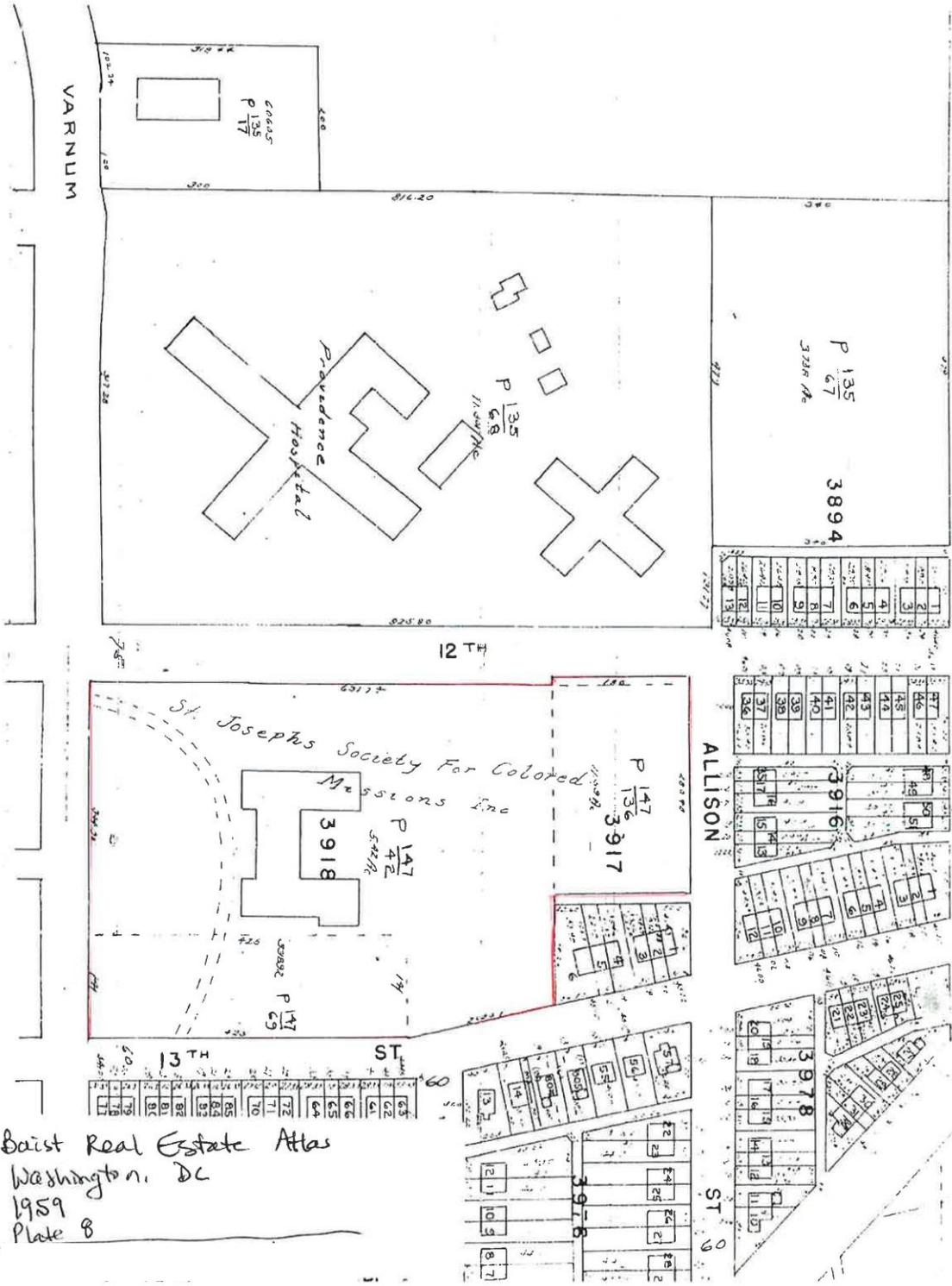


Saint Paul Estate Atlas
 Washington, DC
 1943
 Plate 8



Baist Real Estate Atlas
 Washington, DC
 1950
 Plate 8

1959



Baist Real Estate Atlas
 Washington, DC
 1959
 Plate B

11. Form Prepared By

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city or town: Washington state: DC zip code: 20006

e-mail jmellon@goulstonstorrs.com

telephone: 202 721-1124

date: February, 2021

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 – See attached sheet

National Register of Historic Places Registration Form

Saint Joseph's Seminary, Washington, DC

11. Photo Log

1. Saint Joseph's Seminary
Washington, DC
Anne H. Adams
March 24, 2016
Front façade, looking north from Varnum Street, NE
2. Saint Joseph's Seminary
Washington, DC
Anne H. Adams
March 24, 2016
Main Entrance
3. Saint Joseph's Seminary
Washington, DC
Anne H. Adams
March 24, 2016
Detail, center section of front façade
4. Saint Joseph's Seminary
Washington, DC
Anne H. Adams
March 24, 2016
Detail, center section of front façade
5. Saint Joseph's Seminary
Washington, DC
Anne H. Adams
March 24, 2016
Cupola
6. Saint Joseph's Seminary
Washington, DC
Anne H. Adams
March 24, 2016
West elevation, looking east from 12th Street, NE

National Register of Historic Places Registration Form

Saint Joseph's Seminary
Washington, DC

11. Photo Log

7. Saint Joseph's Seminary
Washington, DC
Anne H. Adams
March 24, 2016
East elevation of east wing
8. Saint Joseph's Seminary
Washington, DC
Anne H. Adams
March 24, 2016
View looking west just north of back of building
9. Saint Joseph's Seminary
Washington, DC
Anne H. Adams
March 24, 2016
View looking east just north of back of building
10. Saint Joseph's Seminary
Washington, DC
Anne H. Adams
March 24, 2016
View toward back of building, looking southeast from 12th Street, NE
11. Saint Joseph's Seminary
Washington, DC
Photographer unknown
c. 1930
Photograph showing construction of building, looking northwest toward southeast corner of building
12. Saint Joseph's Seminary
Washington, DC
Photographer unknown
1930
Front façade of newly completed building
Photograph showing construction of west wing

National Register of Historic Places Registration Form

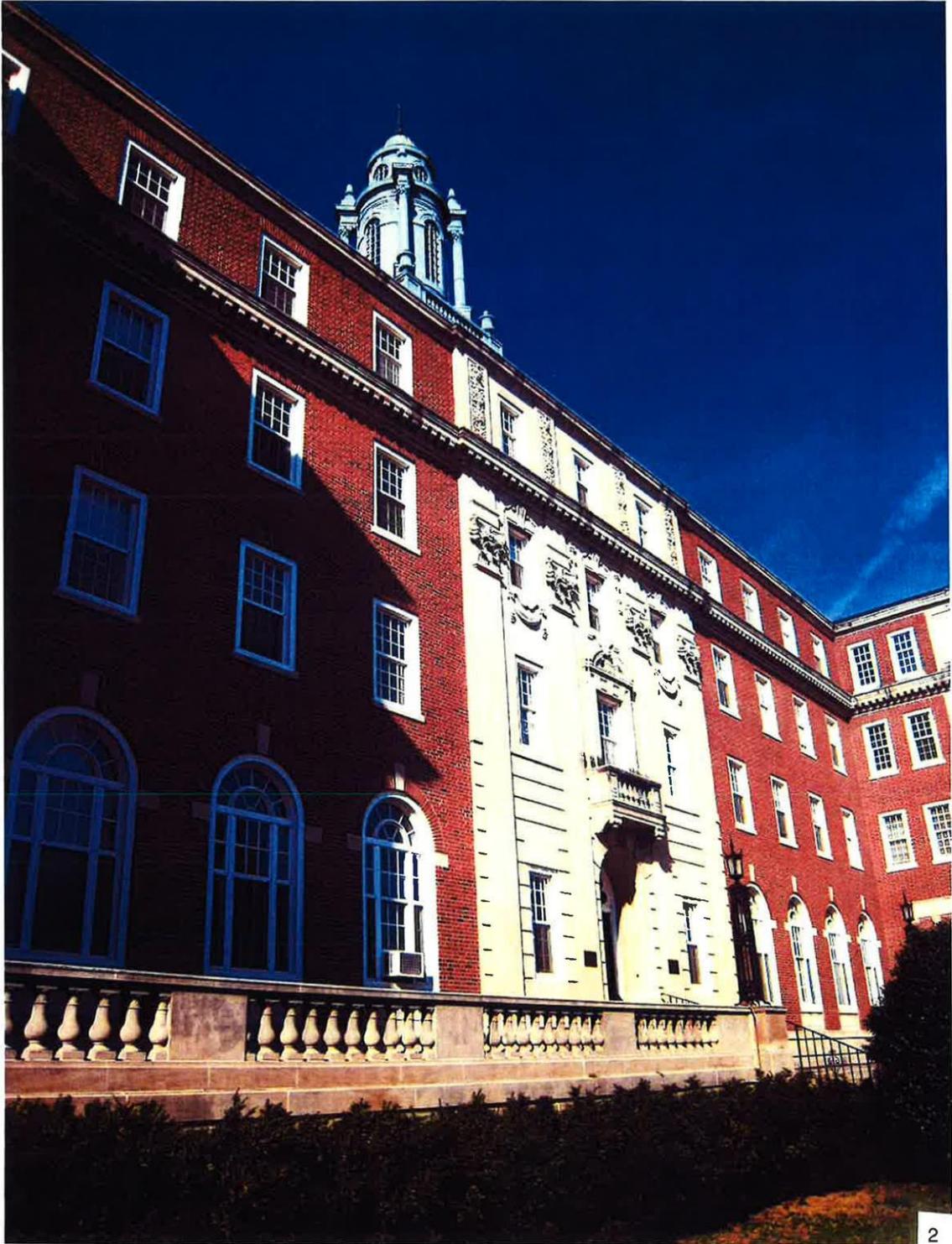
Saint Joseph's Seminary
Washington, DC

11. Photo Log

13. Saint Joseph's Seminary
Washington, DC
Rendering of building with 1958 west wing, view from southwest
Date unknown
14. Saint Joseph's Seminary
Washington, DC
Photographer unknown
1958-1959

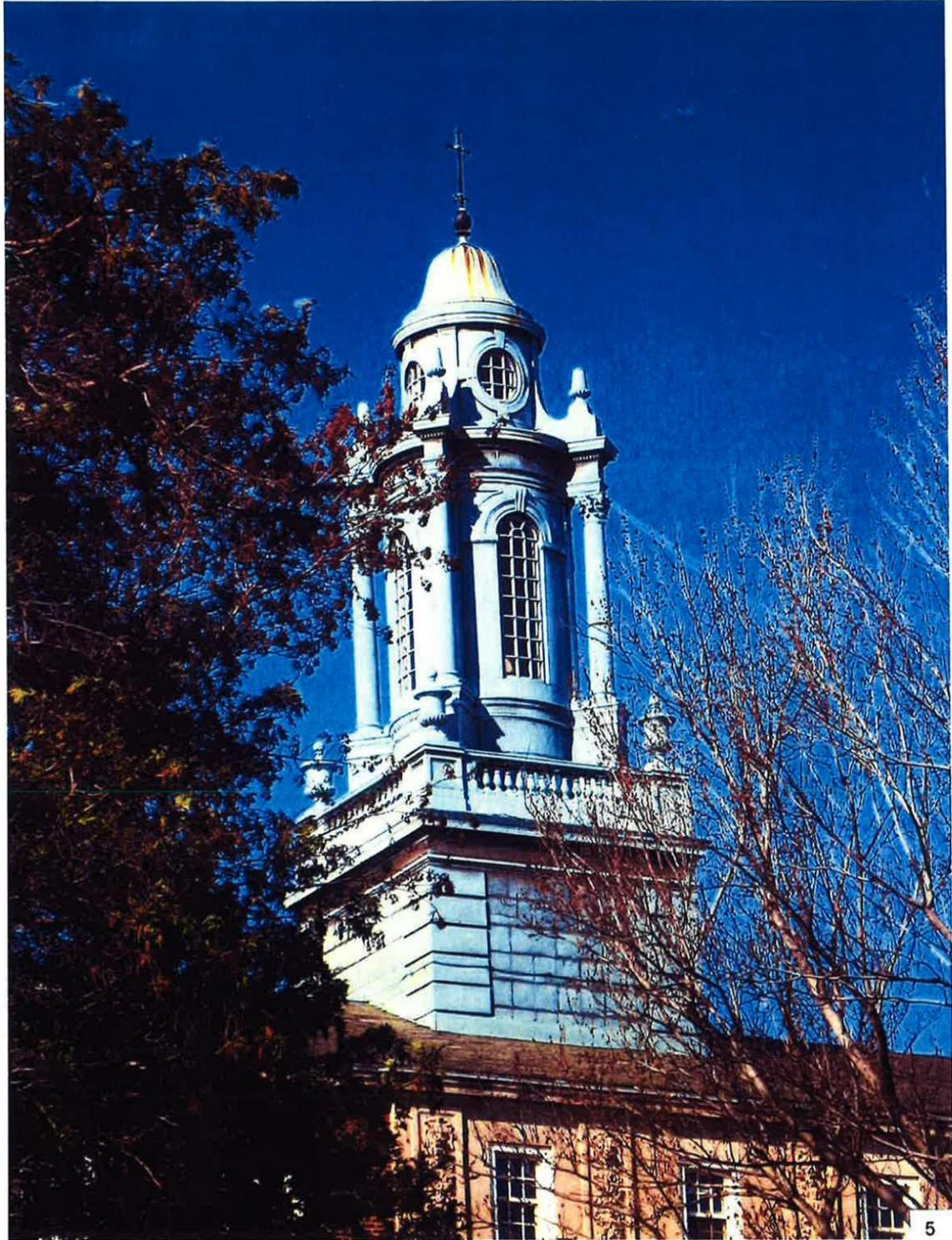


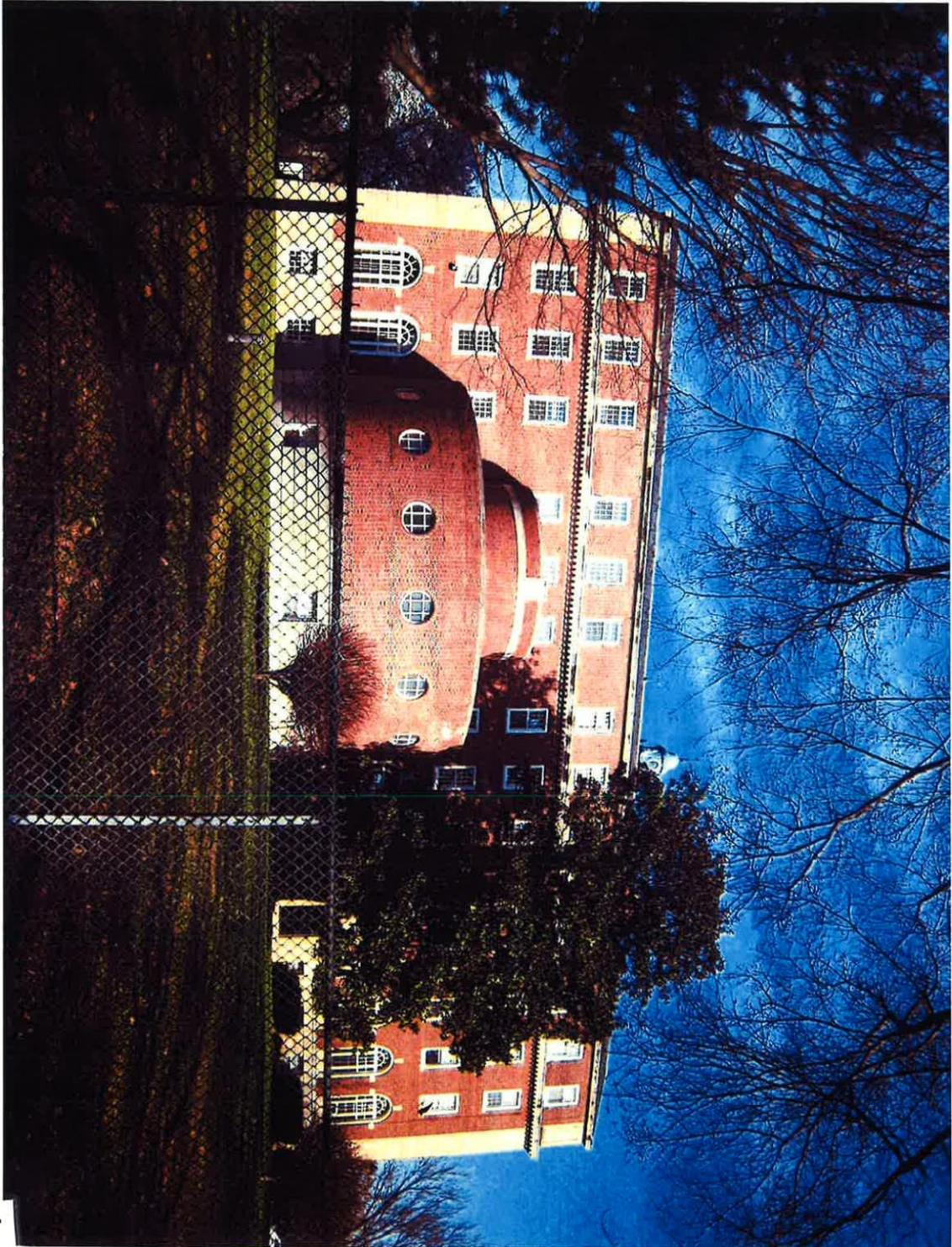
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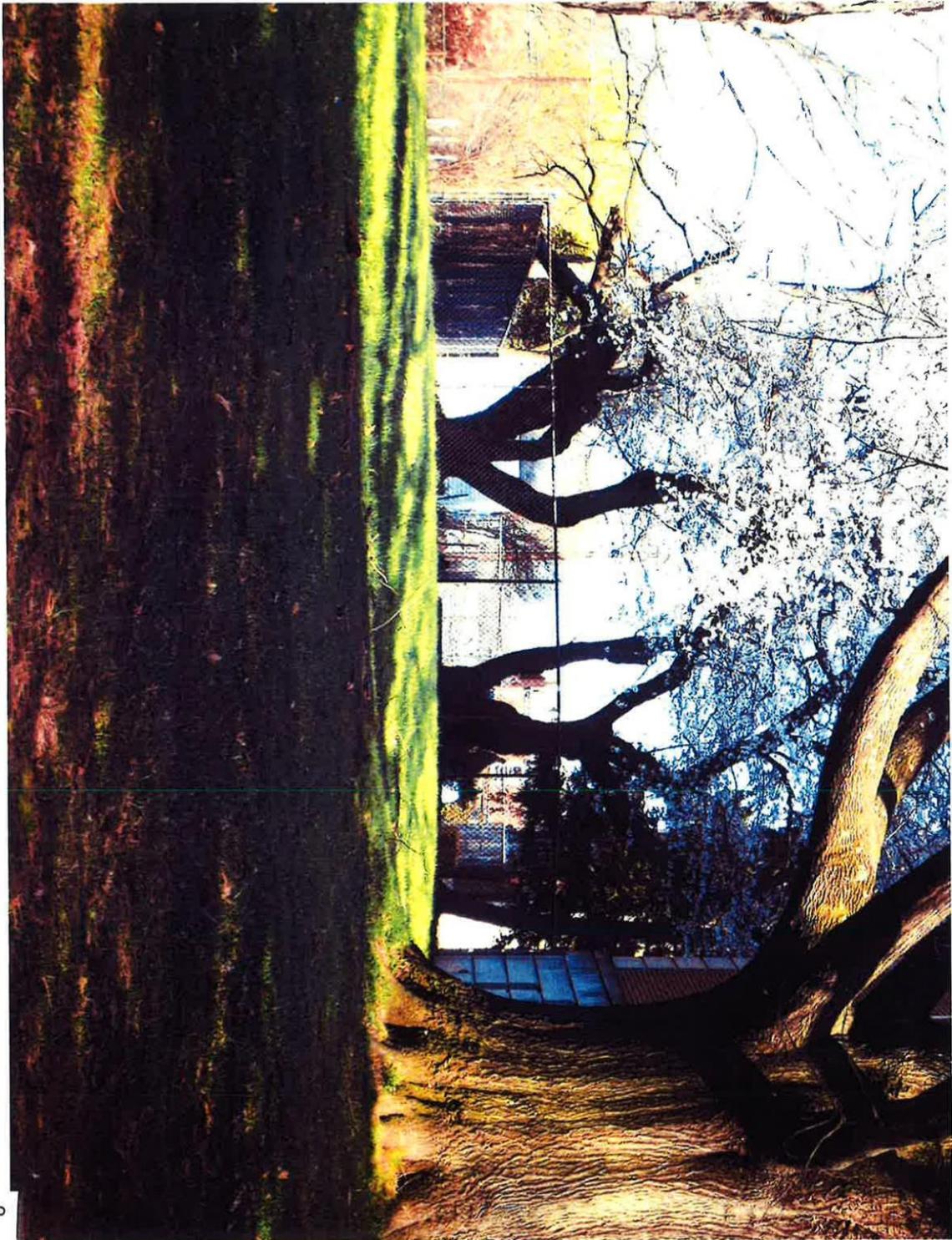
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7



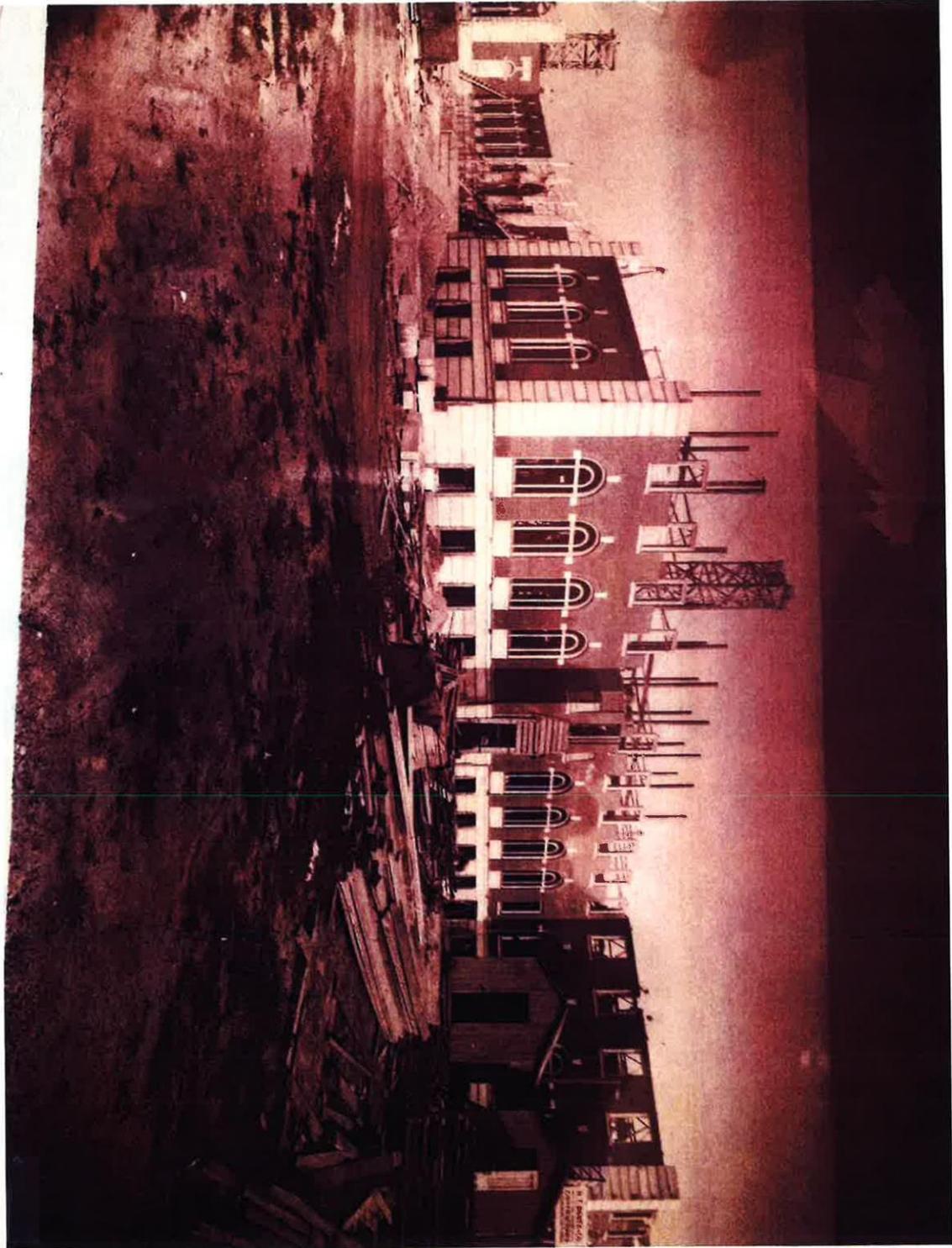
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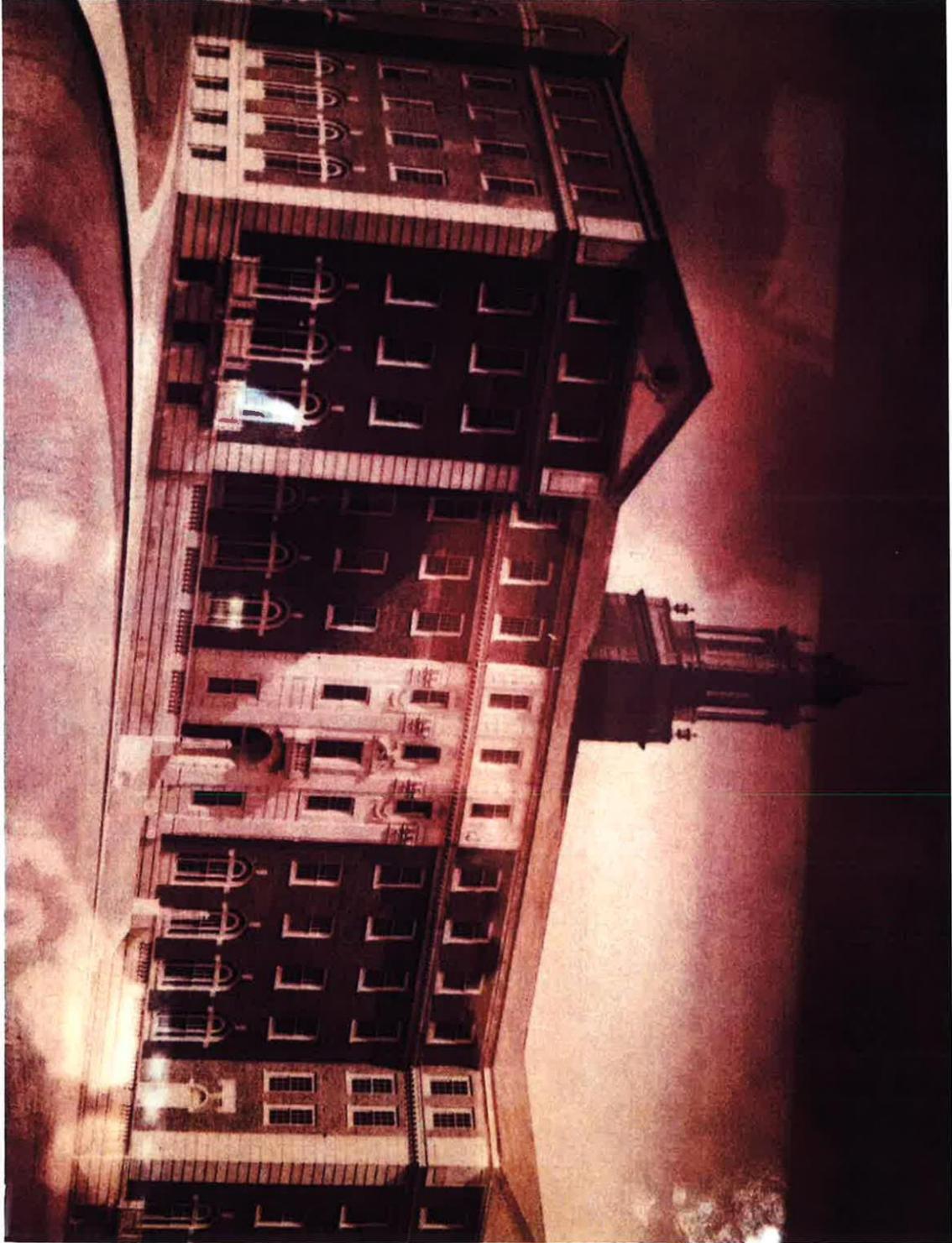


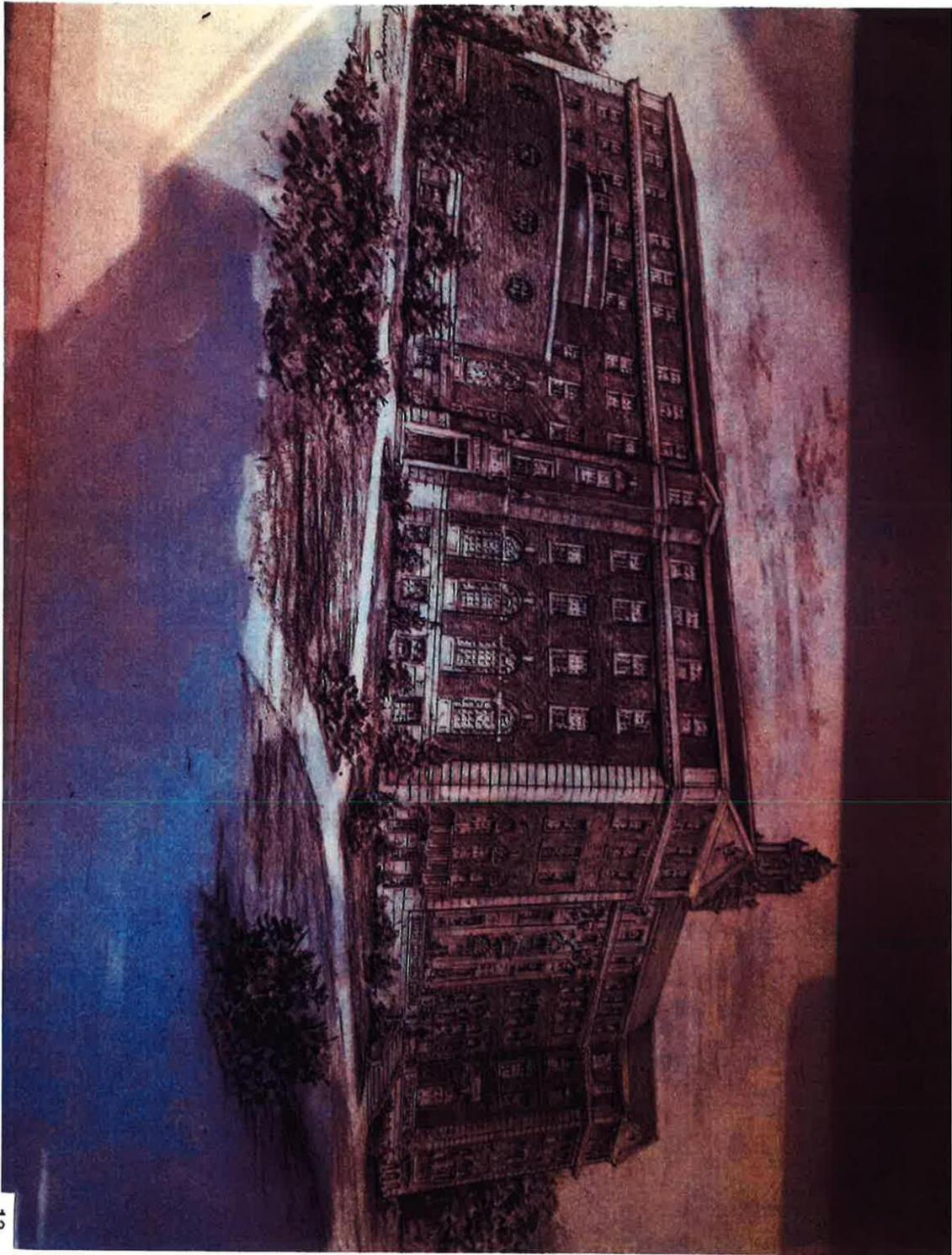
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10









14

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Saint Joseph's Seminary
Name of Property

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.