

6450114
COUT

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Multiple Property Documentation Form**

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission Amended Submission

A. Name of Multiple Property Listing

American University Park in Washington, D.C.: Its Early Houses, Pre-Civil War to 1911

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- I. Rural Origins of American University Park
- II. The Residential Subdivision and Early Development of American University Park: 1896-1911
- III. The Residential Development of Asbury Park/Robeyville in American University Park

C. Form Prepared by

name/title Jane Waldmann (researcher) and Kim Williams, Architectural Historian
street & number 1100 4th Street, SW telephone 202 442-8840
city or town Washington state D.C. zip code 20024

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

David Maloney, DC SHPO
Signature and title of certifying official

3 MAY 2011
Date

DC HISTORIC PRESERVATION OFFICE
State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper Date of Action

Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

	Page Numbers
E. Statement of Historic Contexts (If more than one historic context is documented, present them in sequential order.)	E-1 through E-16
F. Associated Property Types (Provide description, significance, and registration requirements.)	F-1 through F-5
G. Geographical Data	G-1
H. Summary of Identification and Evaluation Methods (Discuss the methods used in developing the multiple property listing.)	H-1 through H-2
I. Major Bibliographical References (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	I-1 through I-3

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 120 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Residences: Pre-Civil War to 1911
Section Number E Page 1

PROJECT OUTLINE

A. MULTIPLE PROPERTY LISTING NAME

American University Park in Washington, D.C., Its Early Houses, Pre-Civil War to 1911

B. ASSOCIATED HISTORIC CONTEXTS

Rural Origins of American University Park

The Residential Subdivision and Early Development of American University Park, 1896-1904

The Residential Development of Asbury Park/Robeyville

C. ASSOCIATED PROPERTY TYPES

A. Residential Buildings

a. Pre-Subdivision Farmhouse

b. Early Subdivision Houses, 1897-1911

B. Building Clusters/Districts

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Residences: Pre-Civil War to 1911
Section Number E Page 2

AMERICAN UNIVERSITY PARK, ITS EARLY HOUSES: Pre-Civil War to 1911

American University Park is a residential neighborhood of northwest Washington, D.C. located north of Massachusetts Avenue and The American University, south of River Road, east of Western Avenue, and west of Nebraska Avenue. The neighborhood was developed as a series of subdivisions, platted in the late nineteenth century, but principally built out in the mid twentieth century. The neighborhood consists of more than twenty blocks and a large collection of mid-twentieth-century, single-family dwellings representing a variety of revival styles. These later houses are located on narrow building lots surrounding the approximately twenty older dwellings that were built prior to and during the subdivision's initial phase of development. This Multiple Property Document, *American University Park, Its Early Houses: Pre-Civil War to 1911* identifies three historic contexts related to the original nineteenth-century development of American University Park.

The first, *Rural Origins of American University Park*, addresses the area's early history as part of the large Friendship tract in the eighteenth century, and its later ownership and use as a farm by the Murdock family.

The *Residential Subdivision and Early Development of American University Park (1896-1911)* describes the residential subdivision of American University Park in 1896-1897 and the forces that led to its residential development. This context provides a chronological history of the development of the residential subdivision, including its initial spurt of growth during the establishment of American University and its quick end less than a decade later.

The third context, *The Residential Development of Asbury Park/Robeyville* details the subdivision of an adjacent area within today's American University Park neighborhood that developed separately from the slightly earlier American University Park subdivisions.

The chronological period for the multiple property listing extends from the pre-Civil War to 1911. The beginning date corresponds to the period of construction of the oldest surviving houses in the area. The end date corresponds to a transitional period in the development of the American University Park subdivision and the date in which the neighborhood's first Craftsman bungalow was built. This latter date was more than a decade prior to the attraction of new, speculative builders who erected extensive collections of single-family dwellings on the older subdivision's lots.

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Residences: Pre-Civil War to 1911
Section Number E Page 3

Introduction

The area currently known as American University Park is a neighborhood in far northwest Washington, D.C. that was platted for residential development through a series of independent subdivisions beginning in 1896. Despite the advantageous location of American University Park west of Tenleytown and north of the new American University campus, the first attempt at development in the twenty-block residential subdivision did not succeed beyond an initial spurt of growth of approximately one house per block. The neighborhood ultimately reached maturity during the 1920s through the 1940s, when large-scale speculative builders constructed middle-class, single-family dwellings on the lots around their Victorian predecessors. Today, the seventeen Victorian suburban houses and several early rural dwellings stand out architecturally from the repetitive mid-twentieth-century dwelling forms. These first dwellings of American University Park are the focus of this multiple property document.

A. Rural Origins of American University Park

Prior to its growth as a residential neighborhood, the area that would become American University Park was largely rural before and after the Civil War. It was, during the early to mid-nineteenth century, considered part of the larger Tenleytown area. Like Tenleytown, the area traces its early settlement to 1713 when Charles Calvert granted "Friendship," a 3,124-acre tract of land, to James A. Stoddert and Colonel Thomas Addison. Through inheritance, a significant portion of the "Friendship" tract descended through the Addison family into the hands of John Murdock. In 1760, John Murdock built a frame house for himself which he called "Friendship" and which enjoyed expansive views south toward the Potomac River and the port at Georgetown. This one-story hall-and-parlor-plan house, known from early twentieth-century photographs (*Figure 1*), was the first known dwelling in the undeveloped area. The house stood on the south side of present-day Massachusetts Avenue until it was demolished for the 1925 construction of the chancellor's house on the campus of the American University. This eighteenth-century house and later the American University campus formed the southern edge of what would become the American University Park neighborhood.

At the northern border of today's AU Park neighborhood ran River Road, an old Indian trail that was cleared and improved in 1779-1780 for wheeled traffic between the Great Falls of the Potomac and the port of Georgetown. At "Tennally's Town," River Road merged with the Frederick-Rockville Road (present-day Wisconsin Avenue) that led down to the official tobacco inspection station in Georgetown.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

American University Park, Its Early Residences: Pre-Civil War to 1911
Section Number E Page 4

At the beginning of the Civil War, the Murdock family still retained ownership of a significant tract of land in the area. John Murdock's grandson, W.D.C. Murdock owned approximately 800 acres south of Murdock Mill Road. North of the road, however, the land was no longer in Murdock family hands, but was owned instead by Samuel F. Burrows and his brother, Levi, who farmed and resided there. During the war, Union forces constructed Fort Bayard, one of the forts that formed a defensive ring around the nation's capital. Fort Reno, sited to the east of Fort Bayard, stood at the District's highest point, just above the intersection of present-day River Road and Wisconsin Avenue and immediately above the village of Tennallytown. Fort Bayard was constructed atop a soapstone outcropping at the western corner of the District's boundary (and is now a park at the northern edge of AU Park). The Burrows land abutted Fort Bayard and was used as a camp and parade grounds. At the 1924 funeral of Harriet Burrows, her eldest son, Otho Burrows eulogized:

"Mrs. Burrows personally knew President Abraham Lincoln... Oftentimes Lincoln accepted the hospitality of the charming young matron of the Burrows farm, quenching his thirst at the old well still on the farm and partaking of a cold glass of fine rich milk from the splendid dairy herd and some of the dainty artistries of the comely hostess of the farm house."¹

The Burrows farmhouse survived not only the 1896 subdivision of land into residential building lots, but also a later move. The house had been located near the corner of 45th and Ellicott Streets, but after the death of Mrs. Burrows, it was moved almost nine blocks south to 4624 Verplanck Street where it still stands. The two-story, Italianate-style, frame dwelling sits mid-block on the south side of the street distinct from the surrounding mid-twentieth-century, single-family dwellings.

At least three other rural farmhouses that pre-date the subdivision of American University Park survive in the neighborhood: 4716 48th Street, 4308 46th Street, and 4330 Yuma Street. A photograph of the property at 4716 48th Street (*Figure 2*) is highlighted in the 1897 promotional brochure for AU Park and shows a very rural setting, including a barn at the back of the house.² Although it now lacks its rural setting and its agricultural outbuildings, the house at 4716 48th Street still stands. According to oral history, the house at 4308 46th Street dates to as early as 1800. The architecture of the building does not support such an early date, however, and appears more likely to be a product of the twentieth century. There may be vestiges of an older house within the present structure. The house at 4330 Yuma Street

¹ Eulogy for Harriet America Burrows delivered by her son, Otho Burrows, 1924. Written copy from the files of the Tenleytown Historical Society.

² The promotional brochure refers to the property as the "Old Mansion House" and as the "Residence of Samuel Burrows." Although Samuel Burrows owned the property, research indicates that he and his wife, Harriet America Burrows, lived in the house now on Verplanck Street.

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Residences: Pre-Civil War to 1911
Section Number E Page 5

has stood on the site since at least 1878, as indicated in the G.M. Hopkins atlas of that year. The house and surrounding land were owned by Englebert Enders, an immigrant from Baden, Germany who operated a dairy farm on the property.

As Tenleytown grew into a sizable village during the second half of the nineteenth century and became the commercial and social center of the rural community, the area that would become American University Park remained rural and sparsely developed. Like Samuel F. Burrows, most area residents were small-scale farmers who cultivated their land primarily for personal consumption and for sale at the local market. Raymond Johnson, who lived in the village of Tenleytown from 1891 to 1907, described the outlying area as “wooded... with many farms in the near vicinity. It was a beautiful place in the (spring) when fruit trees and fields were in bloom.”³

This rural landscape had already begun to change. In 1889, the Methodist Church purchased 90 acres of the old Murdock estate south of present-day Massachusetts Avenue upon which it planned construction of the American University campus. In 1890, the Georgetown and Tennallytown Railway line opened along Wisconsin Avenue, providing the necessary transportation for the ever-expanding population of the city to move north well beyond the city center. In 1893 Congress approved the Permanent Plan of Highways that extended Washington’s streets beyond the original city boundaries, allowing for the subdivision of land into suburban communities. Together, these developments forever altered the nature of this portion of Washington County.

American University

As early as 1861, Methodist leaders had discussed the possibility of a Methodist university, and William W. Corcoran even offered land for such an institution. But it would take several more decades and the advocacy of Methodist Bishop John Fletcher Hurst, as well as the establishment of the Catholic University, to add urgency to the desire. The existence of two Roman Catholic universities in D.C. and fear of increased Catholic power and influence in the nation’s capital would ultimately generate sufficient support. Bishop Hurst’s goal was to establish a graduate school, initially referred to as National University that would be supported by the denomination. Hurst’s choice of Washington was a response to the increasing national and international importance of the capital city.

“There is not a city in the land which compares with this in its far-reaching power, but especially in its facilities for students. A University in Washington does not need to establish a general

³ Unpublished reminiscences of Raymond Johnson, taken 1973. From the personal files of Judith Helm.

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Residences: Pre-Civil War to 1911

Section Number E Page 6

library, for the National Library, with the special libraries and the various collections, number a million of volumes, and this number is constantly increasing...Washington is not only the political, the social and the scientific center, but is fast getting to be the literary center, of the United States.”

After a ten-day search for a site in the city that began in December 1889, Bishop Hurst had purchased 90 acres of the Murdock’s Friendship estate, then owned by Achsah C. Davis. The site included the Murdock homestead and the route for the anticipated extension of Massachusetts Avenue to the District of Columbia line. The American University was incorporated in 1891 and chartered by an Act of Congress in February 1893. Its early subscribers included such nationally known figures as Leland Stanford and Susan B. Anthony. Local subscribers included John R. McLean, William Sibley, John and Thomas Waggaman, Woodward & Lothrop, Dr. Armistead Peter, and Charles C. Glover.

A description of the university site published in *Harper’s Weekly* echoes the memories of Raymond Johnson:

“The American University... is domiciled on the ninety beautiful acres (where stood Fort Gaines) that crown one of the most picturesque eminences four miles from the Capitol... eye roams over the wooded hills and hazily charming ranges of the Blue Ridge Mountains, the luxuriant vistas of Maryland and the gracefully artistic palaces of Washington.”⁴

Despite expectations, construction of the university did not begin smoothly. Funding was slow to materialize, and although the first building, Hurst Hall, was completed in 1897, the second, McKinley Hall, was not finished until 1914. During its first decade, it operated only as a graduate school, eventually opening to undergraduates in 1925. Despite this slow beginning, the university provided an important catalyst for development of adjacent land.

Real estate developers and speculators responding to the post-Civil War population boom anticipated that the university and the area’s natural beauty would be a strong attraction for homebuyers. New roads and streetcar service as well as the establishment of the 1893 Permanent Highway Plan provided greater incentives for speculative development in the area. The Georgetown and Tennallytown Railway Company opened in 1890 with service between M Street in Georgetown and the District line at today’s Western Avenue. That same year, Massachusetts Avenue was cut and paved between Florida Avenue and Wisconsin Avenue, with the expectation that it would be extended beyond to the district boundary,

⁴ Richard Wheatley, DD, “An Interesting Account of the Great American University,” *Harper’s Weekly*, December 5, 1896.

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Residences: Pre-Civil War to 1911

Section Number E Page 7

further opening up the area. The area's high elevation promised healthy living far from the perceived ills of the city.

By the time construction had begun on the first classroom building at American University in the late 1890s, several surrounding subdivisions had been platted: Wesley Heights (1890), American University Heights (1894), American University Park (1896), First Addition to American University Park (1897), and Asbury Park (1898). Together, the platted subdivisions overlaid the once-rural land with paper streets that would soon be cut and laid. Although their names reference the Methodist university, Wesley Heights—south of the campus below Massachusetts Avenue—and American University Heights (part of today's Spring Valley) stand as their own distinct neighborhoods. As platted, American University Park, Addition to American University Park, Asbury Park and later subdivisions comprise the present neighborhood of American University Park. American University Park is today understood to be bounded by Massachusetts Avenue on the southwest, Western Avenue on the west, River Road on the north, and Nebraska Avenue on the east.

B. The Residential Subdivisions of American University Park

The Platting of American University Park (July 1896) and the First Addition to American University Park (May 1897)

The American University Park subdivision was the product of real estate investors John D. Croissant and David D. Stone. Croissant, an active Methodist who had trained for the ministry, came to Washington, D.C. in 1877. He appears to have first worked as a postal clerk, but eventually became involved in real estate and advocated for city improvements, namely the extension of Massachusetts Avenue and the construction of electric lights—important city infrastructure which would directly enhance his developments and financial interest. David D. Stone came to Washington, D.C. in 1886 where he founded a real estate firm David D. Stone & Co. Well aware of the Methodist Church plans to build a university and seeing the opportunity to capitalize on it for real estate development, the two businessmen teamed up to purchase land north of the University property. Croissant was clearly optimistic about the area surrounding the new university, as he had already platted the nearby American University Heights and was actively engaged in its promotion.⁵

⁵ Croissant took out several quarter- and half-page ads in local real estate pages, beginning in 1894, in an effort to promote American University Heights.

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Residences: Pre-Civil War to 1911
Section Number E Page 8

The first purchase of land for American University Park included an area of 54 acres. A second parcel of 70 acres along Murdock Mill Road, described as the "Burrows Tract," was acquired from Samuel Burrows through Lloyd Irvine. *The Washington Post* noted that the streets have been "laid out in accordance with the highway act for street extensions within the District of Columbia" and further informed the reader that "Massachusetts Avenue lies on this land, and the grading of this portion will result in the opening of this great boulevard its entire length to the District line."⁶

The plats generally followed the fairly rigid grid of the Highway Plan due in part to the relatively level terrain. Although the official map for this section of the city was not published in final form until 1898, a draft version had been released by 1897 and was probably known while in draft before that time. While Massachusetts and Western Avenues cut through the paper grid on strong diagonals, the only other alternative to the grid was the windy and narrow Murdock Mill Road. Lots conformed to typical narrow urban dimensions, generally 20 by 100 feet. Narrow H-shaped alleys cut through the squares providing access points to the rear of lots and offering service areas out of view from the public rights-of-way.

Lot Sales, House Construction and Promoting the American University Park Suburb

With no amenities in place other than graded streets, Croissant and Stone began selling lots within American University Park, and set about promoting the new subdivision. The first house to be constructed, 4701 Fessenden Street was highlighted on a decorative plat of the subdivision that happened to be included with the D.C. Permit to Build for the dwelling (*Figure 3*). This promotional plat includes picturesque renderings of three houses, one of which is 4701 Fessenden Street, surrounding a plan of the subdivision with a set of notes.⁷ The text touts the subdivided area's attributes and in particular extols its proximity ("only five blocks") to American University and ("only two and one-half blocks") to the electric streetcar line. Most notably and perhaps as overcompensation for the lack of amenities provided by the developers, it emphasizes the increasing value of land in the area and the investment potential of simply purchasing lots.

Lots in American University Park were advertized at \$500 for inside lots, \$600 for alley lots, and \$1,200 for double corner lots. Other than streets and trees, Croissant and Stone offered no amenities. The

⁶ "Real Estate Market, Sale of Burrows Tract to a Syndicate," *The Washington Post*, April 11, 1897.

⁷ As shown on the decorative plat, the plan of American University Park subdivision consisted of an approximately ten-block section within the city boundaries, as well as a large two-block stretch of land on the Maryland side of Western Avenue. The Maryland parcel included a park bisected by a curving drive that provided access to the lots fronting the park.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

American University Park, Its Early Residences: Pre-Civil War to 1911
Section Number E Page 9

developers were clearly banking on the city to provide services to newly developing suburbs outside of the city limits, including that of American University Park.

The house at 4701 Fessenden Street as illustrated on the decorative plat was clearly presented as a "model" home.⁸ As drawn, the two-and-one-half-story Queen Anne residence was exuberant in its massing with a panoply of projections including bays, dormers, turrets, projecting gables, tall chimney stacks and a porte-cochère (*Figure 4*). In addition, it was illustrated with ample decorative flourishes such as a variety of shingle types and patterns, a decorated frieze and ornate window lintels. As built, the house is significantly smaller and has a much more restrained use of ornamentation. Constructed quickly, it was completed before the streets were fully laid. Former resident Mrs. Pauline Manning Batchelder vividly recalled, "the city cut down the streets around our house, digging out the top three or four feet of Fessenden and 47th... Originally our front yard and the Fort had been on the same level. Now our house was left high and dry like a castle."

Upon completion of the subdivision process, Croissant and Stone immediately set about promoting the sale of lots and the construction of houses. According to the developers, "two-thirds of the initial set of lots put on the market were sold in the first six months, while half of the second round of lots put up had also been sold." In 1897 alone, ten houses were under construction, "some of them finished and occupied."⁹ Capitalizing upon this initial success and in an effort to encourage more lot sales and house construction, the developers published a heavily illustrated promotional brochure for American University Park in 1897. Titled *The American University Park*, this promotional piece was full of the standard nineteenth-century flowery writing that touted the subdivision's principal attributes, namely its proximity to churches, schools and a streetcar line, healthy heights, and rising land values. In juxtaposition to illustrations of the existing rural and rugged landscape and old-fashioned farmhouses, the developers illustrated seven of the newly built or under-construction Queen Anne residences. Although the houses appear alone on bare lots and adjacent to unpaved streets, the brochure promised that the "pictures are old already, as since they were taken the houses have been finished, and the graders have nearly completed this Fall's work. We expect next year to surpass this in improvements and buildings."

⁸ Although no architect or building services appear to have been provided by the developers, the builder of 4701 Fessenden Street, B.J. Burgoyne, built four other early houses in the subdivision and may have had direct associations with Croissant and Stone, rather than with the owners of the lots. The April 11, 1897 *Post* article noted above also states that "H. Lloyd Ervine is building a model frame dwelling in American University Park. B.H. Burgoyne is the architect and builder."

⁹ Croissant and Stone, *American University Park*, Promotional brochure, 1897.

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Residences: Pre-Civil War to 1911
Section Number E Page 10

The brochure indicated that maple trees had already been planted around every block, that more grading would follow, and that sidewalks would be laid. Knowing how critical transportation was to drive development, the developers optimistically noted, "We hope soon to have a car line running through the Park, and it will be built as soon as we can get the charter from Congress." Indeed, Croissant and Stone, along with several others, had incorporated the Washington and University Railroad, a streetcar company that would provide service from 11th and E Streets downtown, north on Connecticut Avenue, then west past Oak View (present-day Cleveland Park) to the American University and then through AU Park to the junction of Boundary [Western] Avenue and River Road. A bill for the Washington and University Railroad was introduced to Congress in June 1897 and was passed the following year.¹⁰ In January 1899, a contract for the construction of the line had been awarded and it was anticipated that service on the line would be open by the spring of 1899.¹¹

Based upon assurances that the streetcar line would "connect this property with the city" and be "in operation before the year is out," the general feeling was that American University Park had the ingredients to become a successful neighborhood. As noted in *The Washington Post* in April 1899, "The phenomenal growth of this lovely suburb of Washington is a matter of much comment, and it is safe to predict that it will shortly be one of the most popular residential sections."¹²

But a year later, the streetcar line had not been laid. Instead, Croissant had resorted to providing wagon service from Tenleytown to AU Park, as advertised in *The Washington Post*:

"A most enjoyable ride can be had by taking the electric car to Tennallytown and River Road, where will be waiting a wagonette, which will hold ten persons, and starting from that point at 9, 10, 11, 12, 2, 3, 4, 5, and 6 o'clock, will drive through American University Park subdivision and return without charge."¹³

Despite the setback in transportation, optimism over the potential success of American University continued unabated over the course of the next couple of years. In 1901-1902, the suburb continued to garner much attention in real estate circles not just for its own construction, but for that of surrounding

¹⁰ "New Electric Road Proposed," *The Washington Post*, June 26, 1897.

¹¹ "A New Suburban Line: Contract Let for Washington and University Railway," *The Washington Post*, January 13, 1899.

¹² "American University Park," *The Washington Post*, April 30, 1899, p. 14.

¹³ *The Washington Post*, May 6, 1900, p. 11.

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Residences: Pre-Civil War to 1911
Section Number E Page 11

developments, including American University, the Massachusetts Avenue Bridge over Rock Creek, and the Washington Cathedral School for Girls and St. Albans School for Boys.¹⁴

City-wide infrastructure improvements were also progressively making their way towards AU Park, although not quickly enough to benefit Croissant's development. By 1901, electric lights had been extended down River Road to Murdock Mill Road, surrounding the subdivision in light, but not actually reaching the interior of the fledgling neighborhood. Croissant's pleas to the city to provide lighting to AU Park were rebuffed, as the inspector of lighting observed that, "it would take sixty lamps to cover the distance, while the houses benefited do not exceed fifteen." Other subdivisions of "more importance" would be given "first consideration."¹⁵ In 1906, however, an advertisement for AU Park boasted that "streets of macadam, electric light, and telephone service, and other comforts and conveniences," had reached the subdivision.

The city completed a sewer line to the American University campus around 1911, but it is not clear when sewage mains were extended to the subdivision. Similarly, several of the streets remained unopened, including Fessenden Street between River Road and Wisconsin Avenue and Massachusetts Avenue between Wisconsin Avenue and the District line. In 1907, local residents of AU Park took matters into their own hands and petitioned Congress to extend Fessenden Street from River Road to Wisconsin Avenue.¹⁶ Despite years of pleading, Massachusetts Avenue was not fully extended and graded until 1916, and Nebraska Avenue was not completed until 1917.

The lack of infrastructure, particularly good transportation, soon caught up with the developers. Although a streetcar line had been extended along Massachusetts Avenue past the University, the line did not traverse American University Park as proposed in the Washington and University Railway charter of 1896. In fact, even the wagonette service seems to have been irregular. A newspaper article relates the frustration of Augustus Crittenden, a resident of AU Park who was fed up with the lack of wagon transportation through the Park to Tenleytown and the sporadic rail service from there along River Road to downtown. Angry with the developers over the poor transportation, and in an era of

¹⁴ See, "Investors Turn to Suburban Tracts of Large Size," *The Washington Post*, May 12, 1901, p. 14 and "Bills in Congress Interest Dealers and Brokers," *The Washington Post*, May 11, 1902, p. 26.

¹⁵ "Four Street Lamps to Each House," *The Washington Post*, August 22, 1900, p. 10.

¹⁶ "Urged Streets Extension, Owners of American University Park Want Improvement Made," *The Washington Post*, May 18, 1907, p. 16.

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Residences: Pre-Civil War to 1911
Section Number E Page 12

rising racism, Crittenden apparently threatened to sell his house and lot to a "colored" family in a deliberate effort to hurt the developers' business effort.¹⁷

Compared to ten houses built in 1897 alone, only six more were constructed in the period between 1898 and 1903. After 1903, new construction came to a grinding halt in American University Park and its First Addition, leaving about one lonely house per block for more than twenty years. One exception was 4900 47th Street, built in 1911. This Craftsman bungalow was constructed on a corner lot whose owner was listed as Galen L. Tait and DeWitt Croissant, trustees. Perhaps in a last-ditch effort to revive the residential subdivision platted by his late father, DeWitt Croissant built the corner dwelling. Despite this effort and the earlier optimism for the subdivision, the original nineteenth-century suburban development of American University Park had failed.

Beginning in the mid-1920s and continuing through the 1940s, as an ever expanding population led to a need for housing, small and large builders alike bought up undeveloped lots within existing subdivisions and constructed groups of houses on a speculative basis. At the same time, developers would subdivide still un-platted tracts and fill in the gaps. In 1925, for instance, following the death of Mrs. Burrows, the remaining 50-acre parcel upon which the "old" Burrows house stood, was sold for development and divided into residential building lots.¹⁸ American University Park reached maturity during this period, as builders bought up multiple lots and erected speculative housing to appeal to the city's growing white, middle-class residents. Architecturally, the houses from this period represent a repetitive variety of house forms and styles ranging from two-story, three-bay brick Colonials to one-and-a-half-story bungalows and brick-and-stone, Tudor Revival-style houses, often in repetitive groups.

The Developers of American University Park

John D. Croissant

John D. Croissant and David D. Stone together purchased the land and platted the original American University Park subdivision in 1896. Born in 1846 in Cape Vincent, New York, John D. Croissant later studied at Northwestern Academy, a preparatory academy no longer in existence, and then went on to Northwestern University in 1869. He did not graduate, but received a diploma from the Garrett Biblical Institute in 1877. Despite being trained for the Methodist ministry, there is no evidence that he was

¹⁷ "To Colored People Only, A. W. Crittenden Names Conditions for Sale of Suburban Home," undated and untitled newspaper article, on file at the American University archives.

¹⁸ "Old Burrows Estate Sold to M. Friedman," *The Washington Post*, July 26, 1925.

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Residences: Pre-Civil War to 1911

Section Number E Page 13

ordained and he did not further pursue the ministry. He arrived in D.C. in 1877 and is identified in the 1880 census as a post office clerk. In 1888, he was elected president of the Metropolitan Church Lyceum, so it is reasonable to assume that he was well connected in Methodist circles and would be among the first to hear about plans for the American University.¹⁹ By the early 1890s, Croissant was involved in real estate. In 1894, he platted American University Heights along with George Corey, and in 1896 he platted American University Park with David D. Stone. In 1897, Croissant was seeking, along with other incorporators, a Congressional charter for the Washington and University Railroad streetcar line that would provide service to his subdivided land. Croissant followed up his initial subdivisions with additions to both AU Heights and AU Park. During this time, Croissant continued to press Congress and the city to provide the necessary infrastructure to make the residential development of this part of the city successful.

John Croissant and his wife were socially active, as indicated by the fact that their names appear in the city's society pages with some frequency. The news items were generally descriptive, noting the couple's travel plans and, on one occasion, Mrs. Croissant's lecture on her travel experiences. Sometimes the publicity was more controversial, such as a 1895 suit over a land transaction.

By May 1904, as the initial spurt of development in American University Park was coming to a close, Croissant's seemingly successful life failed him. He was declared insane, and his wife and son were appointed his trustees. He died in February 1906.

David D. Stone

David D. Stone was born in Norfolk, Virginia. He later earned a Ph.D. from Washington and Jefferson College in Washington, Pennsylvania. He practiced law in Mifflintown, Pennsylvania, and in 1886 relocated to Washington, D.C. Here, he founded the real estate firm David D. Stone & Co., "which rapidly achieved a leading place in the real estate business of the District."²⁰ The firm first occupied "two large rooms" on the ground floor of the LeDroit Building and conducted business including property development, rentals, insurance and loans. The company was considered "pioneers in development of Columbia Heights and Bloomingdale and in those districts sold more property than any other firm."²¹ David D. Stone had two sons, Charles Parker Stone and Robert H. Stone. Robert appears to have been a

¹⁹ "Croissant Funeral Today," *The Washington Post*, p. S4

²⁰ David D. Stone is Dead," *The Washington Post*, March 12, 1904, p. 9.

²¹ John Claggett Proctor, ed. *Washington Past and Present*, Vol. IV, New York: Lewis Historical Publishing Company, 1930, pp. 539-541.

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Residences: Pre-Civil War to 1911
Section Number E Page 14

junior member. At David Stone's retirement, Robert Stone and Charles W. Fairfax became partners under the name Stone & Fairfax. In 1901 this firm was incorporated and continued at various addresses for several decades.²²

David D. Stone lived at 2021 Massachusetts Avenue, NW. His son Robert lived in American University Park at 4901 47th Street, one of the early houses of the neighborhood.

²² "New Office Leased by Stone & Fairfax," *The Washington Post*, April 16, 1931, p. R4.

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Residences: Pre-Civil War to 1911
Section Number E Page 15

C. The Residential Development of Asbury Park/Robeyville

The development of the initial subdivisions of present-day American University Park lapsed within a decade. Building did not pick up again in the area until the mid-1920s, with the exception of Asbury Park. Asbury Park consisted of a six-acre tract of land platted in 1898 by David D. Stone, president of the District Development Company and partner with Croissant in American University Park. As platted, Asbury Park included a two-and-one-half-block area south of Murdock Mill Road between 44th and 45th Streets, now the 4400s block of Alton Place (formerly Lyles Place) and Albemarle Street.

Asbury Park, like American University Park, was part of the Addison portion of Friendship, the 3,124-acre tract patented to Addison and Stoddert in 1713. In 1865, Addison's descendant, W.D.C. Murdock subdivided a part of Friendship south of Murdock Mill Road, extending to River Road on the east and across Massachusetts Avenue on the west. One of these parcels, the Deakins farm located south of Murdock Mill Road, became Asbury Park, later referred to as Robeyville.

In 1893, James W. Robey had moved from Merrifield, Virginia to Tenleytown where he had learned from a friend that land was available, as was construction work. James immigrated to Tenleytown with his seven sons and two daughters. James Robey and his sons were skilled in the building trades, and quickly become active members in the Tenleytown community, joining Eldbrooke Church and the Singleton Masonic Lodge. Like the developers of American University Park, the Robeys clearly believed that the creation of the American University would generate a building boom in the environs and sought to be a part of it. Beginning in 1902, the Robeys (father and sons) purchased seven lots of land along the 4400 block of Alton Place in Asbury Park, and between 1902 and 1911, built seven houses as their own residences and two for others, the first in 1902, one in 1903, two more in 1904, two in 1907, one in 1908, one in 1909 and one in 1911. The first house, 4428 Alton Place, was purchased by son, Albert Robey, and built in 1902 by James Robey and Sons. Designed by local designer N. Webster Chappell, the two-story three-bay, gable-fronted frame dwelling appears to have established a model residence on the street. Almost all of the other Alton Place dwellings were frame houses that followed a similar two-story, gable-fronted form. One of the 1904 projects, 4443 Alton Place was built for patriarch James W. Robey.

The sons and daughters of James W. Robey married into local Tenleytown families, and the Robey name became synonymous with Tenleytown. As so many Robeys lived on Alton Place, the cluster of houses came to be called Robeyville.

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Residences: Pre-Civil War to 1911
Section Number E Page 16

Today, the 4400 block of Alton Place includes several later houses built from 1924 to 1951, but like the houses along the Grant Road Historic District in Tenleytown, Robeyville retains the ambience and charm of its early years. The names Robeyville and Asbury Park are rarely used now as the area is generally considered part of American University Park.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

American University Park, Its Early Houses
Name of Property

Washington, D.C.

County and State

HISTORIC IMAGE



Figure 1: Friendship (present site of the Chancellor's Residence at The American University), Courtesy of The American University Archives

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

American University Park, Its Early Houses

Name of Property

Washington, D.C.

County and State

HISTORIC IMAGE



Figure 2: 4716 48th Street
(from the 1897 brochure "The American University Park, Washington, D.C.")

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

American University Park, Its Early Houses
Name of Property

Washington, D.C.

County and State

HISTORIC IMAGE

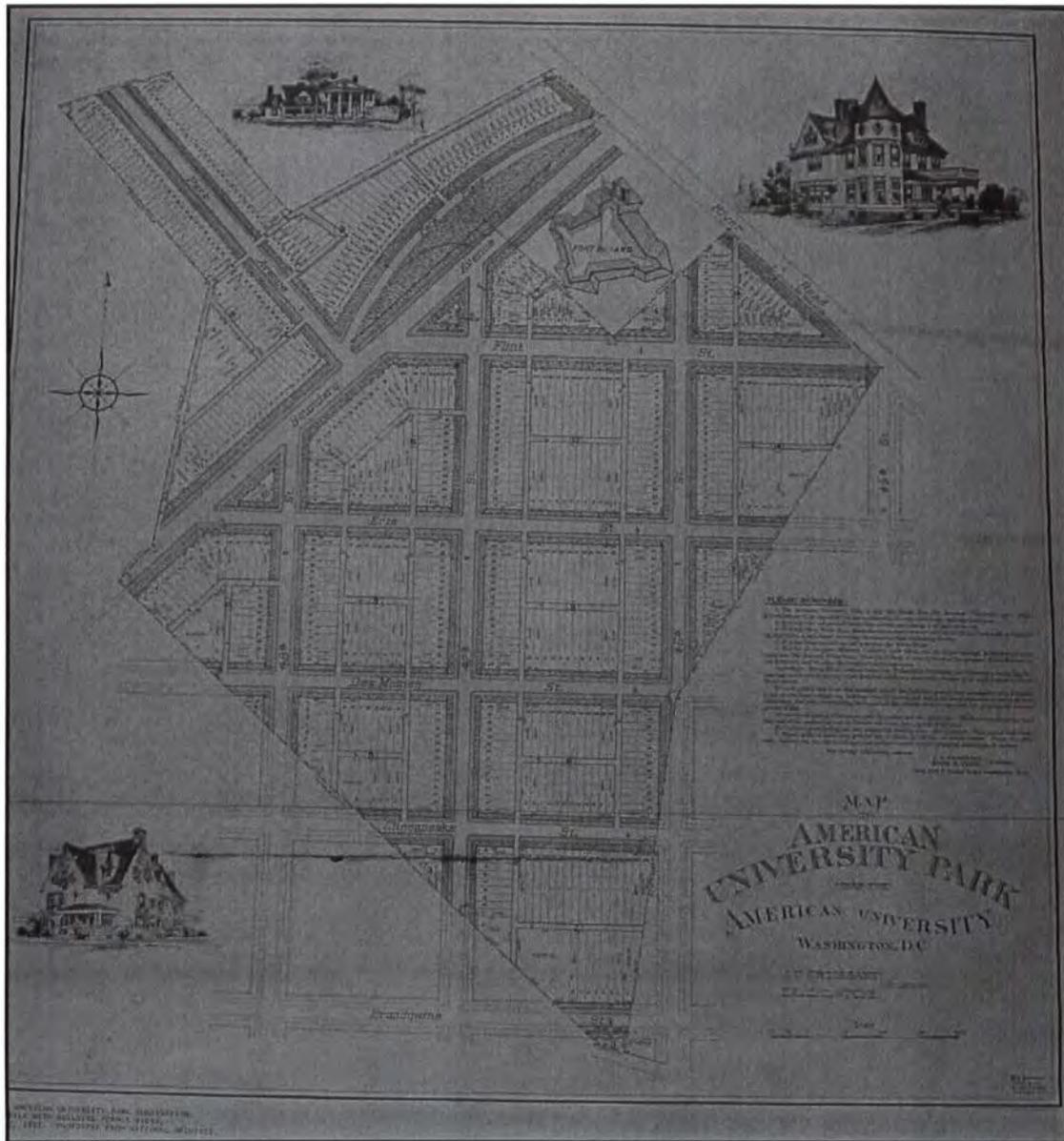


Figure 3: Decorative plat of American University Park (1896)
Courtesy of the National Archives and Records Administration

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

American University Park, Its Early Houses
Name of Property

Washington, D.C.

County and State

HISTORIC IMAGE



Figure 4: Photograph of 4701 Fessenden Street, NW
(from the 1897 brochure "The American University Park, Washington, D.C.")

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

American University Park, Its Early Residences: Pre-Civil War to 1911
Section Number F Page 1

F. ASSOCIATED PROPERTY TYPES

Name of Property Type: Residential Buildings

Description

With residential subdivision beginning in 1896, American University Park began a transition in character from a large farm to a Washington suburb. Prior to its subdivision, the area was essentially owned by two families, the Murdocks and the Burrows, both of whom farmed the land and built homesteads there. The Murdock family homestead "Friendship" was demolished in 1925 for construction of the chancellor's house at the American University (*see Figure 1*). The Burrows farmhouse survived (although it was moved from its original location to Verplanck Street), along with two other farmhouses. Although those two farmhouses are thought to remain *in situ*, their rural surroundings have disappeared.

Approximately seventeen houses were built in the decade and a half following the 1896-1897 subdivisions of land into American University Park. These houses, almost all frame, Queen Anne-style dwellings, sit on lots that are surrounded by later mid-twentieth-century, single-family dwellings. One house, a frame bungalow built in 1911, serves as an important transitional building, straddling the line between the initial development and the interwar period when the neighborhood reached maturity. The most significant residential buildings of AU Park can thus be classified into two sub-types: Pre-Subdivision Farmhouse and Early Subdivision House (1897-1911).

Name of Property Sub-type: Pre-Subdivision Farmhouse

Description

The property sub-type "Pre-Subdivision Farmhouse" of American University Park consists of four known examples of pre-suburban residences that evoke the area's rural past. Although they no longer sit on large tracts and are no longer associated with agricultural outbuildings, these dwellings are representative of vernacular farmhouses of their period. The house at 4716 48th Street is a two-story, four-bay, frame dwelling covered with a side gable roof and featuring two entry doors on the façade and a two-story rear service ell. The Samuel Burrows House at 4624 Verplanck Street is a two-story, three-bay, side-passage frame dwelling also covered with a side gable roof. 4716 48th Street is typical of rural farmhouses from the mid-nineteenth-century, while the 4624 Verplanck Street house presents more of a village model from the period.

The farmhouse at 4308 46th Street, understood through oral histories to date from before the Civil War, does not retain its historic appearance. Although historic fabric may be encased within the

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Residences: Pre-Civil War to 1911
Section Number F Page 2

existing structure, its current exterior appearance would more likely support an early twentieth-century date of construction. The house at 4330 Yuma Street (pre-1878) is a two-story, side-gable dwelling that sits well back from the street and at an angle to it. Its relationship to the street and surrounding fabric clearly identify it as a Pre-Subdivision farmhouse.

Significance

As a sub-type, the "Pre-Subdivision Farmhouse" in American University Park is a significant property type that illustrates the rural antecedents of this predominantly mid-twentieth-century, suburban neighborhood. They are important remnants of the first period of growth in the larger Tenleytown area and are a testament to the nature of development in what later became American University Park. In addition, the pre-subdivision houses provide important information on the physical and social development of what was rural Washington County, outside of the original city limits.

Registration Requirements

A Pre-Subdivision Farmhouse is eligible for listing under Criteria A, B and/or C. In order to qualify for registration, the dwelling should retain integrity of design, materials and workmanship; in particular, it should retain original massing and character-defining details and materials that evoke the period of construction and associated context of the farmhouse. Integrity of setting and location is not necessary. The farmhouses' setting has changed substantially, with the loss of the farm acreage to development as well as the relocation of one of the examples. This is a condition common to nearly all of Washington's remaining rural structures. Because these farmhouses provide irreplaceable historical information about the area, they should be judged less rigorously with respect to these areas of integrity. The pre-subdivision farmhouses should, though, retain integrity of feeling and association. The farmhouses should be able to evoke a palpable sense of the past.

Alterations to the original design should not make the farmhouse ineligible for listing under Criterion A. However, the building must still be a physical embodiment of its type or period of construction. Additional research and investigation will be needed to determine if the house at 4308 46th Street truly dates to this period, and, further if it retains sufficient integrity to qualify for listing under this multiple property document.

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Residences: Pre-Civil War to 1911
Section Number F Page 3

Name of Subtype: Early Subdivision House (1896-1911)

Description

As a sub-type, the "Early Subdivision House" consists mainly of the large, late Victorian-era dwellings that were built in the first phase of construction of the American University Park subdivisions. The Early Subdivision house was built on a single or double lot within the platted American University Park subdivisions. These houses were erected between 1897, when the subdivision first opened for development, until 1904, when construction in the subdivision came to an initial halt, with one exception (see below). These houses were built speculatively by the subdivisions' original developers or by early lot purchasers. In general, these houses are transitional, suburban, Victorian, frame dwellings with Queen Anne-style massing defined by projecting gables, complex roofs and wrap-around porches. The houses are less grand and more regular and compact than earlier Victorian examples found in the region's outlying railroad suburbs, such as Takoma Park and Garrett Park (in Montgomery County, Maryland).

As an exception, the Early Subdivision House may also be a post-Victorian suburban dwelling form, namely a bungalow. One known example of a Craftsman bungalow, 4900 47th Street, was built in 1911 and is an important transitional dwelling that differs from those built during the interwar period.

List of Early Subdivision Houses

<i>Address</i>	<i>Date</i>
4900 47 th Street, NW	1911
4601 47 th Street, NW	1897
4901 47 th Street, NW	1897
4619 48 th Street, NW	1897
4628 48 th Street, NW	1899
4513 49 th Street, NW	1897
4612 49 th Street, NW	1897
4622 Asbury Street, NW	1900
4716 Asbury Street, NW	1897
4824 Brandywine Street, NW	1897
4941 Butterworth Place, NW	1897
4608 Davenport Street, NW	1902
4722 Davenport Street, NW	1900
4701 Fessenden Street, NW	1897

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

American University Park, Its Early Residences: Pre-Civil War to 1911

Section Number F Page 4

4528 Fessenden Street, NW	1902-04
4540 Fessenden Street, NW	1900
4520 River Road, NW	1897

Significance

The Early Subdivision House in American University Park is significant in that it is a physical manifestation of the initial phase of development in a residential neighborhood that saw its principal growth in the mid twentieth century. The Early Subdivision House tells an important story of the development of this part of the city. They date from 1897 until 1911, when the last house went up and development lapsed for well over a decade.

Registration Requirements

The sub-type "Early Subdivision House" is eligible for listing under Criteria A, B and/or C. In order to qualify for registration, the dwelling sub-type should retain integrity of design and workmanship, but does not necessarily have to retain integrity of materials. For instance, the dwelling should retain its original massing and its character-defining details that evoke the individual building's period of construction and associated context. However, the dwelling need not retain all of its original materials. For instance, many of the houses have replacement roof coverings and wall cladding, as well as newer windows, yet still retain the Queen Anne massing and character.

The properties must also retain integrity of setting, feeling and association. Some leniency should be applied to this area of integrity, because the general setting of the subdivision has been affected by the surrounding mid-twentieth century residential development. The existence of the Early Subdivision House, must however, through feeling and association, be able to evoke a palpable sense of the past.

Unlike the Pre-subdivision Houses that are known to have been moved, it is not thought that any of the Early Subdivision Houses has been moved from its original lot. Integrity of location is important, but retaining the original lot boundaries is not.

Name of Property Type: **Building Clusters**

Description

The late-nineteenth- and early twentieth-century development of the platted subdivisions making up the present neighborhood of American University Park has to be judged a failure for the small number of homes actually built. Construction ceased within the first decade of development, only to

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

American University Park, Its Early Residences: Pre-Civil War to 1911

Section Number F Page 5

resume in the inter-war years when builders erected large collections of single-family dwellings to attract the city's growing middle-class population.

An occasional cluster of buildings suggests moments of promise, setting it apart from the scattered houses elsewhere. One cluster of dwellings dating to the early years of development remains in the 4400 block of Alton Place. Along with the Early Subdivision Houses, this cluster of dwellings gives the American University Park neighborhood great character. This group is the product of one builder, Robey & Sons, which sought to capitalize on development of American University Park and inspired others to follow suit. The houses in this cluster are more typical of the "village-type" houses found in Tenleytown proper, generally two-story frame and stucco-clad buildings with front-gable roofs and often full-width front or wraparound porches.

Significance/Registration Requirements

The cluster of early twentieth-century houses along the 4400 block of Alton Place is significant as a physical manifestation of the early suburban development of the American University Park neighborhood. This cluster of houses, although more modest than the individual Queen Anne houses built in the neighborhood, provides an expression of what the original developers intended for the entire neighborhood.

The creation of building clusters as a property subtype under this Multiple Property document allows for the inclusion of resources that are related historically and architecturally, but that individually may lack distinguishing characteristics of building type, style or method of construction. Historic Building Clusters may qualify for listing under Criterion A and/or C. Eligible districts should possess an intact concentration of resources that are associated with one or more of the developed historic contexts.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park in Washington, D.C., Its Early Houses: Pre-Civil War to 1911

Section Number G

Page 1

G. Geographical Data

The geographical extent covered by this Multiple Property Document is the residential neighborhood known as American University Park, bounded by River Road on the north, Western Avenue on the west, Massachusetts Avenue on the south and Nebraska Avenue on the east. This area includes the original American University Park subdivision, the First Addition to American University Park, and the adjacent Asbury Park subdivision.

The original American University Park subdivision (1896) and the First Addition to American University Park (1897) are roughly bounded by River Road on the north, Western (Boundary) Avenue on the west. From River Road, the boundaries jogged southwest at Fessenden (Flint) Street to 46th Street and continued to Brandywine Street and the old Murdock Mill Road to Butterworth Street (Armes Place), where they then converged with Western Avenue.

The Asbury Park subdivision (1898), which came to be known as Robeyville, is a separate subdivision located across Murdock Mill Road to the east and north. Its boundaries were coterminous with those of the predecessor Deakins farm *circa* 1865, now the 4400 blocks of Alton (Lyles) Place and Albemarle Street. It is included in the present Multiple-Property Document because it lies within the area presently considered American University Park and because it had similar origins and architecture.

**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park in Washington, DC, Its Early Houses: pre-Civil War to 1911

Section Number H Page 1

H. Summary of Identification and Evaluation Methods

In 2003, the Tenleytown Historical Society completed a Historic Resources Survey, funded by a grant from the D.C. Historic Preservation Office that included general research on the history of Tenleytown, and more specific research on certain important historic resources within the area. Historically, the “greater” Tenleytown area included largely agricultural land that was later developed as suburbs and came to be known by names such as American University Park and Friendship Heights. To complement this survey, the following year (2004), the Advisory Neighborhood Commission 3E awarded the Tenleytown Historical Society a grant for a photographic survey of American University Park, Friendship Heights and Tenleytown. This survey included the early American University Park homes, the “village” homes of Robeyville, and representative houses throughout the greater Tenleytown area, especially in Friendship Heights and American University Park.

Based upon the findings of the surveys, the Tenleytown Historical Society prepared a National Register Multiple Property Nomination on Tenleytown, entitled *Tenleytown, Washington, D.C.: Architectural and Historic Resources: 1770-1941*. The document was adopted by the D.C. Historic Preservation Review Board and accepted by the National Register of Historic Places in 2008. This document responded to the recommendation in the 2003 survey for thematic nominations and included expanded resources of nineteenth-century “greater” Tenleytown. Among those resources identified were the early residences of American University Park and Asbury Park (Robeyville).

While the geographic boundaries of the Tenleytown Multiple Property Document took in the surrounding former farmland, the context was focused more on the historic village and its growth as a residential neighborhood of the city until the mid-twentieth century. The multiple property document on American University Park more specifically highlights the development of that residential neighborhood that rose from “rural” Tenleytown. This multiple property document, *American University in Washington, DC, Its Early Houses: Pre-Civil War to 1911* was funded by a Community Heritage Grant from the Humanities Council of DC. It provides a detailed context on American University Park, including the influence of the establishment and growth of the American University and the residential subdivision of Asbury Park. A National Register nomination for The Hilleary T. Burrows House, listed in the DC Inventory of Historic Sites in 2001 accompanies this nomination.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Houses: Pre-Civil War--1911

Section Number 1 **Page** 1

I. Bibliography

- Alexis, Karen, "The American University: Classical Visions of the National University" in J. Kirkpatrick Flack, ed., *Records of the Columbia Historical Society of Washington, DC*, ed., Charlottesville: University Press of Virginia, 1989, pp. 163-182.
- Croissant, J. D., and David D. Stone, Trustees, "The American University Park, Washington, DC," advertising brochure, Washington, DC, 1897.
- D.C. Building Permits, Record Group 351, Records of the Government of the District of Columbia, National Archives and Records Administration (NARA RG451).
- Green, Constance M., *Washington: Capital City 1879-1950, Vol. 2*, Princeton, NJ, Princeton University Press, 1963, pp. 9-34.
- Harrison, Michael, "The Evil of the Misfit Subdivisions," *Washington History Magazine*, vol. 14, Number 1, Spring/Summer 2002, pp. 34-35.
- Helm, Judith Beck, *Tenleytown, DC: Country Village into City Neighborhood*, Washington, DC, Tennally Press, 2nd edition, 2000.
- Thomas Froncek, ed., *An Illustrated History of the City of Washington*, New York, Alfred A. Knopf, 1977.
- Murray, Mollie Campbell, "Wesley Heights - Now and Then," *Leaves of Wesley Heights*, Vol. 18, No. 1, January 1944, pp. 8,9 and 19.
- O'Shaughnessy, Tracey A., "AU's Neighborhood: A Beginning in Speculation," *The Eagle*, September 16, 1983, p. 2.
- O'Shaughnessy, Tracey A., "'Camp AU' Evolves into a Posh Suburb," *The Eagle*, September 23, 1983, p.4
- Ross, William E., Ph.D., "A Methodist Experiment in Graduate Education: John Fletcher Hurst and the Founding of American University, 1889-1914," Submitted to the Faculty of Arts and Sciences in Partial Fulfillment of the Requirements for

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Houses: Pre-Civil War--1911

Section Number I **Page** 2

the Degree of Doctor of Philosophy in Education, April 2, 1992, Ann Arbor, MI,
UMI, 1993.

Scott, Pamela, Index to District of Columbia Architects.

Scott, Pamela, Index to District of Columbia Builders.

Sheahan, Diane (dec'd.), unpublished research on American University Park.

Smith, Kathryn Schneider, ed., *Washington at Home: An Illustrated History of
Neighborhoods in the Nation's Capital*, Windsor Press, 1988.

"Suburban Washington as a Place of Residence," compiled by Citizens Northwest
Suburban Association, Washington, DC, The Patent Record Printing Co., 1901.

U.S. Census Records, 1850-1930.

Williams, Paul, *Historic Resources Survey of Tenleytown, Washington, D.C.*,
Washington, D.C., Historic Preservation Office, 2003.

Washington, D.C. city directories (Washingtoniana Room, Martin Luther King, Jr.
Memorial Library).

Washington, D.C. subdivision plats (Office of the Surveyor, Washington, DC).

The Washington Post

1888, February 1, "The Courts of the Jews," p. 1

1888, February 3, "Those Jewish Trials," p. 3

1888, February 9, "The Metropolitan Church Lyceum," p. 3

1891, July 16, "Real Estate Transfers," p. 7

1891, August 10, "Social and Personal," p. 5

1892, January 9, "Real Estate Transfers," p. 8

1892, January 16, "Real Estate Transfers," p. 7

1892, December 6,

1894, August 4, "Real Estate Transfers," p. 7

1895, July 14, "Not a Successful Syndicate," p. 7

1895, July 24, "Real Estate Transfers," p. 7

1895, November 16, "Mrs. Croissant's Lecture," p. 3

1897, March 20, "Real Estate Transfers," p. 9

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

American University Park, Its Early Houses: Pre-Civil War--1911

Section Number I **Page** 3

- 1897, April 11, "Real Estate Market," p. 14
1897, June 26, "New Electric Road Proposed," p. 4
1897, September 15, "Real Estate Transfers," p. 9
1897, October 17, "Real Estate Transfers," p. 11
1898, September 3, "Railway Company Directors Elected," p. 10
1898, October 6, "Land Values Increase," p. 4
1898, November 10, "Real Estate Transfers," p. 9
1898, November 27, "Real Estate Transfers," p. 11

Wheatley, Richard, "An Interesting Account of the Great American University,"
Harper's Weekly, December 5, 1896.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: COVER DOCUMENTATION

MULTIPLE American University Park in Washington, D.C. Its Early Houses:
NAME: Pre Civil War to 1911, MPS

STATE & COUNTY: DISTRICT OF COLUMBIA

DATE RECEIVED: 05/13/11 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 06/28/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 64501114

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N
NEW MPS: Y

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER _____DISCIPLINE _____

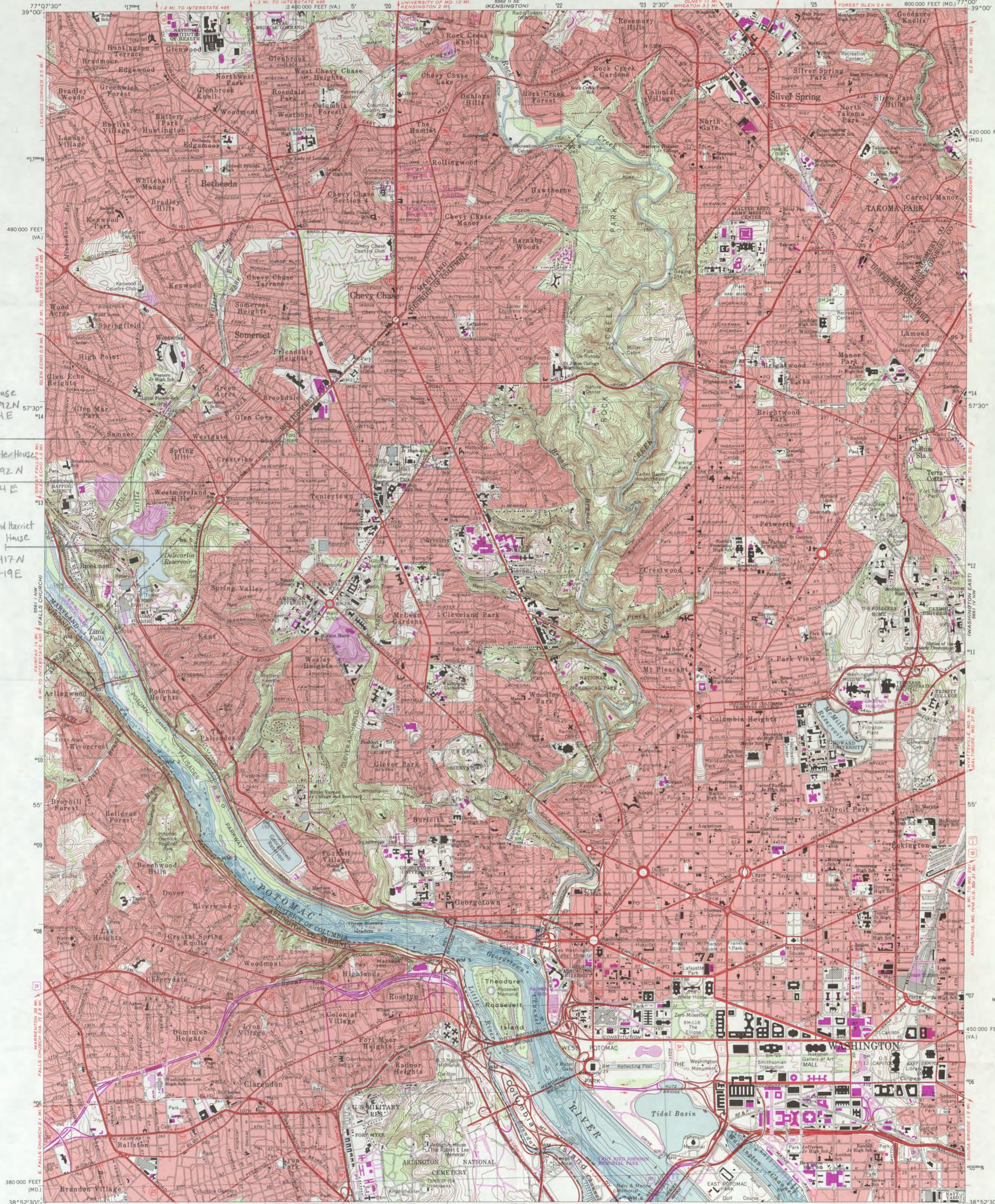
Phone _____Date _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the National Park Service.

Hilary T. Burrows House
43 13684 N
3 18 843 E

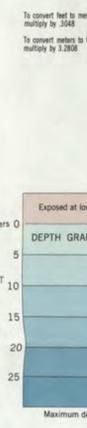
American University Park (MPD)
Its Early Houses, 1896-1911



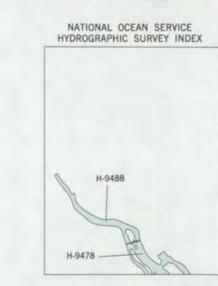
Stone House
43 13492 N
3 18 644 E

Walde-Carter House
43 13492 N
3 18 644 E

Samuel and Harriet
Burrows House
43 12417 N
3 18 719 E



Mapped, edited, and published by the Geological Survey and the National Ocean Service
Control by USGS, NOS/NOAA, NCEP, and WSSC
Compiled by photogrammetric methods from aerial photographs taken 1955. Field checked 1956. Revised 1965
Bathymetry compiled by the National Ocean Service from tide-coordinated hydrographic surveys. This information is not intended for navigational purposes
Mean low water (dotted) line and mean high water (heavy solid) line compiled by NOS from tide-coordinated aerial photographs. Apparent shoreline (outer edge of vegetation) shown by light solid line
Polyconic projection, 10,000-foot grid ticks based on Maryland coordinate system, and Virginia coordinate system, north zone, 1000-meter Universal Transverse Mercator grid, zone 18 1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 8 meters south and 26 meters west as shown by dashed corner ticks
Red tint indicates areas in which only landmark buildings are shown. There may be private inholdings within the boundaries of the National or State reservations shown on this map
Revisions shown in purple and woodland compiled in cooperation with Commonwealth of Virginia agencies from aerial photographs taken 1981 and other sources. This information not field checked
Map edited 1983
Purple tint indicates extension of urban areas



Survey Number	Survey Date	Survey Scale	Survey Line Spacing (Naut. Miles)
H-9478	1977	1:5,000	01-08
H-9488	1976	1:5,000	01-08

SCALE 1:24,000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
BATHYMETRIC CONTOUR INTERVAL 1 METER WITH SUPPLEMENTARY 0.5 METER CONTOURS-DATUM IS MEAN LOW WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 0.4 METER

BASE MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
BATHYMETRIC SURVEY DATA COMPLIES WITH INTERNATIONAL HYDROGRAPHIC ORGANIZATION (IHO) SPECIAL PUBLICATION 44 ACCURACY STANDARDS AND STANDARDS USED AT THE DATE OF THE SURVEY
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
NATIONAL OCEAN SERVICE, ROCKVILLE, MARYLAND 20852
AND VIRGINIA DIVISION OF MINERAL RESOURCES, CHARLOTTESVILLE, VIRGINIA 22903
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route ——— U.S. Route ——— State Route ———

WASHINGTON WEST, D.C.—MD.—VA.
38077-H1-B-D24
1965
PHOTOREVISED 1983
BATHYMETRY ADDED 1982
DMA 5561 1 NE—SERIES 7833

UTM GRID AND 1983 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

