



**NATIONAL  
REGISTER**

NPS Form 10-900  
(Rev. 8-86)

OMB No. 1024-0018

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 of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900-a). Type all entries.

**1. Name of Property**

Historic name Old Woodley Park Historic District  
Other names/site number \_\_\_\_\_

**2. Location**

Roughly bounded by Rock Creek Park, 24th Street, 29th Streets, Woodley Road, and Cathedral Avenue, N.W.

Street & Number NA [NA] Not for Publication  
City, town Washington [NA] Vicinity  
State District of Columbia Code DC County NA Code 01 Zip Code 20009

**3. Classification**

Ownership of Property	Category of Property	No. Resources w/in Prop.		
		Contr.	Noncontrib.	
[x] Private	[ ] Building(s)			
[ ] Public-Local	[x] District	<u>395</u>	<u>25</u>	Buildings
[ ] Public-State	[ ] Site	—	—	Sites
[ ] Public-Federal	[ ] Structure	—	—	Structure
	[ ] Object	—	—	Objects
		<u>395</u>	<u>25</u>	Total

Name of related multiple property listing N/A

Number of contributing Resources previously listed in the National Register 0

#### 4. 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. ☐ See continuation sheet.

Carol P. Thompson  
Signature of certifying official: State Historic Preservation Officer

4/30/90  
Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐  
See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency or bureau

#### 5. 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:)

Patrick Andrus

6/15/90

for

Signature of the Keeper

Date of  
Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC-Single Dwellings

DOMESTIC-Multiple Dwellings

RELIGION-Religious Structure

Current Functions (enter categories from instructions)

DOMESTIC-Single Dwellings

DOMESTIC-Multiple Dwellings

COMMERCE/TRADE

RELIGION-Religious Structure

## 7. Description

Architectural Classification  
(enter categories from instructions)

LATE 19th AND 20th CENTURY

REVIVALS

Materials (enter categories from instructions)

foundation: Brick

walls: Brick

roof: Slate

other: Ceramic Tile, Wood

Describe present and historic physical appearance.

Platted in the mid-1870s, Woodley Park was originally conceived to be a residential suburb which its promoters described as the finest country seats ever offered for sale near the urban center, a mere 20 minute walk from Dupont Circle. Construction in Woodley Park did not begin until the early 20th century. As the subdivision evolved, it became an urban neighborhood characterized by townhouses and rowhouses set within a lush park-like setting. The architecture, the repetition of common stylistic elements, the scale of the buildings, and landscape plan, which are consistent within the traditional boundaries of Old Woodley Park, give the district a distinct visual identity.

### Boundaries

Old Woodley Park is located on high ground north and west of Rock Creek. Rock Creek's steep ravine and the landscaping of Rock Creek Park define the eastern and southern boundaries of the neighborhood. On the north, Old Woodley Park is defined by Cathedral Avenue, the boundary of the original subdivision. 29th Street forms the western boundary and the boundaries are completed by Woodley Road to 24th Street to Calvert Street, following the original winding pattern of Woodley Road. These boundaries are consistent with the original subdivision of Woodley Park in the mid-1870s and its subsequent development in the 20th Century.

[x] See continuation sheet

## 8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☒ statewide ☐ locally

Applicable National Register Criteria ☒A ☐B ☒C ☐D

Criteria Considerations (Exceptions) ☐A ☐B ☐C ☐D ☐E  
☐F ☐G

Areas of Significance (enter  
categories from instructions)

Period of Significance

Significant  
Dates

<u>Architecture</u>	<u>1875-1938</u>	<u>1905-1938</u>
<u>Community Planning and</u>		
<u>Development</u>		
	Cultural Affiliation	
	<u>NA</u>	
	Architect/Builder	
	<u>NA</u>	
Significant Person		
<u>NA</u>		

State significance of property, and justify criteria, criteria considerations, and areas and period of significance noted above.

The neighborhood now known as Old Woodley Park is a distinct urban neighborhood, characterized by stately queues of dignified 20th century rowhouses carefully articulated in the classical language of architecture, embellished by the rich greenery of street landscape, and bordered by sweeping parklands. Its current boundaries were first delineated in the mid-1870s as a subdivision of rural property by the anonymous A.E. Kervand. Later, the noted land speculator Thomas Waggaman acquired Woodley Park and, after his untimely demise, the numerous rows of refined dwellings were built, tangibly forming the singular 20th-century neighborhood that retains its 19th-century name.

Woodley Park's history is thus bonded with the risks inherent in the process of suburban development within the District of Columbia. An unrealized early suburban plan and the bankruptcy of a major Washington financier are critical to the story of its development and tie this small area into the major events of Washington's past. The unique architectural character of Old Woodley Park is formed by strings of handsome, 20th-century rowhouses and townhouses set upon the rolling topography of verdurous woodland. These residences were designed and constructed by a variety of notable local builders and architects, men who shaped residential Washington in the early decade of the 20th century including: Middaugh and Shannon, Harry Wardman, Clarke Waggaman, Albert H. Beers, A.H. Sonnemann, Hunter and Bell, William Allard, Joseph Bonn, and George T. Santmyers. The neighborhood's visual coherence--the

[x] See continuation sheet

## 9. Major Bibliographic References

☒ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67)
- ☐ previously listed in the NR
- ☐ 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 add. data:

- ☒ State SHPO office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository:

\_\_\_\_\_

## 10. Geographical Data

Acreage of property approx. 54 acres

UTM References

A	<u>1 / 8 /</u>	<u>3 / 2 / 2 / 3 / 1 / 0 /</u>	<u>4 / 3 / 1 / 0 / 4 / 9 / 0 /</u>
	Zone	Easting	Northing
B	<u>1 / 8 /</u>	<u>3 / 2 / 2 / 2 / 8 / 0 /</u>	<u>4 / 3 / 0 / 9 / 8 / 2 / 0 /</u>
	Zone	Easting	Northing
C	<u>1 / 8 /</u>	<u>3 / 2 / 1 / 6 / 0 / 0 /</u>	<u>4 / 3 / 1 / 0 / 3 / 9 / 0 /</u>
	Zone	Easting	Northing
D	<u>1 / 8 /</u>	<u>3 / 2 / 1 / 6 / 2 / 0 /</u>	<u>4 / 3 / 1 / 0 / 6 / 9 / 0 /</u>
	Zone	Easting	Northing

☐ See continuation sheet

Verbal Boundary Description

☒ See continuation sheet

Boundary Justification

☒ See continuation sheet

## 11. Form Prepared By

Name/title Cynthia Field; Emily Hotaling Eig and Katherine Grandine

Organization Woodley Park Historical Society; Traceries

Date April 1990

Street & Number 702 H Street, N.W.

Telephone (202) 393-7112

City or Town Washington

State D.C.

Zip code 20009

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Old Woodley Park Historic District, Washington, D.C.

Section number 7 Page 2

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Upon completion of the Woodley Park survey<sup>1</sup>, 420 extant buildings were identified within the boundaries of the proposed historic district. Of these, 395 (94% of extant buildings) pre-date 1945 and contribute to the character of the Woodley Park neighborhood. A total of 25 properties within the district were constructed after 1945 and are considered non-contributing according to the current regulations of the National Register of Historic Places.<sup>2</sup> No evaluation has been made of these buildings at this time and their contribution should be assessed as they age.

#### Street Pattern

Today the streets of Woodley Park generally follow the city's grid system. Historically, however, Woodley Park was planned to have a winding street pattern contained within the original subdivision. Woodley Road was the main thoroughfare (roughly following the current route of 24th Street, Woodley Road, 29th Street, Cathedral Avenue, and Woodley Road). Because Woodley Park's development was delayed until the 20th century, its original street patterns were altered and regularized in response to the extension of Connecticut Avenue and the completion of the officially imposed county street plan throughout the northwest quadrant.

Connecticut Avenue is now the major thoroughfare dividing Woodley Park. Extended in 1890, it has become a major access road to upper northwest Washington. Today, the length of Connecticut Avenue is lined primarily by tall structures, mainly apartment buildings and office buildings, punctuated by groups of smaller commercial buildings. In Woodley Park, however,

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<sup>1</sup> A comprehensive historic resources survey of the architectural, social, cultural, and archeological history of Woodley Park was conducted in 1987-1988 by the Woodley Park Historical Association and partially funded by the D.C. Historic Preservation Division with Survey and Planning funds from the National Park Service. Information was collected and evaluated for all primary structures. Outbuildings such as garages or carriage houses were not included in this study and no evaluation of their significance was made; this does not reflect upon their potential importance. The archeological component of the survey consisted of a literature search and a walk-through survey. No undisturbed archeological sites were identified.

<sup>2</sup> Regulations which govern the National Register of Historic Places establish a 50-year rule on contributing structures. See 36 CFR Part 60, National Historic Preservation Act of 1966 as amended (Public Law 89-665).

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Old Woodley Park Historic District, Washington, D.C.

Section number 7 Page 3

---

sufficient numbers of single-family residences stand along Connecticut Avenue to remind the passerby that it once was conceived to be an elegant residential boulevard. Connecticut Avenue's potential to bisect Old Woodley Park has never materialized, and the area's historic identity remains intact.

To either side of the Connecticut Avenue corridor, south of Cathedral Avenue, are quiet streets of rowhouses: Woodley Place, Garfield Street, and 27th, 28th, and 29th Streets. These rowhouses are notable for their rhythmic patterns of repeating porches, dormers, doorways, and other decorative elements. Within each row, units were of uniform height, brick material, decorative detail and relation to the street (generally setback by small front yards).

### Bridges

Woodley Park can be approached by two bridges (both of which are outside the district), which provide access to the neighborhood from areas south and east across Rock Creek Park. The older bridge is the Taft Bridge crossing Rock Creek at Connecticut Avenue. This bridge, constructed between 1897 and 1907 and named in 1931 for William Howard Taft (the former U.S. President, Supreme Court Chief Justice), supports Connecticut Avenue and connects Woodley Park to the neighborhoods of Sheridan-Kalorama and Kalorama Triangle. The bridge was the first masonry bridge erected in the District of Columbia and one of the first and largest unreinforced concrete bridges in the world. It was constructed of poured-in-place concrete with bush-hammered surfaces of exposed granite-like concrete aggregate. The main arches are topped by six open spandrels arches and arch rings, quoins and other trim were constructed of pre-cast concrete blocks. At either end of the bridge are pairs of concrete lions sculpted by R. Hinton Perry.

The second bridge spans Rock Creek from the east. The Calvert Street Bridge (now called the Duke Ellington Bridge) was designed by Paul Cret and engineers Modjeski, Masters and Chase of Harrisburg, Pennsylvania. Completed in 1935, it is a concrete structure faced with smooth Indiana limestone. It has three semi-circular arches with triangular pylons. The whole structure is simply trimmed because it was specifically designed to be subordinate to the Taft Bridge.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 7 Page 4

---

Architecture

Rowhouses and Townhouses

Woodley Park is distinguishable as a neighborhood because of the unity of its building types and the similar derivation of its architectural styles. The neighborhood is composed primarily of rowhouse and townhouse residences. These were designed and constructed by a variety of notable local architects and builders, men who shaped residential Washington in the early decades of the 20th century. Well-known local developers, such as Middaugh and Shannon, and Harry Wardman, share the responsibility for Woodley Park's development with such architects as Clarke Waggaman, Albert H. Beers, and A.H. Sonnemann, men known for their skilled handling of the classical styles. Architects Hunter and Bell, William Allard, Joseph Bonn, and George T. Santmyers were active as well. These men, although working individually, established a unified visual appearance for the new neighborhood. The strength of this visual coherence lies in the buildings' similarity of massing, choice of stylistic derivations, color of materials, height, and relation to the street.

The architecture in Old Woodley Park, for the most part, illustrates various interpretations of the classical tradition, primarily the English interpretation of classical architecture and the slightly varied perspective of that tradition as used in the American colonies. The primary stylistic character visible from the streets is a subdued, polite classicism marked by delicacy of scale and restraint of decorative detail. All of the rows of houses in Woodley Park share a common scale, are more linear than broad, urbane but unpretentious in design. Ornamentation is primarily derived from the English design vocabulary and includes such details as keystones over windows, panel insets on the facade between floors, doors highlighted by fanlights and sidelights, Roman Doric columns of delicate proportions, and Palladianesque windows.

Other interpretations of the classical tradition in architecture found in Woodley Park include, most notably, the French in the buildings designed by Clarke Waggaman, Spanish Mediterranean tradition, and Italian.

In the 1920s, the established residential character of the neighborhood was slightly altered by the maturation of Connecticut Avenue from a residential boulevard to a major transportation thoroughfare. The effect of the development of Connecticut Avenue was to create a community whose quiet tree-lined side streets were united to a major transportation artery.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 7 Page 5

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Apartment buildings were developed along Connecticut Avenue which reflect the same stylistic details as the single-family houses, a restrained architecture in the English neo-classical tradition.

#### French Classical Traditions

The noted Washington, D.C. architect, Clarke Waggaman (1877-1919) designed the first building constructed in Woodley Park. It was, moreover, the first built design of his architectural career. Located at 2600 Connecticut Avenue (now demolished), the building reflected his taste for the classical in architecture, particularly French classicism.

French classicism may be defined as the refined Baroque style of the Louis XIV period which corresponds to other high style architectural periods of the past such as that of the ancient world and of the Italian Renaissance. Derived from those periods, the term "classical" suggests qualities of balance and restraint according to H.W. Janson in his authoritative History of Art (New York, 1971, p. 434). In French hands, classicism in architecture married plastic detail with a rigid symmetry for an effect both festive and severe. With the death of Louis XIV, the characteristics of the style were translated into a more intimate scale for townhouses being built in large numbers in Paris in the late 17th and early 18th centuries.

French classicism became one of Waggaman's favorite architectural styles in his early career, probably due to his time spent in Paris.<sup>3</sup> Six of his early architectural designs illustrating this preference presently grace Connecticut Avenue (See Photo #9). 2519 (Photo #1) and 2602 Connecticut Avenue are among the most elegant of these early buildings. They have rusticated limestone bases, mansard roofs, and restrained ornamentation consisting of stone courses and roofs. 2604 Connecticut adheres to a formula more English than French with its source in the neo-classicism of the Adams period with sunken panels, prominent keystones, lintels, and a planar surface.

Waggaman became a popular architect in Washington, D.C., specializing in private residences. During his 14-year architectural career, he was responsible for over 100 commissions. Much of his subsequent work retained the classical vocabulary illustrated by these early buildings in

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<sup>3</sup> See sketch in Grace Waggaman Holtzman, Clarke Waggaman, AIA, 1877-1919: A Tribute, Published by the Author, 1986.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Old Woodley Park Historic District, Washington, D.C.

Section number 7 Page 6

---

Woodley Park.<sup>4</sup> Waggaman's partner George N. Ray continued the firm's tradition of design using the French and English legacies. In 2607 Connecticut he uses a delicate neo-classicism apparent in the proportions, window and door surrounds, and decorative details.

Another example which reflects the French architectural tradition is 2816-2818 Cathedral Avenue. These two units were designed in 1910 by Frederick A. Fletcher in an angular mansarded style suggesting the French classical aesthetic. Keystones mark the slightly arched architrave of each window and are the major decorative detail on the vertical facade. The porches continue the severe angularity of the design with plain entablatures and columns of the Roman Doric order.

#### English Design Tradition

While French classicism inspired some of the first designs in Woodley Park, it was soon engulfed by architectural designs derived from the then popular English architectural tradition, which were widely used in the first major construction phase between 1908 and 1911 and continued through the 1920s.

Between 1908 and 1910, Woodley Park grew at a tremendous rate; in 1909, the most prolific year of construction in the history of Woodley Park, 102 buildings were constructed. Although architects were designing buildings for a variety of speculative developers, the majority of these buildings show a coherent unity, with various designs reflecting the English classical heritage. Woodley Park demonstrates the transition from 19th-century rowhouses (with irregular massing, projecting bays, and ornamental brick work and sculpted stone lintels) to classicism (with plain flat facades, classical proportions, and restrained ornamentation). Moreover, the architecture in the earliest buildings in Woodley Park reflects the varying interpretations by the architects as to how the stylistic transition should be effected.

Hunter and Bell designed the first group of rowhouses in Woodley Park, 2619-2641 Garfield Street (Photo #2) in 1907. These twelve three-story houses were designed in the English tradition with flat facades, varied brick work, angular, restrained ornamentation and pronounced limestone keystones. There is a typically late 19th-century vocabulary seen especially in the roofs and eyebrow dormers popular in the revival style known as the Queen Anne. The

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<sup>4</sup> Ibid.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Old Woodley Park Historic District, Washington, D.C.

Section number 7 Page 7

---

architects conceived the row as a single composition. There is a distinct pattern in the placement of the individual buildings, seen in their roof lines and window patterns. The rhythm works inward from the outer buildings, following a 1-2-3-2-4-2 pattern. The alternating use of detail to give a sense of variety within a regularly repeating framework would become characteristic of the rows of units in Woodley Park. Another detail which was to become widely used in Woodley Park was the deep front porch which was generally extended across only two-thirds of the width of the facade. Typical of the Woodley Park architecture is the deep set-back from the street creating a park-like strip of green behind which the buildings sit.

Across the street at 2606-2634 Garfield Street, Harry Wardman constructed a row of fifteen houses designed by Albert Beers in 1908 (Photo #3). This row is a delightful blend of several English elements. The overall design of the row is achieved by repeating pairs of identical units side by side with a distinctive group of three similar units in the center. On this row, the delicately scaled Palladian window motif--a single arcuated lintel uniting two rectangular windows on either side of an arched window characteristically used throughout the 18th century in England--was used at the second floor level on four of the units. A row of four single round-arched windows was alternately used on four other units. Two units had a distinctive detail which was to become common throughout Woodley Park; dormer windows at the third floor level with a flared wall on either side of the window frame, a purposefully quaint, vernacular detail suggesting the influence of the English Arts and Crafts movement. In the middle of the row are three buildings with stepped gable roofs over the second-story windows reminiscent of Queen Anne Revival in England. Solid lintels and the delicate proportions of doorways tie all the variations of the English neo-classical together.

In the same year (1908), a row of finely crafted three-story townhouses was designed by A.H. Sonnemann for the Kennedy Brothers at 2614-2640 Woodley Place (Photo #4). This row of fourteen buildings (completed in 1909) is unified by the characteristic predominance of red brick and alternating stone detailing derived from English sources such as the Adam-style panels and Jacobean curved gables especially popular in the Queen Anne Revival style of late 19th-century England. The linear organization of the typical units of the Edwardian period was emphasized in some by a two-story bay heightened by a parapet in front. Here, Sonnemann used another stylistic detail already introduced into Woodley Park, namely the canted shingled dormers redolent of the Arts and Crafts movement. The bays, varied roof lines, and dormers all contribute to the rhythm of the row. Further variations was created in the row's overall design by the use of porches. The linear quality of these units is accented by their siting on a ridge parallel to Connecticut Avenue overlooking Cathedral Avenue and the park. With their English

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 7 Page 8

---

styling and angular height, these units have the most Edwardian air of those townhouses built in Woodley Park.

In 1911, Sonnemann repeated these same basic design elements in 2615-2621 Woodley Place, executed in the tan-colored Roman brick the early decades of the century found to be refined. The prominence of the deep overhanging eaves with exposed rafter ends is reminiscent of the Arts and Crafts movement in England. On Woodley Place, Sonnemann respected the Woodley Park landscape design with setbacks allowing for green yards to frame the street.

English design precedents are also seen in three groups of rowhouses constructed along Cathedral Avenue by the builder L.E. Breuninger. Initially designed by Albert Beers (2608-2616 and 2800-2814 Cathedral Avenue) in March 1909 and completed by Nicholas Grimm (2702-2714 Cathedral Avenue) in November 1909, these rowhouses show a marked similarity to the ones designed by A.H. Sonnemann on Woodley Place. 2608-2616 and 2800-2814 Cathedral Avenue feature a rhythm of the facades with angular bays on some, but not all, units. Keystones appear over every window whether the architraves are flat or arched. Some units have delicately articulated fanlights in the doors, characteristic of the English Adams/American Federal style. Only three of these units retain their original porches, each one differing from the other.

2702-2714 Cathedral Avenue and 2850 27th Street feature the same English classical vocabulary. The doors are marked by fanlights or straight transoms, and all have sidelights. The cornices are also heavily denticulated. Keystones mark every window architrave, both straight and arched. The angular two-story bay marks many units along with the entrance porch on Doric columns or angular piers. Grimm also favored the use of a polygonal oriel window on the second floor. Both brownish and red brick were used for color, although many of the buildings are now painted in light colors. Thus the entire streetscape from Connecticut to 29th on the south side of Cathedral maintains a unity of composition, clearly marking the northern boundary of the original subdivision of Woodley Park. These buildings retain their original design intention, lessened only by the application of paint and the removal of some of the porches.

A notable building constructed in 1913 as an individual townhouse is 2301 Calvert Street. Nothing is known about the architect Edward Ryerson, except that he commanded considerable architectural skill. This building was praised in the Washington Post for its "typical English

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 7 Page 9

---

style... emphasized by the addition of English columns at the front and an English balustrade."<sup>5</sup> The building has strong verticality, despite its relative width, because of the stone quoining. Its horizontality is emphasized on the front facade through a belt course and the contrasting window lintels. The repeated motif of that favorite choice of English design, the Palladian window, is a prominent feature of this building.

Prominent examples of the 1920s include eight rowhouses at 2851 to 2865 29th Street. (Photo #12) They were designed in 1916 and constructed by the A.C. Moses Construction Company. The architect for these gracious houses is not known. Set back from the street with prominent front steps, these houses possess a strip of front lawn flowing together to form a park-like setting, typical of Woodley park. The detail of these houses is classically inspired. Six buildings have porches with alternating Ionic and Corinthian columns (single or pairs). Behind these porches are two windows of unusually large proportions and a glass door set with glass sidelights and a glass transom. Window and door muntins form rectangular patterns which emphasize the linear quality of the facade. Two residences without porches have, instead, a late Baroque door surround borrowed from the English neo-Palladian vocabulary. Other architectural details on this elegantly styled row include a strong belt course the length of the row, keystones and end voussoirs on many of the buildings, quoins on the center two buildings, rounded arches with marbleized tympanums, and decorative plaques. The entire row is defined by two finely-detailed end buildings and two center buildings. These four buildings have been emphasized by the use of limestone quoins set against the warm brown brick. The two end buildings (2865 and 2851 29th Street) have an elongated appearance created by the addition of a balustrade above the entablature.

The rowhouses designed by Charles Tankersly in 1921 at 2835-2849 29th Street represent less elaborate versions of 2851-2865 29th Street. They are characterized by their plain angular design and distinguished only by their red tile roofs. Originally of light brown Roman brick, they are now painted different colors to distinguish each from the other. 2843 alone remains to show the original scheme of white moldings and architrave against light brown brick surfaces.

W.C. and A.N. Miller also drew on the English classical tradition in the design and construction of 2701 and 2800 28th Street. Both of these buildings reflect the English Georgian architectural tradition with the emphasis on red brick and white trim. Both buildings have classically-inspired

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<sup>5</sup> "Wickersham House Nearing Completion," Evening Star, August 9, 19B, Section 2, p. 3.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 7 Page 10

---

doorways and a heavy cornice line. 2800 28th Street has tripartite windows on the first floor that suggest Palladian windows with a decorative swag motif in the tympanums and a cartouche panel at the second story. Above the cornice is the suggestion of a balustrade. Across the street, 2701 28th Street has keystones over the windows, quoin door surround, and segmental arched dormers with egg and dart molding.

Ultimately reflecting the English classical design tradition was the popular Colonial Revival style. In Old Woodley Park, Middaugh and Shannon, the most prolific builders/developers there before 1915, constructed 46 new homes which they described as representing "the Colonial style of architecture, being typical of the early American home."<sup>6</sup> These two-story and three-story residences are located at 2800-2846 27th Street, 2228-2242 Cathedral Avenue, and 2244-2270 Cathedral Avenue and consist of rowhouses and semi-detached residences. The large number of these buildings, their location, and their repeating decorative motifs contribute to the sense of architectural unity as many of the design elements ultimately came from England.

Middaugh and Shannon's rowhouses designed by Joseph Bohn,<sup>7</sup> have a simple rhythm formed by alternating two facades: one composed of pedimented gabled dormers with lancet window tracery, modillioned cornice, paired porch columns, and a nine-glass light door with wood muntins, and the other having hipped dormers with exposed rafter ends, exposed rafter ends at the eave line, three single porch columns, and glass paneled doors with an astriated motif in the upper corners reminiscent of the Arts and Crafts movement. (Photos #6 and 7) All buildings have stone lintels with a stylized keystones, a popular motif in 18th century buildings. 2244-2270 Cathedral Avenue, Middaugh and Shannon's semi-detached houses, reflect the same alternating patterns found in the rows. Paired buildings of pedimented dormered buildings with modillioned cornices alternate with hipped roofed dormers with exposed rafter ends. (Photo #8) Porches alternate between those of three single Roman Doric columns and two pairs of double columns in the same style, showing a knowledgeable acquaintance with neo-classical design.

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<sup>6</sup> Middaugh and Shannon, Inc., Promotional Brochures, 1909-1910, Vertical files at the Martin Luther King Jr. Public Library.

<sup>7</sup> Bohn's name was not listed on the original permit, but appears on the blueprint elevation included with the permit.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Old Woodley Park Historic District, Washington, D.C.

Section number 7 Page 11

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These houses, reached by stairs rising from the street, were set back to permit a continuous green sward consisting of planted front lawns creating a park-like setting. Originally all the buildings built by Middaugh and Shannon in 1909 had porches as an integral part of the design, but today many porches have been removed. One unusual feature of these units, is the central door on the second floor leading to an area carved from the top of the roofed porch. This space anticipated an indoor-outdoor way of life later characterized in suburban areas by the patio. The semi-detached dwellings had two separate dormers, but today several of the dormers have been connected.

Middaugh and Shannon continued to build in Woodley Park until 1922. Their buildings retained neo-classical decorative elements, but lacked the rich detailing of the 1909 buildings. Their work included 2711-2725 Connecticut Avenue (a row of eight buildings constructed in 1918 of which two are extant); 2727-2737 Connecticut Avenue (constructed in 1921), and 2820-2828 Connecticut Avenue (a row of five buildings of which two are extant). These buildings have planar facades, modillioned cornices, and keystones. Balustrades and delicate pilastered and fan-lighted entrances announce their neo-classical origins. The buildings at 2711-2713 Connecticut have a balustrade at the roof line, typical of both Italian and English Baroque classicism but are otherwise quite plain. Middaugh and Shannon's buildings reflect the general pattern of less intimacy with classical detail as the decade proceeded.

Hunter and Bell, in their design for 2617 Garfield in 1907 combined the central hall plan of the Colonial Revival with neo-classical detail and decorative restraint. Albert Beers demonstrated his capability in designing fine neo-classical buildings at 2272 Cathedral Avenue (1910); 2814-2818 Connecticut Avenue (1911); and 2647 (1909), 2649 and 2653 Woodley Road (1911). These buildings emphasize a flat facade with window lintels with keystones, modillioned cornices, and the delicately proportional neo-classical doorways. 2814-2818 Connecticut Avenue respect the Woodley Park design traditions-the landscape setback, the planar facades, and linear proportions. The architectural detail, however, is derived from English Baroque with the broken arch pediment over the entrance, the English neo-classical with the round and linteled windows in the planar facade, and French Baroque classicism with the mansard roof, decorative design in segmental arched dormers. 2647 (1909) and 2653 (1911) Woodley Road feature many of the same motifs with the addition of an oriel bay on the second story.

William C. Allard also used neo-classical motifs in the design of two rows of houses at 2825-2835 and 2813-2823 27th Street. (Photos #10 and 11) Echoing neo-classical design elements introduced by the buildings of Middaugh and Shannon, Allard's rows seem more reminiscent of

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Old Woodley Park Historic District, Washington, D.C.

Section number 7 Page 12

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19th century aesthetic with the use of oriel bays on the second floor and side-hall entrances. His second row, 2813-2823 27th Street built in 1912, forms a single composition by the use of repeating facades; the rhythm of this row is two identical units next to two of a differing design. Neo-classical decorative features include delicate swags on the frieze of 2825-2835 and finely carved brackets and detail on the entablatures of 2813-2823. Many of the porches of these units have been altered from the firmly rounded Roman doric columns which gave them a robust quality.

Other examples of the popularity of the neo-classical style are Frederick Pyle's design at 2612 Woodley Place (1909), two buildings designed by J.W. Powell at 2309 and 2311 Calvert Street (1911-1912), four buildings constructed for Harry Wardman at 2712-2718 27th Street (1910), and 2269 Cathedral Avenue designed by Frederick A. Fletcher (1909). 2612 Woodley Place, in particular, is a side-hall entrance building articulated in English neo-classical style with delicate fanlight over a columnar entrance, keystone lintels and a delicately proportioned cornice entablature.

In the 1920s, W.C. and A.N. Miller continued the use of neo-classical motifs in their rowhouses which line 28th and 29th Streets and Woodley Road. (Photo #13) Their houses are simpler variations of the earlier style seen in Woodley Park. The ornamentation is generally confined to the doorways, windows, roof lines, and dormers of the buildings. By varying the decorative elements on the facade of each building, the Millers achieved a pleasing composition for each row.

George T. Santmyers also used characteristic classical motifs. Examples of his work are 2850-2852 Connecticut Avenue (1922), 2208-2226 Cathedral Avenue (1922), and 2769-2773 Woodley Place (1923). These buildings echoed the more modest stylistic endeavors of the 1920s, but their ornamentation still retains an English feeling. They are very simply detailed with occasional decorative elements such as balusters, modillioned cornices, keystones, or hooded architrave marking the door.

As the 1920s progressed, the amount of overall ornamentation on the buildings decreased until the stylistic elements are concentrated on doorways, windows, and eaves. This condensed interpretation is evidenced in the simple designs that George T. Santmyers did for the builder H. Clark Ball at 2144-2150 Cathedral Avenue, 2506 and 2520 Woodley Road, and 2650-2654 Woodley Place, all constructed in 1928.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Old Woodley Park Historic District, Washington, D.C.

Section number 7 Page 13

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### 20th-Century Variations

Many buildings show their architectural derivations plainly while others illustrate either the transition from one architectural style to another or combinations of two or more popular styles. In Old Woodley Park, examples of both design methodologies are evident.

While neo-classical motifs became the predominant architectural style in Old Woodley Park, some architects were not ready to abandon the 19th-century rowhouse entirely. They demonstrated a facile ability to combine 19th-century Victorian rowhouse form (with irregular massing, projecting bays, and ornamental brick work and sculpted stone lintels) and classicism (with plain flat facades, classical proportions, and restrained ornamentation).

Albert Beers, for example, used the Romanesque Revival style for his building at 2610 Woodley Place (1909). It is faced with orange iron-spot brick and has a three-story rounded bay and rusticated stone belt courses; it also features a Federal-style doorway. This building harkens back to the 19th-century Washington rowhouse. Similarly the design for 2305-2307 Calvert Street, N.W. (1909), features a Federal-style doorway, two-story polygonal bay capped by a wrought iron balustrade with neo-classical swags, and a modillioned cornice with heavy brackets encircled by laurel wreaths. The windows of the third story have round arches with keystones. With side-hall entrances, these buildings retain a 19th-century rowhouse balance despite the neo-classical detail. The building at 2636 Garfield (1909) is also reminiscent of a 19th-century rowhouse; it is red brick with a classical cornice, but with a three-story polygonal bay. 2629 (Photo #9) and 2645-2647 Connecticut Avenue (1909) are faced with distinctly orange iron-spot brick with a projecting two-story oriel beginning at the second story. The English classical motifs consist of the modillioned cornice and the brick quoining along the sides of the buildings.

Other architects showed the same aptitude to mix architectural styles. Nicholas Grimm designed 2850-2860 28th Street (1909), 2817-2825 28th Street (1910), and 2848 27th Street (1909). His favorite architectural features include patterns of pedimented and curved dormers, modillioned cornices, and projecting oriel bays at the second story. Keystones mark the same windows and doors, but little stylistic reference appears to announce historical influence.

In the 1920s, it was popular to combine neo-classical elements into very modest designs as at 2700-2762 Woodley Place, constructed by Joseph B. Shapiro in 1923. These buildings have flat facades. The rhythms are varied by repeating elements such as bracketed balustrades, roof lines, deep projecting eaves, and window treatment such as the a-b-b-a rhythm of this row. Porches

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 7 Page 14

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would have also added substantially to the row's composition, but many of them have been removed. (Photo #14) The neo-classical proportions typical of Woodley Park appear in doorways, decorative panels and windows.

George T. Santmyers combined English neo-classical and Craftsman elements in his design for 2701-2767 Woodley Place (1924); 2511, 2515 Woodley Road (1924); and 2649 Woodley Place (1928). Anchored by 2511 and 2515 Woodley Road, Santmyers' row of buildings is tied together by repetition of three building facades and common building materials, i.e., brown brick. His design, while uniting the row, distinguishes each building with individual detail, especially the entrances, the porches, the dormers, and different roof materials. Each third house in the row is of a like design. (Photo #15)

The first type, represented by 2703, was designed with a wide porch on simple piers across the full width of the unit. This type has three flat arched windows on the second floor marked by stone details including a keystone. The doorways have delicate transoms and side-lights. The third level has a single, deeply roofed dormer with exposed rafter ends in the style of those earlier ones derived from the Arts and Crafts movement.

The second type, represented by 2705 Woodley Place, differs in that the porch was supported on Roman Doric columns. The second floor has three windows grouped together under a flat architrave decorated with rakishly angled stones and the characteristic neo-classical keystone. Robust acanthus leaf modillions support the roof. The roof of this type has paired pedimented dormers.

The third type, represented by 2707 Woodley Place, shows the first story door and window arrangement characteristic of all the units marked here by a narrower porch, the width of the door surround, with a red tile roof supported by paired Doric columns. The second-story windows are paired under lintels subtly articulated in brick. The brackets supporting the red tile roof are paired as well. The roof has a single pedimented dormer, two windows in width.

Santmyers used this same stylistic articulation to design other buildings, several of which happen to be located on corner lots. These include 2638-2640 Garfield Street and 2807 27th Street (1921), and 2202-2206 Cathedral Avenue (1928). In 1928, architect Marcus Hallett repeated the design of Santmyers' row 2701-2767 Woodley Place for 2629-2643 Woodley Place, N.W.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 7 Page 15

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While the predominant architectural themes in Old Woodley Park are derived from English classicism and its derivations, there are examples of other architectural traditions.

A variation of the English building tradition is the delightful English Gothic country church at 2300 Cathedral Avenue, N.W. which was constructed in 1913. (Photo #16) The All Soul's Memorial Episcopal Church was designed by Fred. A. Kendall, member of the congregation, and one-time partner of James G. Hill. The church is built of fieldstone and has a steeply-pitched low hanging grey slate roof and a small bell tower. A simple hall church with apse and wooden truss ceiling, the side entrances complement the early English plan. This church is distinguished by exceptionally fine stained glass windows. The church too respected Woodley Park design elements with its English source and setback from the street designed to create a park-like setting.

Designed by Albert Beers and Frank Russell White in 1911, 2651 Woodley Road is a pure example of a Spanish Colonial Revival style building. The stuccoed exterior, the Spanish-style gable of the dormer, and the round-arched entry and its detailed molding are important architectural features of the building. The original second-story balcony with the open wood rafter ceiling has been enclosed.<sup>8</sup>

English influence continued in several notable buildings along Connecticut Avenue with certain Italian elements. 2603 and 2605 Connecticut Avenue were designed in 1912 by Alexander H. Sonnemann. An elevation submitted with the permit to build showed a full-facade front porch with Roman Doric columns (now removed for the store fronts) and three round arched windows at the second story with solid tympanums. The roof visible from the street is low with exposed rafter ends in Tuscan style with two low-hipped dormers which derive from the English Arts and Crafts movement. The stucco added to the facade at a later date increased the Italianate appearance of these buildings.

Further up Connecticut Avenue, similar designs derived from English formula with keystone lintels and planar facade were capped by a rustic overhang roof characteristic of the Tuscan

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<sup>8</sup> Beers also designed the home of Harry Wardman (now demolished, but located at 2640 Connecticut Avenue) in the Spanish Colonial Revival style. This building was where the Wardman Towers now stands.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Old Woodley Park Historic District, Washington, D.C.

Section number 7 Page 16

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villa. In 1916, A.M. Schneider designed 2649 and 2651 Connecticut Avenue and, Appleton P. Clark designed 2653 Connecticut.

In 1918, Frank Russell White designed 2801-2803 Connecticut with rounded-arched windows marked by keystones. 2801-2803 Connecticut Avenue have segmented arched dormers and a modillioned cornice decorated in the French classical style.

Delicate neo-classical proportions were again employed in a row of ten buildings at 2830-2848 28th Street designed by Davis Palmer in 1915. The row is defined by square end units with heavy modillioned cornices and solid balustrades at the roofline. The planar units are slightly stepped, lending interest to the row's horizontal plane. The inner buildings of the row have a clerestory of small windows and overhanging shed roofs with exposed rafter ends. Architectural ornamentation for the row includes the round-arched windows and keystones found to be characteristic of the neo-classical form.

### Apartment Buildings

Against Woodley Park's streets of single-family townhouses and rowhouses are silhouetted that most urban residential form, the apartment building. Most of the apartments in Woodley Park are located along Connecticut Avenue, announcing the development of this Avenue as a major transportation artery through northwest Washington. Nevertheless, the architecture of the apartment buildings constructed before 1945 is harmonious with Woodley Park's houses because the architects who designed them drew from the same classical design vocabulary.

Originally only small-scale apartment buildings were constructed along the avenue as evidenced by 2812 Connecticut Avenue. This building was designed in 1914 by Frank Russell White and is characteristic of his apartment building designs throughout the city. It has a severe facade and large windows. Paired brackets ornament the elaborate projecting cornice. String courses have been artfully worked into the brick. The whole has a subtle modernized neo-classicism which is typically Edwardian.

Harry Wardman achieved the distinction of defining many of the corners of Connecticut Avenue within Old Woodley Park. Wardman's corners include the following: 2659, 2701, 2700, 2726, and 2854 Connecticut Avenue, all designed by Wardman and Waggaman in 1920. These buildings, though appearing diverse, were designed using many of the same architectural design elements and result in a rather cohesive enframing of Connecticut Avenue.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Old Woodley Park Historic District, Washington, D.C.

Section number 7 Page 17

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As one progresses northward along Connecticut Avenue, the first corner that is defined by a Wardman apartment building is 2659 Connecticut. It is a triangular red brick building with a curved corner to Woodley Road. It has a white stone-faced first story and features a bold cornice above the third floor. An undecorated entablature marks the fourth floor above which rises a plain brick balustrade. Other ornamentation is provided by keystones and recessed brick spandrels with the delicate swags characteristic of the English neo-classical.

Across the street on the northeast corner of Woodley Road and Connecticut Avenue stands 2701 Connecticut. This large seven-story, light-colored brick building has a rusticated stone-faced first story and belt course. The rounded corner and ends project slightly, adding dimension to an otherwise flat facade. There is a modillioned cornice projecting boldly over the classical motif of the entablature. A noble air is given the entrance by a giant order of pilasters.

On the northwest corner of Connecticut and Woodley Road is 2700 Connecticut Avenue. This is another large seven-story building constructed of light-colored brick. It has a rusticated first story faced with stone, projecting polygonal bays, and a modillioned cornice projecting boldly over the classical motif of the entablature exactly echoing 2701. Entrance door details are here delicately neo-classical in character.

On the corner of Garfield and Connecticut is 2726 Connecticut. In contrast to 2700 Connecticut, but similar to 2701 Connecticut, this building has a flat curved facade with slightly projecting corners. The ground level is faced with limestone and has an arched door surround articulated boldly with limestone voussoirs. It is constructed of light-colored brick. Between string course and cornice is an attempt to distinguish the central axis of the building with brick pilasters capped by stone capitals in modernized classical style.

2854 Connecticut Avenue completes the corners of Connecticut that were built by Harry Wardman. This is a four-story red brick building with a limestone-faced first story. Instead of the curved corner, this building has been chamfered and has been decorated with an applied pediment. The doorway is composed of stone voussoirs with a carved floral decorative panel. Like the plain cornice below the roof line, the building is extremely restrained. (Photo #18)

2807 Connecticut, constructed in 1923, introduces new color in its brown brick. A five-story building, its severe facade is made interesting by the alternating rhythm of the triple and single

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Old Woodley Park Historic District, Washington, D.C.

Section number 7 Page 18

---

windows and the strong underlines of the stone window sills, belt courses, and watertable. The delicately proportioned arched door is set in a stone surround of Renaissance character. In front of the doorway is a glass and iron marquis adding an element of urban elegance.

Several low-scale apartment buildings have been constructed along Woodley Park's side streets, usually commanding the corners of the streets. These small-scale apartment buildings include 2827, 2829, 2831 28th Street, designed by Wardman and Tomlinson and built by Harry Wardman in 1919. These three buildings are faced with limestone on the first story and feature belt courses and light-colored brick for the stories above. The rest of the facade is flat; the second floor features round-arched windows with keystones and imposts. Below the roof parapet is a modillioned cornice. 2827 28th Street illustrates clearly the original design (Photo #17); the facades of 2829 and 2831 28th Street have been painted.

The design of 2839 27th Street is inspired by the English classical tradition with its pedimented central pavilion and side wings. Each section of the building is defined by stone quoining. The horizontality of the building is emphasized by limestone facing at the ground level, the belt course, and the cornice line. Other architectural details include rounded arches at the first story defined by keystones and decorative spandrels between the third and fourth floor. The building was designed by William Allard in 1920 and completed his row of buildings along 27th Street.

2869 28th Street is a smaller, plainer version of 2839 27th Street. It has a three part design, but only the end wings are defined. Little ornamentation has been added to the building, except for the modillioned cornice. The building was designed by Stern and Tomlinson in 1921 for builder L. Gibbon White.

### Commercial Buildings

In 1921, the first commercial building was constructed along Connecticut Avenue in Woodley Park. This building at 2606 Connecticut Avenue is a narrow one-story brick building with a parapet roof completed by finials. As a result of the construction of this structure, the rest of Square 2203 was eventually zoned entirely commercial. Several of the single-family dwellings were demolished and replaced during the 1930s with one- and two-story commercial buildings, or, as in the case of 2602 and 2604 Connecticut, converted to commercial uses. The commercial buildings that were constructed in the 1930s (with the exception of 2618 Connecticut) illustrate a simple commercial classicism. These buildings have slick limestone

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Old Woodley Park Historic District, Washington, D.C.

Section number 7 Page 19

---

facades, finished by decorative details which reflect the neo-classicism of the local aesthetic as in 2600 Connecticut with its stylized row of floral medallions.

Across the street, the even side of Connecticut Avenue soon became commercial also. Here, many more of the original single-family dwellings were retained and converted into commercial/retail establishments. The new commercial structures that were constructed remained low-scale and were designed to continue the same commercial classicism with flat facades and restrained ornamentation. (Photo #19)

#### Summary

Woodley Park is a residential and commercial neighborhood with a consistent architectural theme which has remained intact since its development during the first three decades of the 20th century. Its architectural coherence lies in the unity of its building types and the neo-classical derivation of its architectural styles. Its builders were many notable local D.C. architects and builders who shaped residential Washington in the early decade of the 20th century. These men, although working individually, established a unified visual appearance for Woodley Park which lies in the buildings' similarity of massing, color of materials, height, and relation to the street. The architectural design in Woodley Park, for the most part, illustrates various interpretations of classical stylistic elements, primarily as inherited from English sources. Several notable examples of other "classical" traditions add interest to its character. The neo-classical sense of proportion of detail, of planar facade to window, and of massing and the characteristic landscape design of set-back created a distinctive visual unity for this city in a park.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 8 Page 2

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buildings' similarity of massing, style, color of materials, height, and relation to the street--delineates Woodley Park, and it is the subdued interpretation of Classical and Colonial Revival styles as inherited from British and American sources--so important to the early years of the 20th century--that marks it.

The research and survey effort on Woodley Park concludes that the area qualifies for designation as a historic district in the District of Columbia because it meets the following Criteria as established by final rules of the D.C. Historic Preservation Review Board appearing in the D.C. Register, April 12, 1985:

Criterion (a) (1): The history of Woodley Park's delayed emergence as a neighborhood is significantly associated with the speculative gambles that contributed to the suburban development of the County of Washington following its incorporation into the formal boundaries of the National Capital;

Criterion (a) (3): The buildings in Woodley Park embody the distinguishing characteristics of architectural styles and building types significant to the appearance and development of the National Capital in the 20th century;

The study of the social, cultural, and architectural history of the Woodley Park neighborhood indicates that the area also meets the following criteria for listing on the National Register of Historic Places:

Criterion A: The history of the development of the neighborhood illustrates the forces behind suburban development important to understanding the expansion of the City of Washington into the outlying areas of the District of Columbia and the transition of this area from a rural to an urban environment that marked Washington, D.C.'s growth into a 20th century city.

Criterion C: The buildings within the boundaries of the area embody the distinctive characteristics of a 20th century urban neighborhood in Washington, D.C. that forms a distinguishable entity, cohesive in building forms, architecture, and uses.

#### Introduction

Woodley Park's history is bonded with the risks inherent in the process of suburban development within the District of Columbia. An unrealized early suburban plan and the

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 8 Page 3

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bankruptcy of a major Washington financier are critical to the story of its development and tie this small area into the major events of Washington's past. Paper revisions of its street plan and lot formations clearly illustrate changing ideas regarding expedient patterns of development, as well as the influence of major planning initiatives--including the influence of the extension of Connecticut Avenue directly through its heart, the important role of bridges, and the force of zoning. The actual building construction that eluded this area for so long was begun and largely completed in only 25 years (1905-1929), and resulted in a cohesive urban neighborhood consisting primarily of attached houses and the services which attended (and continue to attend) them.

The unique character of Woodley Park today was formed in beginning of the 20th century by handsome strings of large rowhouse and townhouse residences set upon the rolling topography. In the 1910s and 1920s, the established residential character of the neighborhood was challenged by the maturation of Connecticut Avenue from a single-family residential boulevard to a major transportation thoroughfare. With the avenue's physical improvement came the construction of associated large-scale apartment buildings and, finally, commercial buildings.

### History

In the 18th century, the area that includes what is today known as Old Woodley Park consisted of wooded land and scattered farmsteads. The earliest map showing the landholding pattern is Boschke's Topographical Map of the District of Columbia published in 1861. The property that would become Woodley Park belonged to Mrs. A.E. Kervand.<sup>9</sup> Roughly the shape of large tear drop, the eastern and southern boundary of this tract was the deep ravine of the Rock Creek. The north and northwestern boundary ran along the present Cathedral Avenue. The western boundary ran due south from the present intersection of Cathedral and 29th Street to Rock Creek. The main house appears to have been located in what is currently Square 2109, bounded by 27th Street, Woodley Road on the south, 28th Street, and Cathedral Avenue on the north. Any remains of the house would have been lost during extensive construction which began in this area in 1909.

West of Kervand's property was located the important estate known as "Woodley" for which Woodley Park was most likely named. Portions of the estate and its manor house, assembled

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<sup>9</sup> No A.E. Kervand has been found in the 1870 city directories. The only Kervand listed between 1871 and 1878 was James Kervand, a lithographer and printer.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 8 Page 4

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originally by Philip Barton Key in the early 19th century, survive today as the home of the Maret School.<sup>10</sup>

The Beginnings of Suburban Development in the District of Columbia

In the third quarter of the 19th century, the city of Washington experienced tremendous population growth and expanded, reaching its original boundaries at Florida Avenue and overflowing into the County of Washington. The higher elevation of the area beyond Rock Creek attracted many residents wishing to escape the oppressive Washington summers.

As the rural sections of the District grew popular for summer residences, land speculators saw the opportunity to provide year-round housing outside the original city limits. It was predicted that these houses would attract middle- and upper-middle class residents by promising the best of the rural and urban worlds: large (sometimes as much as 10 acres) building lots, transportation to and from downtown, and a healthy and pleasant climate. Starting in 1870, in conjunction with the development and expansion of the streetcar transportation system, numerous subdivisions were recorded on the District's maps. The first of these were Meridian Hill and Mount Pleasant (both by 1870), soon followed by LeDroit Park (1872) and Woodley Park (mid-1870s). The number of suburbs outside the original boundaries of Washington City continued to grow during the 1880s and 1890s: Takoma Park (1883), Brookland (1887), Petworth (1887), Kalorama [later to become Sheridan-Kalorama and Kalorama Triangle] (1888), Chevy Chase (1890), Brightwood Park (1891), and Cleveland Park (1894).

The Subdivision of Woodley Park

By 1875, the entire property of A.E. Kervand had been subdivided into 18 lots called "Woodley."<sup>11</sup> This property remained the core of Woodley Park until the second decade of the

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<sup>10</sup> For further information on this historic estate, consult Grace Dunlop Peter and Joyce D. Southwick, Cleveland Park: An early residential neighborhood of the nation's capital (Washington, D.C.: Cleveland Park Community Library Committee, 1958), pp. 17-22; John Claggett Proctor, "Woodley, Noted Washington Estate, Has Been Occupied by Four Presidents," Sunday Star, August 11, 1940.

<sup>11</sup> General Assessments (1875), County of Washington, D.C., 2nd District, Record Group 351, National Archives and Records Administration.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 8 Page 5

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20th century when other surrounding property was opened for development and speculators capitalized on the name of Woodley Park.

It remains unknown why Kervand decided to subdivide. Earlier suburbs had been located directly north of downtown Washington because of the good location and easy access to the city. The subdivision of Woodley Park, on the other hand, was located west of the Rock Creek valley, a steep valley that was perceived as being a natural barrier to westward development of the city. Thus, Woodley Park is the first known attempt to attract speculative suburban development northwest of Rock Creek.

By 1878, "Kervand's Suburban Subdivision of a tract of land called Woodley" had been replatted into 31 lots, the first of many paper revisions of the subdivision.<sup>12</sup> A plat map advertised Woodley Park's advantages: "2 to 10 acre lots, 20 minutes walk from P Street Circle; the finest Country seats ever offered (sic) for sale about the City." The real estate agent was Thomas E. Waggaman, listed at his business address of 519 7th Street, N.W. The plat shows Woodley Lane, the only road through the area, as the heart of the new subdivision. The path of the old lane still remains today as 24th Street, Woodley Road, 29th Street, Cathedral Avenue, and Woodley Road. Around the main road were grouped variously sized lots, anywhere from two to ten acres as advertised.

The use of the place name Woodley Park first appears on an 1879 map of the District of Columbia. This map labels the general area north of Georgetown and west of the Woodley Manor as "Woodley Park." No boundaries were determined for the place name nor was the subdivision delineated on the map. By 1887, the subdivision of Woodley Park was properly located on the Hopkins map.<sup>13</sup> Throughout the 19th century, Woodley Park remained

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<sup>12</sup> General Assessments (1875, 1878) County of Washington, D.C., Second District, Record Group 351, National Archives and Records Administration. Glued into the 1875 General Assessment book was a plat of the subdivision. However, the plat, undated, showed the 31 lots that were recorded in the General Assessment of 1878.

<sup>13</sup> G.M. Hopkins, Atlas of Fifteen Miles Around Washington Including the County of Montgomery, Md. (Philadelphia: G.M. Hopkins, 1879); G.M. Hopkins, A Complete Set of Surveys and Plats of the Properties in the City of Washington, District of Columbia (Philadelphia: G.M. Hopkins, 1887).

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 8 Page 6

---

surrounded by large, rural land holdings, and, though subdivided on paper, it did not develop as other 19th-century suburbs established around Washington.

Waggaman's Woodley Park

By 1888, Woodley Park was owned by Thomas E. Waggaman and John Ridout, Trustees.<sup>14</sup> Waggaman and Ridout replatted Woodley Park and published a new map of the subdivision.<sup>15</sup> The general boundaries of the subdivision remained the same, but the size of the lots decreased while the number of lots increased substantially. The new plat also showed a network of roads. Woodley Road remained the most important road through the suburb. As described in 1887, it was "a country road, winding (its) way down the hillside, crossing the creek on wooden bridge(s) a few feet above the level of the stream, and thus making the difficult and circuitous ascent to the greater elevation of the Tennallytown pike."<sup>16</sup> In Woodley Park, however, it was encircled by curving streets bearing such names as Ennals Lane, Whittier Avenue, Prospect Lane, and Carlisle Avenue. The lots were picturesquely planned along these curving streets, laid out in various sizes to reflect the topography of the site.

Thomas E. Waggaman (1839-1906) was a member of an old and prominent family connected with the early history of Eastern Shore of Maryland. The family intermarried with other Maryland families and claimed a relationship to a U.S. Senator from Louisiana and a U.S. President, President Tyler, whose sister married a Waggaman. Thomas Waggaman himself was married three times and was thus connected to the Lenthall and Clarke families, both prominent families in Washington, D.C. Waggaman was described as "a capitalist, a patron of art and a public spirited and benevolent citizen." After spending the early part of his life in the west following mercantile pursuits, Waggaman returned to Washington, D.C., and began business as a real estate broker, specializing in sales and rents. An active communicant in the Catholic Church, Waggaman was a prominent organizer of Catholic charities in this city and served as

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<sup>14</sup> General Assessments (1878-79, 1889-1890), County of Washington, D.C., 2nd District, Record Group 351, National Archives and Records Administration.

<sup>15</sup> Thos. E. Waggaman and Jno. Ridout, Trustees', "Addition to the City of Washington formerly called "Woodley Park", June 15, 1888, Library of Congress, Map Division.

<sup>16</sup> Annual Report of the Commissioners of the District of Columbia (Washington, D.C.: Government Printing Office, 1887), p. 40.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Old Woodley Park Historic District, Washington, D.C.  
Section number 8 Page 7

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the first treasurer of the Catholic University (founded in 1889). As an art collector, he became well-known and is reported to have been the first person to collect Millet and Corot in the United States.<sup>17</sup>

Changing Street Patterns and The Impact of Connecticut Avenue

During the 1880s, the Engineer Commissioners recommended that there be systematic development in Washington County, preferably by extending the already-existing city streets where possible.<sup>18</sup> In 1888, an act was passed by the U.S. Congress that required all subdivisions to conform to the continuation of city streets into the county based on a general plan that would be platted in the future.<sup>19</sup> However, the general plan for extending city streets into the county was not immediately adopted and the city was reluctant to provide funding for construction of streets.

The history of the development of Connecticut Avenue, for example, illustrates the dilemma inherent to extending city streets into the county. In 1887, the Engineer Commissioner reported no immediate plans to extend Connecticut Avenue northward beyond what is currently Columbia Road because of Rock Creek and the hilly topography of the region. Woodley Lane was seen as providing sufficient access.<sup>20</sup>

Nevertheless, in 1890, Connecticut Avenue was extended because of the private efforts of Senator Francis G. Newlands and the Chevy Chase Land Company. Senator Newlands, founder and owner of Chevy Chase Land Company, established the suburb of Chevy Chase in Maryland

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<sup>17</sup> Allan B. Slauson, editor, A History of the City of Washington: Its Men and Institutions (Washington, D.C.: Washington Post Co., 1903), p. 215; Evening Star, Obituary of Thomas E. Waggaman, June 27, 1906, part 1., p. 2.

<sup>18</sup> Annual Report of the Commissioners of the District of Columbia (Washington, D.C.: Government Printing Office, 1887), pp. 39-46; 1888, pp. 263-266.

<sup>19</sup> Frederick Gutheim, Worthy of the Nation, National Capital Planning Commission (Washington, D.C.: Smithsonian Institution, 1977), pp. 109-110.

<sup>20</sup> Annual Report of the Commissioners of the District of Columbia (Washington, D.C.: Government Printing Office, 1887), p. 50; 1889, p. 252-253.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Old Woodley Park Historic District, Washington, D.C.

Section number 8 Page 8

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and needed Connecticut Avenue to provide transportation to his new suburb. In addition, Newlands funded the construction of a steel trestle bridge (completed in 1891) over Rock Creek to connect Connecticut Avenue to Calvert Street and a bridge over the Klinge Valley to continue the path of Connecticut Avenue. He also constructed a street railway along Connecticut Avenue which opened in 1892. After completion of these projects, Newlands deeded both Connecticut Avenue and the bridges to the city.<sup>21</sup>

Connecticut Avenue was a critical element in the plans of Senator Newlands and his fellow developers. Newlands even sought the advice of the nationally renowned landscape architect Frederick Law Olmsted regarding the development of the area. Olmsted advised that Connecticut Avenue be regarded as the main channel of a great river, with other streets and avenues as its tributaries.<sup>22</sup> Connecticut Avenue has developed as Olmsted's prophesied it would, becoming a crucial spine which runs through northwest communities, connecting them one to another.

In Woodley Park, Connecticut Avenue became the most dominant thoroughfare, entirely overriding the importance of winding Woodley Road in the picturesque design of the suburb. The subsequent development of Woodley Park reflected the unsettled nature of suburban development in the county. On paper, the subdivision retained its originally curving street pattern throughout the 1890s, altered only by the newly constructed Connecticut Avenue. By 1903, however, the original subdivision of Woodley Park was divided into two sections. The eastern and northern section (Squares 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2107, 2108, 2109 and 2111) contained regular-sized lots and its roads formed into the Old Woodley Park of

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<sup>21</sup> Roderick S. French, "Chevy Chase Village in the Context of the National Suburban Movement, 1870-1890," Records of the Columbia Historical Society (Washington, D.C.: By the Society, 1973-1974), p. 321.

<sup>22</sup> Frederick Law Olmsted to Francis G. Newlands, November 15, 1891, Olmsted Associates File, Manuscript Division, Library of Congress. "The broad street called Connecticut Avenue, being adapted to the movement of the main volume of travel between the central parts of Washington as now built and all parts of the extensive suburban region of much higher elevation, through which it passes beyond the great bridge over Rock Creek, you have asked our opinion upon a question of the laying out of such streets as would be tributary and distributing branches of this main channel of travel."

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 8 Page 9

---

today. The southern tip of the subdivision (Squares 2132, 2200, and 2240) still retained the 1888 curving street pattern and varying lot sizes.

Waggaman's Bankruptcy

Until 1905, only one substantial suburban house (built ca. 1888, demolished ca. 1911) had actually been constructed in Old Woodley Park and Thomas E. Waggaman continued to own most of the property there. Meanwhile, Waggaman invested in real estate throughout the county; he was a partner in the development of Cleveland Park, and his holdings later would become the developments of Wesley Heights, Morris Addition, and Pennsylvania Avenue Heights.

Unfortunately, Waggaman never personally realized a profit from his investment in Woodley Park. Late in 1904, to the astonishment of himself and the Washington business community, it was announced that steps had been taken to declare Thomas E. Waggaman bankrupt and to place his assets in receivership. Later that same year, H. Rozier Dulany and George B. Truesdell were appointed as trustees over the Waggaman's assets, but the legal ramifications of the bankruptcy proceedings lasted several years before being resolved. Thomas E. Waggaman left the city and retired to a farm near Annapolis, where he died in June 1906. As reported in a newspaper account in 1909 on the building activity then occurring in Woodley Park:

"As is well known, that locality [Woodley Park] has in recent months become the center of a great deal of building activity. The city has plunged forward in that direction as was foreseen by the late Mr. Waggaman...but of course, he could not fix on the precise date when the movement would begin. What is going on there is precisely what he anticipated would take place, but the difficulty with him was that he saw too far in the future, and the development did not start as soon as he had anticipated."<sup>23</sup>

Thus, Waggaman's bankruptcy greatly affected the subsequent development of Woodley Park; Woodley Park would never be developed under the hand of a single owner but by many individual investors and real estate speculators.

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<sup>23</sup> Evening Star, Obituary of Thomas E. Waggaman, June 27, 1906, pt. 1, p. 2.; Washington Star, "Transactions of Interest in Local Field of Realty," February 22, 1909.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 8 Page 10

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Not only did Waggaman's bankruptcy greatly affect the development of Woodley Park, it also affected the subsequent career of his son, Clarke Waggaman. Clarke Waggaman, born in 1877, was the son from the second family of Thomas E. Waggaman. He spent a great deal of time in his early life living and studying abroad in Europe. In 1901, he received a law degree from the Catholic University and went to work as a lawyer for his father's business. After the bankruptcy in 1904, Clarke Waggaman began a new career as an architect with the help of his maternal grandfather Daniel Boone Clarke.<sup>24</sup>

Construction in Woodley Park, 1905-1910

In 1905, Clarke Waggaman designed the first house in Woodley Park. It was the first building of his architectural career and became his own home. It was located at 2600 Connecticut Avenue and is now demolished. Waggaman designed his first five commissions as an architect (a total of nine buildings) in Woodley Park along Connecticut Avenue. Today, six are extant, including 2519, 2602 and 2604 Connecticut Avenue. These homes were three or four stories tall and commissioned as individual townhouses. From the appearance of these structures, it appears that Connecticut Avenue was initially conceived as a residential boulevard for individually commissioned residences. They prophesied that Connecticut Avenue north of Rock Creek would develop as a fashionable residential avenue. From Woodley Park, Clarke Waggaman continued his career as a residential architect mainly around DuPont Circle, Sheridan Kalorama, and Chevy Chase.<sup>25</sup>

Between 1905 and 1910, 144 buildings were constructed in Woodley Park. Many of the developers and architects are familiar names in the building history of Washington, D.C. These included: L.E. Breuninger, working with architects Albert H. Beers and Nicholas R. Grimm; J.J.

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<sup>24</sup> Evening Star, Obituary of Thomas E. Waggaman, June 27, 1906, part 1, p. 2. Daniel Boone Clarke (the father of Waggaman's second wife) strove to protect the Waggaman family. He stood surety for a number of Waggaman's bonds and it was rumored that he had settled claims against Waggaman to the extent of \$75,000. When Clarke died in June 1906, he made provision in his will for his three Waggaman grandchildren: (Daniel Boone) Clarke Waggaman, Julia Rachel Waggaman Daniels, and Agnes Waggaman (Willett), leaving them a conservatively estimated \$75,000 to \$100,000 each.

<sup>25</sup> See Grace Clarke Holtzman, Clarke Waggaman, A.I.A.: A Tribute (Washington, D.C.: Waggaman-Pulver, Inc., 1986).

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 8 Page 11

---

Kilby, working with architects Hunter and Bell; Harry Wardman, working with architect Albert H. Beers; Kennedy and Davis, working with architect A.H. Sonnemann; George C. Pumphrey, working with architect William C. Allard; and Middaugh and Shannon, working with architect Joseph J. Bohn. All these builders and architects were constructing houses in Woodley Park simultaneously. The houses they built were mainly rowhouses and detached dwellings; their motivation, real estate speculation.

The most prolific developers during the first decade of construction in Woodley Park were Ray E. Middaugh and William E. Shannon, with a total of 46 buildings. In 1908, they purchased two large tracts of land from the Waggaman Trustees and began to build two-story rowhouses along 27th Street and Cathedral Avenue. They also constructed a group of two-story semi-detached houses along Cathedral Avenue, advertising the innovative features of yards on three sides and a "living room" on the first floor.<sup>26</sup>

The real estate firm of Middaugh and Shannon was established in 1899 and started building houses along R Street east of 2nd, N.W. By 1903, the firm reported that they had built 869 houses, accommodating 3,484 people. As advertised in the newspaper, their houses were built to embody their ideals of what housing should be like, not only of construction, but also of arrangement, i.e., their copyrighted plan for the perfect lighting of the dining room.<sup>27</sup>

Shortly after construction was started, Middaugh and Shannon published a promotional brochure which boasted that, besides being a good financial investment, "here is one spot in the city where a man who is able to purchase a fine house closed in between a succession of brick walls can afford, at no greater cost, a comfortable 'home', surrounded by a comfortable lawn and the beautiful things of nature that make life worth while." These homes were praised in newspaper advertisements for the innovation of "hundreds of ideas" which would make them copied

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<sup>26</sup> Middaugh and Shannon, Inc. Promotional brochures, 1909, 1910, Vertical Files, Martin Luther King, Jr., Public Library.

<sup>27</sup> Allan B. Slauson, editor, A History of the City of Washington: Its Men and Institutions (Washington, D.C.: Washington Post Co., 1903), p. 232.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Old Woodley Park Historic District, Washington, D.C.

Section number 8 Page 12

---

throughout the city. The advantages of location near the Million Dollar Bridge and Rock Creek Park were also praised.<sup>28</sup>

Despite the presence of many architects working for many developers, there emerged a remarkable architectural character in Woodley Park. Within each row, units are of uniform height, similar materials, decorative detail, and relation to the street. All of the rows of houses share a common scale, more linear than broad, urbane but unpretentious in design. The dominant stylistic character is a derivative from English sources. Such details as keystones over windows, panels inset on the facade between floors, doors highlighted by fanlights and sidelights, Roman Doric columns of delicate proportions, and Palladian windows all come out of the pattern set by English 18th-century builders. The stylistically subdued yet English design of the rows of houses establishes Woodley Park's remarkably cohesive residential environment.

Social Characteristics of Woodley Park, 1910

Woodley Park, in its early years, was populated by families; the 1910 census recorded 91 family groups living in the neighborhood. The family profiles indicate that all were solidly middle and upper-middle class.<sup>29</sup> The wage earners were employed as government workers (i.e., clerk, statistician, topographer, patent examiner, military officer), financial brokers and bank clerks, construction engineers, lawyers, newspaper correspondents, and businessmen. Though not opulently wealthy, many of the residents were able to afford live-in servants and the majority of the houses were owned by the occupant.

As described in H.H.D. Sterrett's "The Story of All Soul's," the 1911 Woodley Park consisted of: One block of Garfield Street, two blocks of Twenty-seventh Street, and one side of Cathedral Avenue just east and west of Connecticut Avenue constituted, with a few

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<sup>28</sup> Middaugh and Shannon, Inc. Promotional brochures, 1909, 1910, Vertical Files, Martin Luther King, Jr., Public Library.

<sup>29</sup> U.S. Department of Commerce, Bureau of Census, "Thirteenth Census of the United States: 1910-Population."

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 8 Page 13

---

exceptions, the only developed part of this whole area. It constituted, too, a definite community, a snug and compact community...<sup>30</sup>

It is interesting to note that a number of builders and real estate agents chose to make Woodley Park their homes. William E. Shannon lived in one of the homes he had built at 2260 Cathedral Avenue, along with his brother Herbert F. Shannon, co-founder of Shannon and Luchs, who acted as real estate agents for the new houses. Clarke Waggaman lived at 2600 Connecticut Avenue until 1917. Harry Wardman built his own home, a Spanish-styled villa designed by Albert H. Beers, at 2640 Connecticut Avenue where he lived until 1928 when he demolished it for an annex to the Wardman Park Hotel. William A. Hill, a partner in the real estate firm of Moore and Hill, lived at 2612 Connecticut Avenue (now demolished).

Cultural and spiritual activities found their way into the area after 1910 when two important community institutions were established: All Souls Memorial Episcopal Church (established congregation in 1911, built church in 1913) and St. Thomas' Apostolic Catholic Church (built wood chapel in 1912). Originally community supported, both of these churches always drew their congregations from wider environs than just Woodley Park and continue to do so today.

#### Introduction of Apartment Buildings

During the second decade of the 20th century, the population density in Woodley Park increased with the construction of Woodley Park's first apartment building. In 1914, Frank Russell White designed 2812 Connecticut Avenue, a small-scale apartment house. Harry Wardman, a well-known local real estate developer, continued the construction of apartment buildings and surrounded Old Woodley Park with large apartment houses (specifically on Squares 2132 and 2106) and defined the progress of Connecticut Avenue through the neighborhood with apartment buildings located on major corner lots. These include 2659, 2700, 2726, 2701, and 2854 Connecticut Avenue.

#### Construction in the 1920s

World War I interrupted housing construction in Washington, D.C. During the 1920s, however, Washington experienced a prolific growth in construction of dwellings, particularly rowhouses.

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<sup>30</sup> H. Hatch Dent Sterrett, "The Story of All Souls," Washington, D.C.: All Souls Parish, n.d., Pamphlet Files, Columbia Historical Society.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 8 Page 14

---

In Woodley Park, development on unbuilt squares was completed in this decade. Two prolific builders of rowhouses were W.C. and A.N. Miller. The Miller brothers began their construction careers in Cleveland Park just prior to World War I. After the War, they resumed their construction business in Woodley Park. Here they built rowhouses that continued the reference to English classical and Colonial Revival design elements. A newspaper account reported that, the Millers "went to considerable efforts to vary the architectural treatment of their homes and to utilize color to soften the sameness that was the mark of most rowhouse neighborhoods."<sup>31</sup> Three years later, in Wesley Heights, the Millers initiated full-scale in community development. Since then, the firm has continued to develop properties and has expanded into the metropolitan suburbs.

Another contributor to the building stock of Woodley Park in the 1920s was George T. Santmyers, the designer of a long row of buildings along Woodley Place. Santmyers had a long and prolific career in the Washington area, and his designs incorporate almost every major building type found in the city. Santmyers rowhouses on Woodley Place for builder Joseph B. Shapiro completed Square 2206.

The Impact of Zoning on Woodley Park and Connecticut Avenue

On August 30, 1920, comprehensive zoning took effect in the District of Columbia. As described in the Evening Star on July 26, 1920, most of the area north of R Street, east of Wisconsin and of Western Avenue (which intersects the former at the District line) and south and west of Rock Creek was zoned for detached and semi-detached residential houses. However, Woodley Park, defined as an area between Cathedral Avenue and 29th and Calvert Streets, was exempted. This area was allowed to include rowhouses and small apartments, as well as detached and semi-detached dwellings. The law recognized the, by then, well-established mixed residential character of the neighborhood. The new zoning law also confirmed the residential nature of Connecticut Avenue by not allowing commercial uses along it in Woodley Park.

Woodley Park's commercial area was zoned along Calvert Street, west of Connecticut Avenue. However, in 1921, a permit was requested and issued to build a one-story commercial structure at 2606 Connecticut Avenue (now Thai Taste), actually facing the avenue. The District Commissioners took legal action to fight for the right to regulate commercial buildings in a

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<sup>31</sup> "Millers Approach 50th Anniversary," Star, July 22, 1961.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Old Woodley Park Historic District, Washington, D.C.  
Section number 8 Page 15

---

residential zone. The District Court of Appeals ruled that a building permit could not be denied to the applicant, and the building permit was issued. The District Commissioners appealed to the Supreme Court, but, in 1923, the Supreme Court ruled that the case was moot since the city had already issued the permit. Thus began a long battle between commercial and residential interests over the fate of Connecticut Avenue.<sup>32</sup>

Throughout the 1920s, Connecticut Avenue remained zoned as mixed residential uses. At least twice, efforts were made to change the zoning to allow commercial uses, but these efforts were always blocked by the residents with the support of U.S. Senator Smoot from Utah, who had his home at 2521 Connecticut Avenue (now demolished). Finally in 1930, though vigorously protested by local residents, the zoning commission ordered that the two triangles along Connecticut Avenue (squares 2202 and 2203) become commercial, but denied the same zoning for the east side of Connecticut Avenue between Calvert Street and Woodley Road.<sup>33</sup> By 1934, when 2619-2621 Connecticut Avenue was constructed, the east side of Connecticut had also become commercial. The result of this zoning was that several of the older three- and four-story residences, particularly on squares 2202 and 2203, were demolished and replaced by one- or two-story commercial buildings. Other originally single family homes were gradually converted to commercial, social, and cultural purposes during the 1940s and 1950s.

One significant cultural institution is the Ballet Center of Washington, currently located at 2801 Connecticut Avenue, N.W. One of three known buildings in Washington to be associated with the history of classical dance in Washington, D.C., this building, as well as 2803 Connecticut Avenue, is intimately connected with the development of the National Ballet Company, founded in 1962 by Mrs. Riddell with Frederic Franklin as the Artistic Director. It was the first professional classical ballet company to be formed and headquartered in Washington, D.C. It toured extensively in the United States, gaining recognition and respect on a national level. In 1962, a special studio addition was designed and constructed at 2801 Connecticut Avenue which contained four dance studios and boasted a special suspended wooden floor designed by Oleg Tupin of Ballet Russe. Many famous dancers have been involved at the studio, including Dame

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<sup>32</sup> "Store Permit Upheld by Supreme Court," Evening Star, 2/19/1923, p.28; "Zoning Commission Use Map: District of Columbia," 1924, Map Files, Washingtoniana Room, Martin Luther King, Jr., Public Library.

<sup>33</sup> "Zoning Decisions Rendered Today Are Compromises: Connecticut Avenue Triangles Ordered to Become Commercial, But East Side is Denied," Evening Star, June 9, 1930.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Old Woodley Park Historic District, Washington, D.C.

Section number 8 Page 16

---

Margot Fonteyn, Rudolph Nureyev, Ivan Nagy, Ben Stevenson (currently the Houston Ballet Director), and Ann Parson (formerly the Ballet Mistress of the National Ballet), all important people in the history of classical dance. In addition, segments of the popular show "Fame" was filmed at this location. After the demise of the National Ballet Company, 2801 Connecticut continued to be used as a dance studio and, since 1983, has been the location of the Ballet Center of Washington.

The commercial buildings constructed along Connecticut Avenue share the same classical stylistic derivation (i.e., limestone facades, medallion decorations, parapets) as the residences. Restricted to one- or two-stories, the buildings also maintain the low-scale of the neighborhood.

Summary

Woodley Park is a distinct early 20th-century Washington neighborhood, characterized by dignified rowhouses carefully articulated in the classical language of architecture. Though initially conceived as a self-contained suburb, its history illustrates the risks inherent to and successes possible in suburban development within the District of Columbia; its present appearance, the forces of 20th century urbanization. The strength of its visual coherence--the buildings' similarity of massing, style, color of materials, height, and relation to the street--delineates Woodley Park, while the subtle interpretation of Classical and Colonial Revival styles distinguishes it as a product of the early years of the 20th century and evocative of that period of growth so vital to the realization of Washington's unique visual appearance.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 9 Page 2

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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 9 Page 3

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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 9 Page 4

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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 9 Page 5

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Zoning Regulations. Zoning Commission of the District of Columbia, August 30, 1920, 1937.

Articles

Newspaper

Proctor, John Claggett, "Woodley, Noted Washington Estate, Has Been Occupied by Four Presidents," Sunday Star, August 11, 1940.

\_\_\_\_\_. "Rock Creek Bridges Tell Story of City's Growth," Sunday Star, December 1, 1935.

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Thomas E. Waggaman, obituary, June 27, 1906, part 1., p.2.

"Purchase Tracts of Land: Middaugh and Shannon Buy near Connecticut Avenue," December 11, 1908.

Washington Star, "Transactions of Interest in Local Field of Realty," February 22, 1909.

"Landmarks Disappear Before Improvements," November 25, 1911.

"Wickersham House Nearing Completion," August 9, 1913, Section 2, p. 3.

"400,000 Realty Operation Started," March 23, 1918.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 9 Page 6

---

"New Map Reveals Changes in Zoning," July 30, 1920.

"Local Boundaries for Building Zone Areas Seen in Map," 7/26/1920.

"Learn Zoning Rules Realtors Are Told," September 24, 1921.

"Project for homes on Woodley Road for homes like English Village," 1/28/1922, p.12.

"Homes Planned in English Village Operation," February 4, 1922.

"Store Permit Upheld by Supreme Court: Mollie Schwartz wins appeal in U.S. Supreme Court for Construction of Store on Connecticut Avenue," 2/19/1923.

"Citizens Oppose Zoning Change: Connecticut Avenue Association Will Protest Vigorously Proposed Revision," May 13, 1930.

"Zoning Decisions Rendered Today Are Compromises: Connecticut Avenue Triangles Ordered to Become Commercial, but East Side is Denied," June 9, 1930.

Magazine

"The Streets were Paved with Gold." The Washingtonian. April, 1984.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number 10 Page 2

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Inclusive addresses for Woodley Park

2605-2607 24th Street, NW  
2700-2850 27th Street, NW  
2800-2869 28th Street, NW  
2819-2865 29th Street, NW  
2300-2331 Calvert Street, NW  
2128-2818 Cathedral Avenue, NW (even numbers only except for 2269)  
2519-2854 Connecticut Avenue, NW  
2606-2641 Garfield Street, NW  
2601-2773 Woodley Place, NW  
2506, 2511, 2515, 2520 Woodley Road, NW  
2647-2819 Woodley Road (odd number addresses only)

Addresses of Non-contributing Buildings

2300 Calvert Street, NW  
2128-2142 Cathedral Avenue, NW  
2620 Connecticut Avenue, NW  
2715-2725 Connecticut Avenue, NW  
2722 Connecticut Avenue, NW  
2828 Connecticut Avenue, NW  
2829 Connecticut Avenue, NW  
2642-2646 Woodley Place, NW  
2623-2627 Woodley Place, NW  
2601 Woodley Place, NW  
2661-2663 Woodley Road, NW  
2665 Woodley Road, NW  
2700 27th Street, NW  
2791 28th Street, NW

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Old Woodley Park Historic District, Washington, D.C.

Section number 10 Page 3

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**DESCRIPTION OF BOUNDARIES:** Beginning at the southeast corner at the intersection of 29th Street and Cathedral Avenue in the northwest quadrant, proceed southeast along the center line of Cathedral Avenue across Connecticut Avenue to include only 2269 Cathedral Avenue on the northern side of Cathedral Avenue; proceed along the center line to where Cathedral Avenue crosses under Connecticut Avenue; proceed north along the center of the road-bed of Connecticut Avenue to the intersection of Connecticut Avenue and Calvert Street; proceed west along the center line of Calvert Street to 24th Street; proceed north along the center line of 24th Street to Connecticut Avenue; proceed northwest along the center line of Connecticut Avenue to its intersection with Woodley Road; proceed west along the center line of Woodley Road to its intersection with 29th Street; proceed north along the center line of 29th Street to its intersection with Cathedral Avenue. This boundary includes private property located in squares numbered 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2211, 2107, 2108, 2109, 2111.

**BOUNDARY JUSTIFICATION:** The northern and eastern boundaries have traditionally been associated with the earliest subdivision of Woodley Park. The southern and western boundaries of the subdivision are the direct result of the property changes that occurred after Thomas E. Waggaman's bankruptcy in the first decade of the 20th century.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  
Old Woodley Park Historic District, Washington, D.C.  
Section number MAP Page 1

