

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   3025 4<sup>th</sup> Street NE  

Square and lot number(s)   Square 3648/ Lots 1067, 1068, 1069  

Affected Advisory Neighborhood Commission   5E  

Date of construction   1913-1914   Date of major alteration(s)   1930, 1942, 1954  

Architect(s)   Frederick V. Murphy and Walter B. Olmsted, Gaudreau & Gaudreau Architects  

Architectural style(s)   LATE 19<sup>TH</sup>/EARLY 20<sup>TH</sup> CENTURY/Elizabethan Revival  

Original use   EDUCATION/College  

Property owner   Missionary Society of St. Paul the Apostle in the State of New York  

Legal address of property owner   405 West 59<sup>th</sup> Street New York, NY 10023  

NAME OF APPLICANT(S)   DC Preservation League  

*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)   1221 Connecticut Avenue, NW, Washington, DC 20036  

Name and title of authorized representative   Rebecca Miller, Executive Director  

Signature of representative      Date   9/15/2017  

Name and telephone of author of application   DC Preservation League, 202.783.5144  

Date received 9/15/2017  
H.P.O. staff TJD  
Case No. 17-21

**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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name St. Paul's College  
other names \_\_\_\_\_

**2. Location**

street & number 3025 4<sup>th</sup> St NE  not for publication  
city or town Washington  vicinity  
state DC code \_\_\_\_\_ county \_\_\_\_\_ code \_\_\_\_\_ zip code 20017

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, 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  nationally  statewide  locally. ( See continuation sheet for additional comments).

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

\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments).

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

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I hereby, certify that this property is:  
 entered in the National Register.  
 See continuation sheet.  
 determined eligible for the National Register.  
 See continuation sheet.  
 Determined not eligible for the National Register.  
 removed from the National Register.  
 other (explain): \_\_\_\_\_

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

St. Paul's College  
Name of Property

Washington DC  
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**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

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

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

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
1		sites
		structures
		objects
2		Total

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

\_\_\_\_\_

**number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

EDUCATION/College  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EDUCATION/School  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

LATE 19<sup>TH</sup>/EARLY 20<sup>TH</sup> CEN/Elizabethan Revival  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

foundation \_\_\_\_\_  
walls Stone/brick/steel \_\_\_\_\_  
roof Tile \_\_\_\_\_  
other \_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets)

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## Description Summary:

St. Paul's College consists of a series of closely integrated structures all in the Collegiate Gothic style built between 1913 and 1954. The structures, which form one building, are set in an expansive wooded campus of which a mostly open front lawn and flanking woods remains. The rear and side portions of the lawn have been built upon. The building and its additions have not had significant exterior alterations since being constructed. Additions and wings added on to the first original structure are connected, forming a single building unit. The building is faced in gray stone and roofed in red tile throughout. The connected structures are two- and three stories and feature decorated stone entrance ways and windows.

## General Description:

### Exterior

St. Paul's College, located northeast of 4<sup>th</sup> Street, NE and Lincoln Road, NE, consists of a series of interconnected wings and additions that span from its original construction in 1913 to 1954. A circular driveway featuring a stone statue of St. Paul set in an expansive lawn/woods with some plantings leads to the entrance of the two-acre campus and main building. The original structure and subsequent additions are cohesively tied together by Random Ashlar stone cladding, red tiled roofs, and Collegiate Gothic architectural styling.

The original structure, constructed in 1913, is rectangular in plan and features a pitched roof and crenelated parapet. The primary, south elevation extends fourteen bays and is accented by a four-story towered entry with a stone carved vaulted doorway. The detailed stone carvings around the perimeter of the vaulted entrance consist of coat of arms representing historical significance of the Paulist history. The building rises three stories to the west of the tower and two stories to the east. Fenestration on the south elevation, west of the main tower, consists of a series of stone-framed, paired windows on the first story and tripartite, multi-lit windows on the second and third stories. The eastern-most section of the south elevation is more ornate and features sets of five multi-lit windows with stone surrounds on the first story and tracery windows on the second. A secondary entrance projects from the western-end of the south elevation and features a stone carved arched entry. The east elevation of the main building is capped by a shallow oriel.

The 1930 and 1954 additions project perpendicularly from the north elevation of the main building and form a serene and sacred courtyard. The courtyard features a garden lined with red brick pathways and patios. The gothic gray stone of the 1930s-convent addition and the facing wing, presently the library, is accentuated by the modern steel, stucco, and glass structure that houses the added stairwell.

The west elevation of the 1913 building is obscured by the two three-story wings added in 1942 and 1954 that project to the north and southwest, respectively. These two wings form a "V"-shape modernized entry on the northwest side of the building, accessed by a curved driveway.

### Interior

Upon entering the building, the newly renovated interior masks much of the strong gothic styling present on the exterior of the building. Characteristics of the original gothic structure are relatively nonexistent on the surface. Upon closer examination, however, the original interior walls retain the original ambience. Moving to the right of the entrance foyer is the refurbished chapel. Although the original pews and sacristy were removed when this was converted to a library in 1954, the trusses above still maintain a feeling of the character that this building once possessed. The altar at the far end of the chapel has been removed and the plan of the intimate prayer space has been oriented to serve as a community gathering place. Before the conversion to a library, the chapel was decorated with lavishly designed wood carvings. The previous altar was covered with ornate detail that emitted an aura of wonder. The ceiling still consists of the original engraving within the wooden trusses.

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Another area which retains the traits of Collegiate Gothic is the student common room. Although it is refinished, the original siding of bricks along the wall remain. This allows the students that reside in this community to experience and enjoy the same feelings of enlightenment that was once shared earlier in the century.

Entering into the other side of the original building, the garden is immediately evident. The area includes a new stairwell and glass-enclosed arcade. Daylight is the primary source of illumination. These elements bring the character of the building's exterior into the interior. The arcaded hallway connects visitors into either the original building or one of the three wings. The inside of the original building has its collegiate gothic sophistication due to the practical renovation. Each floor is homogenous to the other. In the basement, the classrooms were replaced by rented offices and an extensive gymnasium.

A natural progression leads the viewer into the 1954 addition, now the library. The peaceful setting also allows for total solitude. A high barrel vault ceiling entices entrants to explore the mezzanine floor where the stacks reside. Upon closer examination, the intricate detailing on the wood trusses expresses the quality and attention paid to the interior. Once a chapel before the renovation in 1986, this space continues to express feelings of a holy presence. Stained glass windows of Cardinal Gibbons and St. Paul adorn each clerestory wall. The colored reflections beaming against the wall contribute to the radiance of the space.

The front and back windows on the first floor of the 1942 wing differ. In the first plan, the area was a library with stacks in the back and reading areas facing the main entrance. The windows are grander on the reading side creating an immensely lit area inside, inviting learning.

The dormitory rooms in the 1942 and 1954 wings were refurbished to have single bathrooms and larger living areas. Two rooms were combined to provide space for the private baths. With the drop-in residents, the Paulist's could make housing conditions more comfortable for less people.

Even though the Paulist property has been changed to meet modern needs, most of the original external gothic character remains evident. The interior has lost the feeling of the original structure, but the gain of the courtyard creates an exterior space that makes the new interior more valuable.

Looking at the Paulist property in context with the surrounding areas, similarities between the Paulist building and neighboring Catholic University are evident. Caldwell, McMahon, and Gibbons Halls all fall under the architectural style of Collegiate Gothic. There is a visual link as well as a historical link between these two campuses. The Paulists were invited to reestablish their educational facility at the founding of The Catholic University of America by Paulist Bishop Keane and Cardinal Gibbons. Both institutions allowed Catholic education to be further developed and explored without limitations or fears. These two men strongly felt that organizations like these needed to be established to compliment and support each other.

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

### Criteria Considerations

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

Property is:

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

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

### Area of Significance

(Enter categories from instructions)

EDUCATION

RELIGION

### Period of Significance

1914-58

### Significant Dates

1914, 1936, 1942, 1958

### Significant Person

(Complete if Criterion B is marked above)

### Cultural Affiliation

### Architect/Builder

[Frederick V.] Murphy & [Walter B.] Olmsted  
Gaudreau & Gaudreau Architects

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

#### Previous documentation on files (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  
# \_\_\_\_\_

#### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Catholic Un of America; ML King Library, Wash DC

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## Summary Statement of Significance:

St. Paul’s College is one of the more impressive academic/seminary campuses surrounding the Catholic University of America (also referred to here as the University and CUA) in the Brookland neighborhood of northeast Washington. Set far back from Fourth Street NE behind an impressive lawn and flanking stands of ancient trees, the unified Collegiate Gothic structure immediately proclaims the seriousness of its mission and depth of its builder’s resources. The original building of 1916 – now expanded to both sides and rear in closely similar additions – was the work of the partnership Murphy & Olmsted. Murphy is Frederick V. Murphy, the then chair of the CUA Department of Architecture. Murphy designed some of the most significant Catholic and university structures in the Mid-Atlantic states, a number of which are listed on the National Register of Historic Places. These were designed either with Walter Olmsted, other partners, or independently. It is likely that Walter and Olmsted also designed the first and second expansions (1936, 1942) given the company’s still-active portfolio and the seamless design of the work matching the earlier building. The final 1958 expansion was the work of another prominent East Coast architect, Paul Gaudreau, also a prominent designer of church and academic structures. St. Paul’s has long been acknowledged one of the prime Houses of Study serving the religious communities at Catholic University. Its beautiful and unaltered design and the prominence of its architects make it well-qualified to meet the requirements of DC Criteria D (architecture and urbanism), E (artistry), and F (work of a master), and similar National Register Criterion C because of its design and being the work of master architects.

In regard to its place in the history of the order of Paulist Fathers and the Catholic University of America (and therefore also of the Brookland community) St. Paul’s holds the highest place. It is the only House of Studies built by the Paulists in their history and represented the crowning achievement of the order’s aspiration to train members well-prepared to preach the word of the Church. From its first building the Paulists assured the finest quality architecture for their Washington House and sent to it their best teachers and seminarians. As for the University, the Paulists were the first order to affiliate with the school and remain a presence there today. The College was built as close as possible to the University and in an appropriately imposing style to match that of the larger school. It also had the same architect as many of the University buildings. The College and University shared faculty and sometimes administrators. It was one of the many establishments that brought the moniker “Little Rome” to the neighborhood of Catholic University. For this history it qualifies for designation as a Historic Place under DC Criterion B (history) and similar National Register Criterion A.

## Resource History and Historic Context:

### Brookland/Edgewood and the History of the Property<sup>1</sup>

Most people think of the Catholic University and its dependent institutions as lying in the Brookland neighborhood, which today is true. Historically the University’s land and the areas directly south, including the Paulist property, were not part of Jehiel Brooks’ farm, which were largely separated by the 1873 B&O Railroad tracks. The new University was instead built on the former Middleton estate, purchased by the church in 1887.

The 400 or so acres south of the Middleton and west of the Brooks estates were the property of Washington Berry prior to the civil War, where he built a mansion called “Metropolis View”. He was the grandson and heir of Zachariah Berry, a wealthy Maryland planter and Revolutionary War veteran who also owned the Bellvue estate in far southeast Washington. It was probably Berry who bought the northeast property. When he died in 1856 the estate passed to his children. Just after the Civil War, Metropolis View was one of the tracts of land suggested for a public park and the site of a relocated Executive Mansion (to avoid the mosquito-infested current site near the river). An 1867 assessment by the Department of War’s Chief of Engineers described the property enthusiastically:

<sup>1</sup> This section kindly supplied by Mr. Robert Malesky, a Brookland resident and local historian.

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Metropolis View is beautifully situated, having a high and commanding position; it is partially covered with groves of fine old trees, deciduous and evergreens, and possessed of an abundance of timber. A fine spring rises in the place and two small streams, tributaries of the Tiber, course through it. In nearly every direction the eye meets with charming landscape scenes, and it overlooks the Capitol and the broad valley of the Potomac. This locality possesses many attractions, and is susceptible of great improvement. It is easy of access by some of the finest avenues and streets leading out of the city, and is of a very convenient distance from the most prominent buildings.<sup>2</sup>

Instead of this plan, however, forty acres of the estate, including the original Metropolis View mansion, were bought by Salmon Chase. Chase was Treasury Secretary under Lincoln. He expanded the home and renamed it Edgewood. A twenty-acre tract of the Berry estate on the north side was purchased by paymaster of the Navy Charles Stewart, who lived there with his children until the death of his son. At that time he became reclusive and would not leave the house.<sup>3</sup> At Stewart's death in 1897 the estate passed to his daughter, Alberta, who in turn willed the land to her uncle at her 1901 death. Her one-page hand-written will, undated and unsigned, was tied up in probate court until 1912. At that point the Paulists bought the property.

## Catholic University and "Little Rome"<sup>4</sup>

The development of a national university for Catholics had been a topic of discussion among the nation's bishops since the early part of the 19th century. There were seminaries and a number of Catholic colleges, but none that specialized in graduate education. "We have no university – no central seat of learning encircled by the halo of great names, to which the eyes of Catholics from every part of the land might turn with pride and reverence," wrote Bishop John Lancaster Spalding, who was to become the driving force behind the establishment of Catholic University. In 1884, at the Third Plenary Council of Baltimore, Lancaster's campaign bore fruit and the formation of the university was approved. This was in no small measure due to a \$300,000 gift from one of Spalding's protégés, Mary Gwendolen Caldwell, a 21-year-old heiress, "for the purpose of founding a national Catholic School of Philosophy and Theology."

A number of locations were debated for the new school, but Spalding and Caldwell urged the bishops to choose Washington, buying the Erasmus Middleton estate, which bordered that of Jehiel Brooks. The school needed approval from the Vatican, which was given by Pope Leo XIII in 1887. The first building, Divinity Hall (soon renamed Caldwell Hall), was built in 1888. The school formally opened on November 13<sup>th</sup>, 1889. Originally conceived as a graduate school for religious students, it soon became apparent that in order to survive Catholic University needed to expand to include lay students, which it did in 1896. In 1904 it expanded further to allow for undergraduates. The University has grown steadily since.

In 1899 the University welcomed a new and influential neighbor – the Monastery of Mount St. Sepulchre (commonly The Franciscan Monastery), a beautiful complex of churches, chapels, cloister and gardens.<sup>5</sup> The Monastery houses the American representative, or Commissariat, of the Franciscan Province (The Custody of the Holy Land) responsible for that Order's activities in the Holy Land and neighboring areas and headquartered in Jerusalem.

The new pontifical university was a center for the training of religious orders as envisioned from its foundation.<sup>6</sup> Indeed, two years before the first class President Keane issued an invitation to all male orders to utilize the new institution's resources:

<sup>2</sup> [Michler] "Report." p. 536.

<sup>3</sup> See his obituary, Washington Post, 19 June 1897, p. 9.

<sup>4</sup> This section and the opening two paragraphs of the section "Later History" are excerpted from the National Register nomination for the Holy Name College.

<sup>5</sup> Placed on the National Register in 1992 under the name "Franciscan Monastery and Memorial Church of the Holy Land."

<sup>6</sup> For the early history see: Ahern, pp. 32-33, 84-89; Nuesse, pp. 476-77.



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We look forward with glad expectancy to the day when our divinity college will be surrounded with homes in which students not only of various dioceses or provinces, but also the various religious congregations will live and study under such discipline as their superiors may determine, and at the same time attend the university courses, thus imbibing at once the spirit of their institute and the noblest streams of sacred learning, and building up a real republic of letters.

Soon after the establishment of the Paulist house the Board of Trustees drew up a standard agreement to be used in all future negotiations with the orders. The Paulist Fathers signed this contract in 1893.<sup>7</sup>

## The Paulist Fathers

The Missionary Society of Saint Paul the Apostle, better known as the Paulist Fathers, is a society for men founded in New York City in 1858 by Isaac Thomas Hecker. The Hecker Center at St. Paul’s College was named for him. Hecker founded the society in collaboration with George Deshon, Augustine Hewit, Clarence A. Walworth, and Francis A. Baker. Members of the society are known as Paulists, and identify themselves as such by the initials C.S.P., Congregation of St. Paul. The order “is American by three titles – it was founded in this country, its first members were natives, and its primary vocation is apostolic labor for the conversion of non-Catholics in this country.” It is the first religious community of priests, as distinct from other Catholic communities, created in North America. Its primary mission is the conversion of the American people and society to Catholicism. As a result almost all of its foundations – as Paulist centers of ministry are called – and priests are located in the USA. Today the Paulists have foundations in eleven states and Washington, D.C.

During its earliest period, in New York, the Paulists organized a church, pastoral residence, novitiate, parochial school and publishing house. Over the years they have been asked by local bishops to take responsibility for parish and campus churches, including the English-language parish in Rome. “The two poles of the Paulist character are personal perfection and zeal for souls.” Their missionary work has been conducted through preaching and writing, music, and work for social betterment. Current Paulist work is summarized as focusing on Evangelization, Reconciliation, and Ecumenical and Interfaith Relations.

## Origins and Construction of the College<sup>8</sup>

The first religious order to associate itself with the new university was the Paulists. This was a natural move: two Paulist Fathers, Father Augustine F. Hewit (Lecturer in Church History) and Father George M. Searle (Lecturer in Astronomy) served on the initial faculty. They and Father Gilbert Simmons also oversaw the community.<sup>9</sup> In October 1889 the order established a house of studies called St. Thomas College with ten students, leasing the historic farm house of the former Middleton Estate.<sup>10</sup> With some renovations (1890, 1897, 1899) the community used this building until moving to its new campus in 1914.<sup>11</sup>

<sup>7</sup> Given in full in Ahern, pp. 33, 85-86, also the source of the earlier passage by Keane (pp. 32-33).

<sup>8</sup> This early history is taken from St. Paul’s College catalog, King, and cited newspaper accounts; the general history of the Paulist order from The Catholic Encyclopedia, the Paulist website, and (the quotations) Wash Post, 24 Feb 1908, p. A4.

<sup>9</sup> Evening Star, 13 Nov 1889, p. 5. Neusse (pp. 39n, 71) notes that the University’s first president, John Keane, was much influenced by Paulist theology, an order he wanted to join.

<sup>10</sup> More properly but very seldom St. Thomas Aquinas College.

<sup>11</sup> The now-demolished house stood on the rise – named St. Thomas Hill – between McMahon Hall and the Pryzbyla Center. Life was not all study and prayer: the house fielded a baseball team in these years which seems to have been named “The Total Abstainers” (Neusse, p. 184). For a charming pen portrait of the old house and of Fr. Hewit, see Wash Post, 18 June 1893, p. 7.

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From the initial ten students in 1889, Paulist novices rose to 22 in 1897, and the enlarged house – with a capacity of 50 – was cramped by 1907. This forced the order to plan for more expansive quarters.<sup>12</sup> After considering and rejecting other sites on the University campus,<sup>13</sup> the order purchased the twenty-acre Stewart property immediately to the south<sup>14</sup> (squares 3646-47 and parts of squares 3639-40, 3645, 3648 and 3651). Construction commenced soon thereafter while the community occupied the existing Victorian farmhouse<sup>15</sup> and took classes at the University.

Building permits were issued in the winter of 1913 and spring 1914.<sup>16</sup> Total cost was estimated at \$125,000.<sup>17</sup> As builder the Paulists chose well-recognized local company Cassidy Co., Inc. The firm Murphy & Olmsted was chosen as architect. Building inspector reports show the structure virtually completed in October of the same year. The institution officially renamed itself St. Paul's College when it moved.

Contemporary accounts did not comment on the beauty of the building. However, an extensive Washington Post description of five new Catholic institutional buildings dedicated in 1930-31 head its article with a photo of St. Paul's College, "One of the imposing buildings of the university."<sup>18</sup>

Cardinal James Gibbons led a bevy of University and Paulist clerics in blessing the new structure at its formal dedication on 29 January 1916.<sup>19</sup> This was also the feast of one of the order's patron saints, St. Francis de Sales. The College choir sang and representatives of all orders at the University attended.

Dr. William Kerby, CUA professor of sociology, served as homilist at the accompanying high mass. He noted:

In the service we have just witnessed, this building was dedicated to the honor and glory of God. The Paulist community was the first to take up residence at the university and to enter into close academic relations with it. A feeling of spiritual gratitude and renewed assurance is stirred in the heart of the university because another sanctuary lamp has been lit before another tabernacle in the growing circle that surround the university and proclaim its service to the American church. May God bless St. Paul's College for all time.

A public tour and reception followed. The building included a chapel, library, common room, kitchen and housing for priests and seminary students. The spacious grounds surrounding the College continued a tradition of nearly all its sister Houses of Study. These stately buildings tended to be set back from the road by an expansive open front and wooded ground to the sides and rear reminiscent of the City Beautiful style then prevalent. A separate facility used by the Paulists on campus, the Apostolic Mission House, continued in use and is discussed below.

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<sup>12</sup> Catholic University Chronicle/Bulletin, 1897, 1899, 1914. "Of all the religious communities that have gathered around the university in the last twenty years the Paulist Fathers alone are without a building of their own." The order began soliciting donations to coincide with its fiftieth anniversary in 1908. (New York Times, 4 mar 1907, p. 18)

<sup>13</sup> King says the order was offered Curley Hall, which is a later building. Either he is simply in error or this refers to the site of the present building.

<sup>14</sup> According to King it was purchased from "General Meade", who cannot be otherwise identified. Perhaps he was a trustee.

<sup>15</sup> Standing to the right just inside the current main entrance, the highest point on the property. The farm also held a barn and a watch tower.

<sup>16</sup> Principally #1964/30 Oct 1913, #2680/19 Dec 1913, #3579/5 Mar 1914 (the basic permit). The documents always give the address as 6<sup>th</sup> and Irving Sts. NE (neither street had actually been built there) and the square as 3645 or 3646. The owner was The Missionary Society of St. Paul the Apostle or St. Thomas College.

<sup>17</sup> Given as \$150,000 in newspaper articles describing the dedication.

<sup>18</sup> Op. cit., 14 June 1931, p. MF3.

<sup>19</sup> Evening Star, 29 Jan 1916, p. 2; Wash Times, 29 Jan 1916, p. 16; Wash Post, 30 Jan 1916, p. 13.

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## Murphy & Olmsted

This well-known architecture partnership designed the initial Paulist College building. No information has been unearthed to determine which man was the principal designer.

Walter B. Olmsted was born in Spring Mills, NY, in 1871.<sup>20</sup> He graduated from Alfred College, then served as a draftsman in the Treasury Department in 1911-12, where he met colleague Murphy. Olmsted was previously half of the architecture firm Olmsted & [Jeremiah J.] Crane. The District's database of historical building permits shows exactly one permit each for Olmsted as an individual and for that partnership, both in the first decade of the century. He was a member of the AIA, and a brief news item credits him with the Bureau of Engraving and Printing building. Although described as "a prominent architect," he seldom appeared in the newspapers – once for DUI, and another time for disapproving of his daughter's elopement with a bus driver. He died in 1937.<sup>21</sup>

Frederick Vernon Murphy, on the other hand, was celebrated during his lifetime.<sup>22</sup> Born in Wisconsin in 1879, Murphy grew up in Chicago. He moved to Washington, DC in 1899 to work as a draftsman in Treasury's Office of the Supervising Architect. He also took evening classes at Columbian College (now The George Washington University). A scholarship from the Washington Architectural Club allowed him to travel to Paris, where he won acceptance to the Ecole des Beaux-Arts. He worked in the Atelier Bernier, absorbing the classicism prevailing there. Returning to Washington in 1909 he re-entered the Supervising Architect's Office briefly before being asked to establish the Department of Architecture at the growing Catholic University of America, "a department unsurpassed at the University and, at its peak, unsurpassed in the U.S.," according to Murphy.

Murphy's partnership with Olmsted lasted from 1911 to the latter's death. Murphy then practiced alone until forming a partnership with his former student and then-Architecture Department head (and occasional draftsman for Murphy & Olmsted) Thomas Hall Locraft.<sup>23</sup> The partnership began in 1943 and ended with Murphy's retirement in 1957. He had stepped down from his University duties in 1949. He died in 1958.

Murphy's oeuvre is extensive and renowned, both in his own time and today. Most of his buildings with Olmsted and Locraft relate to the Catholic Church or educational institutions. Many are classical in style, passing into art deco in his later years. Generally Murphy worked in the DC-Maryland area. He also designed churches in Ohio, Alabama, Iowa and New York. Murphy also designed the World War II Memorial Cemetery in St. Avold, France.

To speak only of his buildings in Washington DC, a partial list includes: structures at Catholic University (among them the Maloney Chemical Laboratory, old gymnasium, Mullen Library); Georgetown Universities (Walsh School of Foreign Service, Reiss Science Building); the National Shrine of the Immaculate Conception (supervising architect); Cannon House Office Building (in collaboration); various churches, most notably the Shrine of the Sacred Heart; elements of the always-building Franciscan Monastery working with his sometimes-collaborator John J. Early); the Vatican legation; and Dumbarton College.

Murphy's Maryland work includes the U.S. Naval Academy in Annapolis, renovation of the Cathedral of the Assumption in Baltimore, the Fourier Library at Notre Dame College in Baltimore, and the chapel at St. Charles College in Catonsville.

Murphy was a member of the French Legion of Honor, fellow of the American Institute of Architects and president of the Washington chapter, member of the Commission on Fine Arts, and served on various local design review committees. He married a CUA student, Margery Cannon, in 1936, who survived him.

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<sup>20</sup> The name is regularly misspelled as "Olmstead". The same problem afflicted the famous father-son team of landscape architects of that period – correctly Olmsted – who were regularly identified as Olmstead in the press.

<sup>21</sup> AIA file; Wash Post, 30 May 1927, p. 1; 21 Dec 1931, pp.9, 14; Evening Star, 10 Dec 1937, p. 2.

<sup>22</sup> This section is only a summary of the fine account of his work by Murphy (his son) cited in the bibliography. His AIA file gives much supplementary information.

<sup>23</sup> See his AIA file for much information.

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## Later History of St. Paul's

In 1889 a papal brief exhorted all Catholic institutions of higher learning in the U.S. to place supervision of their educational programs under the single pontifical center of learning, "According to the plan suggested in the Constitutions, in such manner, however, as not to destroy their autonomy." This decree gave CUA a "quasi-monopolistic position in graduate education under Catholic auspices." The St. Paul Seminary in St. Paul, Minnesota gave the University oversight of its programs in 1894. As for religious houses, the Marists arrived in 1892, and the Congregation of the Holy Cross in 1895.

By the time the Paulist Fathers moved into their impressive new quarters this first order to settle at Catholic University had been joined by a good number of others: the Carmelite Fathers, Claretians, Viatorians, Society of African Missions, Vincentians, Missionary Servants of the Most Holy Trinity, Foreign Mission Society, Brothers of Mary and others. In just 1930 and 1931 five houses or related Catholic institutions were dedicated in "little Rome." In 1931 more than 30 associated colleges sent their students to CUA. In 1964 the number reached 65. As recently as the 1960s about 30% of the University's total enrollment came from these houses.<sup>24</sup>

St. Paul's itself continued to grow steadily, its population boosted by a post-war surge in novices. A group of Sisters of Notre Dame, from the Kentucky province, joined the house in 1936 to oversee domestic services, a fairly common arrangement among the houses of study. Naturally the women had separate quarters. In 1946 the house claimed two associated institutions: the Paulist Preparatory School of Baltimore, and the Paulist Novitiate at Oak Ridge, NJ. Paulists continued a regular presence among both faculty and students at the University.<sup>25</sup>

Over the subsequent years the College appeared in the local press for the types of events that characterized its sister houses: its faculty attending church gatherings and giving lectures, special masses and meetings held at the house, new faculty and administrators appointed, graduations, and performances by the student choir. Of local interest was the creation of a new baseball field on the spacious grounds, open to use by the neighborhood's Mardfeldt Juniors. Mardfeldt's store, on nearby Rhode Island Avenue, sponsored several local teams. The College hosted a Victory Garden during the war.<sup>26</sup>

In the 1930s expansion of the College became necessary. The first addition was a 1936 convent for the Notre Dame sisters, attached directly eastward behind the tower.<sup>27</sup> It is unclear who designed this building or the second (1942) addition, although Murphy & Olmsted are a logical guess. The firm was still active and both additions closely resemble the original architecture.<sup>28</sup>

Since at least 1906 the order held its classes on missionary work at the Apostolic Mission House on the University campus. "It is to the Catholic church what West Point is to the army and Annapolis to the navy." The University declared this building unfit for use in 1941 and vacated it. This forced the Paulists to bring much of their instruction, and more living quarters, into their second addition. This addition was a wing constructed at the northeast rear of the original building in 1942. It included a new Apostolic Mission House.<sup>29</sup>

These and the 1958 addition copied the Collegiate Gothic style of the original building so closely that someone not versed in architecture could easily not notice any differences.

The 1946 St. Paul's College catalog describes the institution at its height: a library of 20,000 volumes and 36 periodicals ("emphasis is placed especially on History, Philosophy and Religion"), an endowment of \$2 million, instruction offered in the School of Liberal Arts (Bachelor of Philosophy, and of Arts) and the School of Theology (preparatory to

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<sup>24</sup> Nuesse, p. 476; Evening Star, 27 Oct 1929, p. 20; 12 Dec 1964, p. 6; Wash. Post, 14 June 1931, p. MF3.

<sup>25</sup> King, Paulist Catalog.

<sup>26</sup> (Mardfeldt) Evening Star, 15 June 1928, p. 49; (garden) Evening Star, 6 Apr 1943, p. 22 (photo), 33; 5 June 1943, p. 171. The choir should not be confused with that of St. Paul's College, Marysville, TN. The garden took out the playing field.

<sup>27</sup> Information on the various expansions came from King and cited sources.

<sup>28</sup> There are no building permits on file for St. Paul's after 1917 and the papers of Murphy & Olmsted could not be located.

<sup>29</sup> "It contains a library, stackroom, auditorium and living quarters for faculty and students" (Evening Star, 11 Jan 1942, p. 18). A planned bell tower was not built.

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ordination). The catalog also lays out the daily schedule of student life: rising at 5:30 for prayer and mass, morning and afternoon classes and study, siesta, “work or recreation”, evening benediction, meals, and lights out at 10.<sup>30</sup>

A final expansion to St. Paul’s occurred in 1956-58, adding more residential and classroom space. The addition was named for Monsignor John J. Burke, a Paulist, founder of the National Conference of Catholic Bishops, and good friend of the College. For this expansion the order chose as architect the Baltimore firm Gaudreau & Gaudreau Architects, founded by Lucien E. D. Gaudreau in 1927. The firm changed its name to Gaudreau, Inc. in 1968.

Paul Gaudreau, son of Lucien and then president of the partnership, studied architecture at Catholic University. As he graduated in 1936, he was a student of both Murphy and Locraft. The firm’s work from the 1940s to early 1970s was notable for its ecclesiastical and university buildings, including the chapel of Loyola University in Baltimore, and three structures at Morgan State University, also in Maryland.<sup>31</sup>

This project expanded the College in two directions: a westward extension at the original building’s north end, and a nearly separate structure east of the original. The floor plan of the 1942 work was carried into the new buildings. The project cost \$1 million. It reconfigured existing interior spaces: the library moved to larger quarters replacing the chapel and dining hall, all in the original building; the displaced functions and a student common room moved to the new rear building. This work brought the capacity of the house from 80 to 120 students and 8 to 15 priests. The new chapel seated 140. The dedication ceremony, by Archbishop Patrick O’Boyle, marked the centennial of the order’s founding.<sup>32</sup>

Between 1958 and 1969 enrollment at St. Paul’s dropped from 90 students to 15 and the house ceased to offer instruction, becoming solely a residence. Students took classes at Catholic University and the newly-formed Washington Theological Union instead. Unused classrooms became offices rented to the Bishops Conference, which later built its new headquarters on a strip of land donated by the Paulists. Students’ rooms were enlarged and a gym and sauna added to the basement.

The College celebrated its 75<sup>th</sup> year with a special mass at the National Shrine in 1964. Archbishop Shehan preached. The house took in a number of Salvatorian seminarians displaced by the closing of their facility in Lanham, MD in 1970. Typical of the times, a group of young Paulists formed the Paulist Folk Singers, their performance “reminiscent of the Kingston Trio . . . The audience was . . . warmly responsive to the group, perhaps not so much because of its musical merit but rather in response to its self-enjoyment and sincerity.”<sup>33</sup> Nearby residents shared in the use of the shaded grounds during these years, often walking their dogs there and strolling through the grounds to reach 4<sup>th</sup> Street and Trinity University.

With the community in clear decline, the Paulists undertook a \$6 million renovation of their property in 1986. This returned the chapel to its original location in the oldest building and the library (then in the old chapel space) took the 1958 chapel space in the rear addition. Most dramatically, the parking lot-courtyard between the 1914 and 1958 buildings was completely enclosed to create “a private, tranquil, exquisite garden area.” This new interior space was described by King, a CUA architecture student, in his 1993 draft nomination (abridged):

A major feature of the renovation was the development of the interior courtyard behind the original building and the 1954 [sic] addition. A glass enclosed, elevated walkway completes the square. An additional stairwell and elevator were placed at either side of the courtyard. A two-leveled arcaded hallway allows the entire community to experience and enjoy the richness of the courtyard. This new asset is one of the most dramatic spaces on the property. This new asset is one of the most dramatic spaces on the property.

<sup>30</sup> The catalog also lists entrance requirements, all classes offered, their schedules, faculty and other specifics.

<sup>31</sup> This information kindly supplied by Mr. William Gadreau, current president of the firm. The company continues its extensive work with educational institutions.

<sup>32</sup> Evening Star, 14 Jan 1958, p. 24; Wash Post, 15 Jan 1958, p. B10; 16 Jan 1958, p. 39.

<sup>33</sup> (Anniversary) Evening Star, 12 Dec 1964, p. 6; (Salvatorians) Evening Star, 21 Feb 1970, p. 6; (Singers) Evening Star, 31 Mar 1967, 36.

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In 2007 local builder and specialist in townhouse in-fill EYA, LLC purchased approximately 10.2 acres of the entire 19.68-acre historic St. Paul's Campus site from the Paulist Fathers for the purpose of creating a new residential development. The approved Zoning Commission PUD allowed for the development of 237 3- and 4-story townhouses with associated walkways, roads, driveways, and lawn areas on the parcel. This leaves the existing four-story St. Paul's College building and remaining acreage of the historic campus intact, with a stated intent at the time for it to remain for institutional use. The entire campus is located in the Institutional Land Use Category as shown on the District of Columbia Comprehensive Plan Future Land Use Map.<sup>34</sup> This project was completed in the following years.

By 2016 the number of Paulist seminarians had declined to eight. The order moved its members and all Washington functions to the nearby Josephite House of Studies, and sold St. Paul's College and surrounding land to Boundary Company in August 2016, which in turn sold the building to the non-profit organization Building Hope. The new owner leases the building to two charter schools, Washington Leadership Academy and Lee Montessori.

Neighbors flocked to the College grounds in September 2015 to watch the papal party organize on the nearby grounds of the Bishops Conference before driving to the University for a visit and mass by Pope Francis.

The order is currently working with the development team Boundary Company/Elm St. Development to redevelop the remaining 10 acres with 70 or so townhouses and a new 20,000 square foot building so that they can remain on the property.

This project would place the Paulists' new building on the lawn area southwest of the historic portion of the St. Paul's College building, and the roughly 70 town houses to be placed west and northwest of the college building. They would begin at the dividing line between the original building and later additions for the stated purpose of providing a sight line of the old portion of the building from 4th Street NE between the two proposed development elements. This would effectively eliminating the grove of mature campus trees and other aspects of the "campus". This plan has met with resistance from the local community.

<sup>34</sup> The DC Comprehensive Land Use Plan indicates the high value of institutional lands such as St. Paul's for their open space value to the community, given the relatively low number of parks and other publicly accessible lands to residents, and stress the need for their preservation.

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### 10. Geographical Data

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**Acreage of Property** 9.8 acres

**UTM References**

(Place additional UTM references on a continuation sheet)

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See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet)

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### 11. Form Prepared By

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name/title Hayden M. Wetzel

Organization DC Preservation League date 13 Feb 2017

street & number 1026 Irving St NE telephone (202) 526-5986

city or town Washington state DC zip code 20017

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### Additional Documentation

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Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources.



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## Photographs:

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

Name of Property: St. Paul's College

City or Vicinity: Washington

County: District of Columbia

State: District of Columbia

Photographer: John Anderson

Date Photographed: March 27, 2017

Description of Photograph(s) and number: Photographs depicting the façade of the St. Paul's College building, including additions and surrounding open space.

1-5

## Property Owner

name Missionary Society of St. Paul the Apostle in the State of New York  
street & number 405 W. 59<sup>th</sup> Street (or P.O. Box 20606) telephone \_\_\_\_\_  
city or town New York state NY zip code 10023

## Property Owner 2

name St. Paul on Fourth Street, Inc.  
street & number 910 17<sup>th</sup> Street NW, Suite 1100 telephone (202) 457-1999  
city or town Washington state DC zip code 20006-2619

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## Verbal Boundary Description:

The boundary is Square 3648, lots 1067, 1068, and 1069. This area is the portion of the historic college campus that has not seen any new development.

## Boundary Justification:

The history of St. Paul’s College is not complete without including the open land surrounding the building. The land upon which St. Paul’s College sits is crowned with 165 trees, many of which have likely been growing since the early years of the College.<sup>35</sup> It is estimated that one White Oak dates back 245 years while a Northern Red Oak dates back 236 years.<sup>36</sup> This mature canopy of trees and accompanying landscape contribute to the contemplative setting and spiritual retreat that is a hallmark of St. Paul’s College and its integration with “Little Rome,” as the Brookland neighborhood is known.

The 2006 DC Comprehensive Plan recognizes the value of such “functional open space” including “private land[s] ... that are valued for their large trees, scenic vistas, and natural beauty. Some of these sites are regarded as public amenities, with features like hiking trails and lawns for picnics and other forms of recreation. Such spaces are particularly important in neighborhoods like Brookland, where conventional parks are in short supply. There and elsewhere in the District, the grounds of seminaries ... are informally serving some of the functions usually associated with a neighborhood park.”<sup>37</sup>

The bucolic setting of the St. Paul’s College lawn is an integral component of its rich history and setting within the Brookland community. Originally farmland, the Paulists purchased 25 acres in 1911 to build its campus on what was described as “thickly wooded to the north and open to the south with a sweeping view of the city.”<sup>38</sup> From its inception, the Paulist campus was a place of full-time residence for its students, who could not leave the grounds without permission.<sup>39</sup>

Until recently, this natural setting continued to serve the same purpose. In a 2008 development hearing, the applicant testified that the open land fronting the college was important to maintain in order to preserve both the view shed and the feeling of a collegiate campus.<sup>40</sup> Use of this open campus has not been limited to the St. Paul’s College residents. Consistent with the DC Comprehensive Plan, the property is also used by the community. John J. Feeley, Jr., ANC5B Commissioner testifies to this, writing “Brookland remains a wonderful place to live: a village-like neighborhood.... It is rich in open spaces and steeped in an enduring sense of place and history.”<sup>41</sup>

The Paulist Fathers is a community of Catholic priests who share the Gospel of Jesus Christ through mission preaching, media, campus ministries, parishes, downtown centers, the arts and more. The Paulist Fathers places great emphasis on creating a hospitable

<sup>35</sup> Testimony of Kristin Taddei, BZA Case No. 19377, May 31, 2017.

<sup>36</sup> Testimony of Delores Bushong, BZA Case No. 19377, May 31, 2017).

<sup>37</sup> 2006 DC Comprehensive Plan, Chapter 8, PROS-4.2 (p.8-33).

<sup>38</sup> *Paulist Fathers to Have College*, The Evening Star, 16 November 1913.

<sup>39</sup> Paul Robichard and Louis McKernan, *St. Paul’s College: 100 Years of History* (New York: Missionary Society of St. Paul the Apostle, 2013).

<sup>40</sup> DC Zoning Commission Case No. 07-27, transcript p.97, July 17, 2008.

<sup>41</sup> *Images of America: Brookland* (Arcadia Publishing, 2011), p.101.

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environment where their seminarians and novices not only discern a call to priesthood but uncover the unique dynamics of community life and their own talents. This is achieved in part through the provision of green spaces for quiet contemplation.

The inclusion of large trees is important to the Paulist Fathers because they view trees not just as growing plants that produce fruit, lumber or wood; trees are bearers of the spirit, like people. Trees are carriers of the spirit; they are manifestations of the God who created them. Every tree that takes root also carries with it a myriad of benefits to our health, quality of life, and well-being – locally and globally. Previously, large and mature trees were important to the campus for their role in promoting tranquility among students. When the demands of college life became stressful, students had a place where they could take a few minutes out of their day to relax and reflect.

The Paulist Fathers also state on their website that they seek in their House of Mission and Studies a mix of serious study, lively discussion, social gatherings, deep reflection, and prayer. Large trees, next to the house of Mission, support such an environment. They symbolize nature from an open, spiritual perspective, representing life upon this earth. Nature represents an exchange and interaction with the surroundings. There are absolutely no moments when nature will not be engaging with human beings. Large trees connect human beings with nature and human nature become aware of the oneness that flows through all of life.

Designating the undeveloped grounds of the St. Paul’s College campus as a historic landmark is consistent with the century-old usage of the property and the goals of the DC Comprehensive Plan: “There are also concerns that the large institutional open spaces – particularly the great lawns and wooded glades of the area’s religious orders – may someday be lost to development. These properties are important to the health of the community.... They are the ‘lungs’ of the neighborhood.”<sup>42</sup>

For these reasons, the grounds form a significant boundary in the nomination of St. Paul’s College to the DC Inventory. The open space and trees provide contemplative spaces for reflection and prayer so important in Catholic spiritual life and education for the clergy. Without this resource, part of the site’s historic fabric is compromised.

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<sup>42</sup> 2006 DC Comprehensive Plan, Chapter 24, (p.24-10).