

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Name of Property
County and State
Name of multiple listing (if applicable)

Section number \_\_\_\_\_ Page \_\_\_\_\_ 1 \_\_\_\_\_

Supplementary Listing Record

NRIS Reference Number: SG100003958

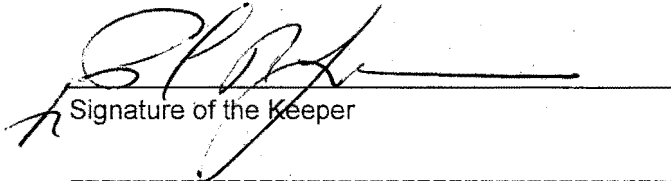
Date Listed: 5/17/2019

Property Name: Holy Redeemer College

County: District of  
Columbia

State: DC

This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation

  
Signature of the Keeper

5/17/2019  
Date of Action

Amended Items in Nomination:

**Significance:**

The correct Areas of Significance are: *Architecture, Education, and Religion*. [The narrative notes Community Planning and Development as an additional area, but it is not coded on the cover sheet and has limited applicability and context. Removed.]

The DISTRICT OF COLUMBIA SHPO was notified of this amendment.

**DISTRIBUTION:**

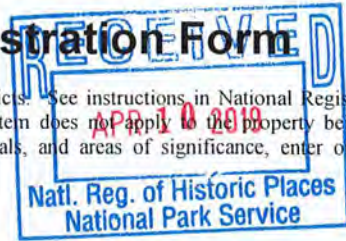
- National Register property file
- Nominating Authority (without nomination attachment)

3958

United States Department of the Interior  
National Park Service

National Register of Historic Places Registration Form

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



1. Name of Property

Historic name: Holy Redeemer College

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:  
N/A

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

2. Location

Street & number: 3112 Seventh Street, NE

City or town: Washington State: DC County: N/A

Not For Publication:  Vicinity:

3. State/Federal Agency Certification

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


I hereby certify that this X 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 X meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide X local

Applicable National Register Criteria:

X A     B X C     D

		<u>DAVID MALONEY / DC SHPO</u>	<u>3/29/2019</u>
Signature of certifying official/Title:		Date	
<u>DC HISTORIC PRESERVATION OFFICE</u>			
State or Federal agency/bureau or Tribal Government			
In my opinion, the property <u>   </u> meets <u>   </u> does not meet the National Register criteria.			
Signature of commenting official:		Date	
Title :		State or Federal agency/bureau or Tribal Government	

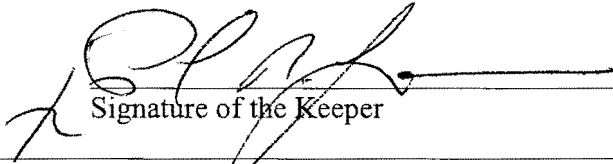
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**4. National Park Service Certification**

I hereby certify that this property is:

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

  
Signature of the Keeper

5/17/2019  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

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

**Category of Property**

(Check only **one** box.)

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

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>0</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/Institutional Housing  
EDUCATION/Education-Related  
RELIGION/Church-Related Residence

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/Institutional Housing  
EDUCATION/Education-Related  
RELIGION/Church-Related Residence

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/ Italian Renaissance

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Foundation: BRICK; Walls: STONE/Granite; Roof: ASPHALT; Other: STONE/Limestone, TERRA COTTA.

### Narrative Description

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

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### Summary Paragraph

Holy Redeemer College is a late Romanesque Revival residential college constructed in 1933 for the Redemptorists, a Catholic religious order. The building, designed by New York architect Anthony A.M. Schmitt, is marked by its solid, masonry exterior, its central tower, crenellated roofline with corner battlements. Together with its setting upon an artificial rise, the building invokes the imposing qualities of a Medieval Italian *palazzo*. Though located within the Edgewood neighborhood of northeast Washington, DC, by association it may also be considered part of the Catholic University of America (CUA) and the adjacent neighborhood of Brookland. The three-story building, constructed of brick load-bearing walls, has rough-cut granite ashlar cladding. The building faces east and has a U-shaped plan with a main block along Seventh Street and north and south wings extending to the west, with the north wing being slightly longer than the south wing. A tower centered on the front elevation rises one additional story to approximately 77 feet. Historically, the arched openings of the top floor of the tower, currently glazed, were open. A rear courtyard is enclosed on the west by a covered colonnade. A terra cotta band runs across all elevations of the building just above the basement level windows, while a second band of terra cotta dentils is found across all elevations just below the windows of the third story. A flat, slag roof is concealed by a projecting, crenellated, terra cotta parapet

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that encircles the building, which is supported by a corbel table. The corners of the parapet have pyramidal, terra cotta caps.

Unless otherwise noted, windows are double-hung, one-over-one, and vinyl-framed replacements. Window openings have either round-arched or flat heads and typically have limestone sills and terra cotta crowns, with the exception of basement level window openings that have granite sills and no crowns. Except at the basement, window openings that have flat heads also have flat crowns with a carved ogee detail centered above the opening, while window openings that have round-arched heads also have round-arched crowns. Where there are banks of two or three adjacent windows, these windows share sills and crowns. Window openings at the basement and first stories are typically covered by iron bars.

To the rear of the main building is a contributing, one-story contemporaneous garage, also clad in granite ashlar. Both the college and garage are contributing and retain high integrity.

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## Narrative Description

### *Site*

The building is set upon a 1.6-acre, heavily treed lot at the intersection of Seventh and Jackson Streets, NE, once part of a larger four-acre parcel. The building is one of several Catholic institutions built adjacent to the Catholic University in the general vicinity; it sits atop a flat earthen terrace that was created at the time of construction. A stepped concrete walk leads from the Seventh Street sidewalk to the front entrance. Two additional walks lead from in front of the main entrance around the sides of the building to secondary entrances on the north and south elevations. An additional walk leads northeast from in front of the north entrance to the Jackson Street sidewalk, with a second branch leading to an asphalt parking lot at the rear of the building. The parking lot is also accessible via asphalt driveways that extend from the north end of the lot northeast to Jackson Street and from the south side of the lot east to Seventh Street.

### *East (Primary) Elevation*

The east elevation faces Seventh Street, NE and extends nine bays wide with the entrance tower located on-center. The tower projects forward from the rest of the façade and features a single-story colonnaded porch on the first story with a balustraded balcony above. A tall arched entry door is located under this porch and is reached by a long granite stair which ascends from the sidewalk with two landings between the sidewalk and porch. On either side of the stair is a stepped, gray granite wall with limestone coping. The stair leads to the entrance landing covered in terrazzo tile with a pink granite border and a multi-panel double wood door set within an arched opening with two terra cotta jambs with having slender Corinthian columns forming part of the reveal. Above the door is an arched fanlight. Below the door is a single limestone step. To the left and right of the door surround are narrow window openings covered by metal bars. These window openings have sloped limestone sills and terra cotta headers that are an extension of the door surround. The door and landing are surmounted by a limestone portico with a flat roof and a simple entablature, including one row of dentils. The portico is supported at the front by four ionic columns, two at each corner, resting on a low wall. At the rear, it is supported by a

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single engaged ionic column at each corner. A single, iron lamp hangs from the center of the portico roof above the landing. On top of the portico roof is a limestone balustrade with arched openings.

In the center bay at the second and third stories are banks of three, flat-headed window openings with a shared terra cotta crown and limestone sill. On the fourth story, rising above the roofline, the tower has three arched window openings separated with terra cotta Corinthian columns. Historically, these openings were not glazed, but have been filled with stained, leaded glass with a pattern of green, yellow, red, and blue diamonds, probably added in the 1950s or 60s. At the roofline of the tower is a battlement with a terra cotta cross mounted on a short plinth at the center.

The remainder of the bays on this elevation have two window openings on each floor. At the basement level, these window openings have flat heads and a shared granite sill. On the remaining three stories, window openings have a shared terra cotta crown and limestone sill. At the first and second story, the window heads and crowns are arched, while on the second story they are flat.

#### *South Elevation*

The south elevation is six bays wide where the two bays closest to the front façade project forward slightly from the remaining four bays. Within this projecting pavilion, is a secondary entrance, reached by a granite stair. A double wood door is set in an arched limestone surround and topped by a multi-light, wood-framed fanlight. The entry is sheltered by a limestone portico with a flat roof and a plain entablature with a bed-mold of dentils. The portico is supported by four ionic limestone columns, two freestanding at the front and two engaged at the wall. A limestone balustrade with arched balusters surmounts the flat porch roof. Above the portico at the second story is a single, flat-headed window opening. At the third story is a single, arched window opening, trimmed with smooth-cut limestone.

In all other bays, window openings follow the pattern established on the east elevation of two windows on each floor. At the basement level, these windows have flat heads and a shared granite sill. On the remaining three stories, window openings have a shared terra cotta crown and limestone sill. At the first and third stories, the window heads and crowns are arched, while on the second story they are flat.

#### *North Elevation*

The north elevation faces Jackson Street, NE and is eight structural bays wide. The first and second bays from the façade project forward from the remaining four bays, mirroring the projecting pavilion of the south elevation, including having a secondary entrance with limestone portico. In the center four bays of this elevation, double-height arched openings with stained glass windows separated by stone buttresses, span the first and second stories. These windows correspond with the chapel on the interior. Though the stained-glass lights are primarily fixed, each window has one operable casement. The window arches are framed with terra cotta and have limestone sills.

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At the third story of this elevation, arched window openings are found in all bays, with single openings in the second and eighth bays and paired openings elsewhere. The seventh bay repeats the building's predominant window pattern with flat-headed window openings at the basement, arched window openings at the first and third stories, and flat-headed window openings at the second story. The eighth bay features a single window opening on each floor, again with flat-headed window openings at the basement and second story and arched window openings at the first and third stories.

#### *West (Rear) Elevation*

The west rear of the building faces onto a courtyard that is enclosed on the west by a one-story covered arcade, inspired by Medieval cloisters, spanning the north and south wings of the U-shaped building. In addition to the arcade, the west rear consists of several parts: the west elevations of the east wing and the west end elevations of the north and south wings; and the north and south courtyard elevations of the south and north wings, respectively. These separate entities are broken down below.

#### *West Elevation of East Wing*

The west elevation of the east wing consists of a center pavilion and side bays that abut the walls of the north and south wings with the courtyard between them. The center pavilion is composed of a projecting bay that rises higher than the adjacent bays and that are set behind the taller tower on the east elevation. An entrance from the court is set slightly above grade and is reached by a flight of three limestone steps terminating in a limestone landing. The door itself is multi-paneled wood, painted black, and is topped by a fanlight. Both door and fanlight are set in an arched surround with a terra cotta cap. The entrance and landing are covered by a limestone portico. The portico is supported by four ionic limestone columns, two freestanding at the front and two engaged at the rear. It has a simple entablature with a row of dentils. Because this bay houses the central stair on the interior, the windows are aligned with the stair landings rather than with the interior floors. At each landing is a bank of three flat-headed window openings.

The bays on either side of the central bay also project outward. They have a single window opening on each floor. On the left and right sides of the center pavilion junction are banks of three window openings at each floor; however, these window openings are narrower than is found elsewhere on the building. The bays furthest to the left and right also have three window openings on each floor; however, these window openings are of the standard width for the building. At the southeast corner of the courtyard is a chimney clad in stone ashlar that rises above the roofline. The chimney has a corbelled, terra cotta cap with two arched openings on the east and west sides and three on the north and south.

The final west-facing bays are at the end of the two wings of the U. The bay furthest to the left has two window openings on each story, following the established pattern of the building. The bay furthest to the right is blind at the basement level. At the first-story it has an off-center, multi-panel, wood, double-door with three granite stairs and a flat, terra cotta crown. It has two window openings at the second and third stories. The cloister that forms the rear boundary of the courtyard runs from the right side of the left bay to in front of the right bay, terminating at the



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line of the south wall of the building with a single arched opening. It is one story in height with walls composed of repeating round archways. Below the roofline is a terra cotta corbel table.

### *Courtyard Elevations*

The north and south-facing elevations of the north and south wings front the west rear courtyard. The south-facing elevation is six structural bays wide. In the bay furthest to the left, within the cloister and just above grade is an entrance reached by a single-granite stair. The multi-panel wood door is painted black and has a terra cotta header. In this bay, there are no window openings on the first story. The second and third stories have a single window opening on each story each with a limestone sill and terra cotta crown. The window opening at the second story has a flat head, while the window opening at the third story is a round arch. In the second bay from the left, at the basement level is a single flat-headed window opening with a granite sill. At the first story is a single window opening with an arched head, limestone sill, and terra cotta crown. At the second story is a pair of window openings with flat heads, a shared limestone sill, and shared terra cotta crown. At the third story is a pair of arched window openings with a shared limestone sill and a shared terra cotta crown.

In the remaining four bays, at the basement level is a pair of flat-headed windows with a shared granite sill. At the first and second stories are double-height arched window openings set with stained glass windows. Though the stained-glass lights are primarily fixed, each window has one operable casement. The window openings are crowned with terra cotta block and have limestone sills. These window openings have arched, terra cotta crowns. At the third story is a pair of arched window openings with a shared limestone sill and a shared terra cotta crown. Between the second and third bays, the third and fourth bays, the fourth and fifth bays, and the fifth and sixth bays are granite buttresses that end at the line between the second and third stories. The buttresses have terra cotta caps.

The north-facing courtyard elevation is five structural bays wide. The bay furthest to the left has a single window opening at each story, following the building's typical pattern of flat-headed window openings at the basement and second stories and round-arched window openings at the second and third stories. The second bay from the left also follows the pattern but has a single window at the basement and first stories and two windows at the second and third stories. The central bay, the widest on the elevation projects outward at the basement through second stories to create an extended refectory; the second story of the projection is a later addition of unknown date. At the basement level, the projection has three flat-headed window openings. At the first story, it has three round-arched window openings. On the left side of the projection, there are two window openings at the basement level and two window openings at the first story. On the right side, there is a single, off-center, round-arched door opening at the level of the first story that is reached by a cast-iron stair. The multi-panel door is topped by a fanlight, while the door opening has a terra cotta crown. Above the first story is a corbel table just below the roofline of the original projection. At the second story, the addition rests on top of the projection's roof. It is clad in gray granite to match the original building; however, the granite is regularly coursed. The addition has four aluminum-framed windows, one each on the left and right sides and two on the front. Above the windows is a simple wood cornice. The fourth and fifth bays from the

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left are a mirror of the first and second, except that the first story window in the fourth bay is shorter in height to accommodate the stair.

### *Garage*

A one-story, two-bay stone garage is located behind the northwest corner of the college building. Likely contemporaneous to the college, it is clad in irregularly-coursed granite ashlar to match the main building. The flat roof is concealed by a raised parapet that is crenellated on the front elevation facing the parking lot. The garage door openings are not historic. On the north elevation is a single, double-hung window concealed by a metal grate.

### *Interior*

The interior of the College is divided into the main block and the north and south wings. On the first floor, the main block (east wing) contained the entrance foyer and several rooms on either side devoted to the bishop; the south wing consisted of the refectory and kitchen; and the north wing held the chapel. The upper floors held the dorm rooms, with a library located in the tower and the cloister occupying the arcade at the basement and first floor levels. A corridor runs behind the front rooms of the east wing, and along the courtside walls of the east and west wings.

Walls and ceilings throughout the interior are plaster except where otherwise noted.

Immediately inside the main entrance is a foyer. At the center of the foyer's tan terrazzo floor is an inlaid star of black, red, and brown marble. Around the perimeter of the room, the terrazzo is trimmed in the same red and black marble. The walls have red marble baseboards and gray marble wainscoting. A trim of lighter red marble is found around the top of the wainscoting, at the window sills, and surrounding the window and door openings. The walls above the wainscoting have plaster panel moldings that are painted gold. Plaster moldings are also found within the rectangular coffers of the ceiling. A brass chandelier hangs from the center ceiling. In the west wall, a double-leaf, paneled oak door with a single large light in each leaf leads to the corridor. Above this door is a five-light fixed transom. An additional, single-leaf, paneled oak door is found in the north wall and leads to a passage running parallel to the main corridor. Vestibules found inside the north and south entrances share several design details with the foyer including marble wainscoting, plaster panel moldings, and a plaster cornice. The vestibules have marble floors. They connect to the main hallway via double-leaf oak doors with six horizontal lights each, set in an oak surround with a five-light transom above.

The building is navigated via a main corridor on each floor. Originally, the corridor floors were covered in linoleum trimmed with terrazzo; today, they are carpeted. Corridor walls have red marble bases and wood dado strips. Beneath the dado strip is textured tan wallpaper. Doors are primarily single-leaf, paneled oak with three-light transoms above. Doors are recessed and the sides of the recession are also covered in paneled oak. Below the ceiling is an oak picture rail. The ceiling on the first through third floors is plaster with chrome-finish chandeliers at regular intervals on the first floor and rectangular florescent fixtures on the second and third floors. None of these lighting fixtures appear to be original to the building. At the basement level, the ceiling is dropped acoustic tile with inset fluorescent light fixtures.

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Across the corridor from the main foyer is the main stair, located in the pavilion that projects from the west elevation of the building. The stair landings have terrazzo floors with marble base. The staircase has cast iron railings, metal risers and marble treads. The stair and balustrade railings are white-painted cast iron with a quatrefoil motif topped by an oak railing. Additional oak railings are mounted to the plaster walls on the outside of the stairs. Above the stair railings is an oak dado strip. Doors and door surrounds are oak. Windows have tan marble sills. Secondary stairs are reached via doors at the west ends of the north and east wings. Secondary stairs have similar features as the main stair, but the iron balustrades have no quatrefoils and the stair treads are terrazzo rather than marble. At the bottom of each stair are doors to the exterior.

On the first floor, doors from the main corridor lead to several parlors and offices. On the second floor, they lead to private rooms originally occupied by students residing at the college. These rooms typically have oak chair rails, baseboards, and window surrounds. Floors are also oak. Restrooms are also accessed from the main corridor to the north and south of the main stair. Restrooms have white hexagonal tile floors, white subway tile wainscoting, and plaster walls. Restroom ceilings are non-original acoustic tile with fluorescent lighting fixtures. Stall doors are oak and fixtures are porcelain.

The basement floor in the north wing, identified as a chapel in the historic plans, is occupied by a library. The library has a tan terrazzo and carpeted floor. The tiled ceiling has pendant light fixtures with glass schoolhouse shades. At the center of the room are two ionic columns. Two single-leaf doors in the east wall lead to the corridor, while two identical doors in the west wall lead to a smaller room that connects to the north stair.

The south wing first floor is occupied by the refectories and kitchen.<sup>1</sup> The main refectory has an oak floor and paneled oak wainscoting with beige patterned wallpaper above and an oak picture rail just below the tiled ceiling. Door surrounds are also oak. A double-leaf, paneled oak door with a single large light in each leaf in the west wall leads to a pantry. Above the door is a five-light, oak-framed transom. A second, identical door with matching transom leads from the pantry to the main kitchen. The kitchen and pantry both have ceramic-tiled floors (red in the pantry, white in the kitchen); in both cases, the tile is a replacement for earlier wood flooring. Both spaces also have white subway tile wainscoting. Door surrounds in the pantry and kitchen are ivory marble. Oak doors with three-light transoms in the north wall of the kitchen and refectory lead to an additional smaller refectory, also with a wood floor and oak wainscoting. A door in the west wall of the kitchen leads to the south wing stair.

The north wing first and second floors are occupied by a double-height chapel, which was extensively remodeled in March 1961. Originally, portions of the chapel floor were wood and the remainder was marble; however, the floors are now entirely pink marble with green marble trim. The floor at the west end of the room is slightly raised. The marble altar is located in front of this wall. Behind the altar is oak paneling with gold-painted details and a large, wooden crucifix at the center. To the left and right of the crucifix are paneled oak doors leading to the sacristy. In the east and west walls are four arched, stained glass windows with plaster surrounds.

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<sup>1</sup> A refectory is a room used for communal meals in a religious or educational institution.

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Underneath each window are air registers. The east and west walls also have beige marble wainscoting with red marble trim and baseboard. On the east wall at the rear of the chapel is a balcony that is accessed from the second-floor corridor by two paneled oak doors. The front of the balcony is faced in paneled oak. Above and below the balcony, the wall has plaster panel molding that is painted gold. The ceiling of the chapel has a plaster cornice and molded beams; the cornice has gold-painted details. The room is lit by recessed can lights in the ceiling.

At the end of the south wing on the second floor is a lounge area, labeled on original drawings as a lobby. This room has an oak floor and chair rail. The wood plank wainscoting below the chair rail is not original to the space. Door and window surrounds are oak. The dropped ceiling is acoustic tile with six non-original pendant light fixtures. A door in the west wall leads to the south wing stair. A door in the north wall leads into an addition above the smaller rectory on the first floor. This addition is believed to date to the 1970s and was previously a balcony. The floor of the addition is beige linoleum and the walls are paneled from floor to ceiling in dark-stained wood of unknown variety.

### *Integrity*

Holy Redeemer College retains excellent integrity. Still in its original location at the corner of Seventh and Jackson Streets, NE, the building's position on a manmade rise set back from the street remains unchanged. With the exception of window replacements that respect the original light configuration, the building retains the majority of its historic exterior materials including the granite cladding and limestone and terra cotta details. All of the historic architectural features including the crowning terra cotta battlement, remain in place. The building also retains its original massing and circulation patterns; original entrances and fenestration. The small addition to the dining room, though later construction, is within the building's rear courtyard and is not visible from public rights-of-way; therefore, its impact on the building's integrity is minimal. The building's interior has also seen relatively few changes over time, retaining the original floorplan and many of the historic finishes.

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE  
RELIGION  
EDUCATION

**Period of Significance**

1933 -1937

**Significant Dates**

1933: Construction  
1934: Dedication  
1937: Stained glass installed in chapel

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Anthony A.F. Schmitt, Architect  
Parkhill Construction Co., Builder

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

Holy Redeemer College was constructed in 1933 to the design of New York architect Anthony A. F. Schmitt to serve as housing for members of the Redemptorist religious order while they pursued studies at the nearby Catholic University of America. The period of significance extends from its construction in 1933 to 1937, when the large, stained-glass windows were

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installed in the building's first-floor chapel. The building has been continuously owned and operated by the Redemptorists since its construction. It is significant under National Register Criterion A with Community Planning and Development; Religion; and Education as the Areas of Significance as one of the many Catholic institutions that cumulatively made northeast Washington a center of Catholic life in the late nineteenth and early twentieth centuries. It is also significant under National Register Criterion C with Architecture as the Area of Significance as an outstanding example of late Romanesque Revival architecture in the United States, and in particular as an excellent and uncommon example of the Lombardy Romanesque Revival style in Washington, D.C.

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

Holy Redeemer College is significant under National Register Criterion A as one of many Catholic educational and religious institutions in northeast Washington that were encouraged to establish themselves in proximity to the Catholic University of America (CUA, established 1887). Cumulatively, these institutions gave rise to the area's nickname of "Little Rome" and established a thriving center of Catholic scholarship and life within Washington, DC.

Under Criterion C, Holy Redeemer College, designed by A.F. Schmitt, "embodies the distinguishing characteristics of notable styles, building types or methods of construction" and is "an expression of urban planning, landscape architecture, siting and design significant to the appearance of the development of the District of Columbia." Most notably, Holy Redeemer College is an excellent example of the Lombardy Romanesque Revival style—a style relatively uncommon in the District. Named for the northern Italian region of Lombardy where this particular derivation of the style emerged and thrived during the ninth to twelfth centuries, the style is characterized by heavy masonry, arched openings, arched and corbelled cornices, and projecting towers (generally square in form). The sub-style features a certain regularity in plan and fenestration patterns that is not characteristic of the broader Romanesque Revival style made popular in America by architect Henry Hobson Richardson. Although the style persisted after the Romanesque Revival style fell out of favor, only two other expressions of the style are identified in D.C.—Ward Hall at CUA (1930) and St. Anthony's Catholic Church at 12<sup>th</sup> and Monroe Streets, NE (1939). Although there may be other examples in the city, the style was relatively uncommon and Holy Redeemer College survives as an excellent representation of it.

Holy Redeemer College has low archeological potential. Prior to construction of Holy Redeemer College, the historic record does not indicate any development on the parcel. While the parcel was part of the Metropolis View estate of Washington Berry, an 1871 map indicates that estate improvements were located to the southeast of the current Holy Redeemer College site.<sup>2</sup> Metropolis View was later subdivided, but historical maps do not indicate that the parcel was the site of any improvements before construction of Holy Redeemer College. Additionally, the

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<sup>2</sup> Nathaniel Michler, *Topographical sketch of the environs of Washington, D.C. (survey of locality for public park & site for a presidential mansion)*, 1871, Library of Congress, Washington, D.C.

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parcel is not known to have been located adjacent to any historic waterways, minimizing the potential for prehistoric archeological resources. Finally, the Holy Redeemer College building sits on an earthen terrace created at the time of construction, indicating significant disturbance of the ground.

### *Catholic University and "Little Rome"*

The idea of a national Catholic university in the United States was first conceived in the mid-nineteenth century, a time when the Catholic population of the country was growing steadily due to immigration from Ireland and other Catholic areas of Europe. By 1860, there were three million Catholics in the United States. The establishment of a Catholic university was intended to strengthen American Catholicism by developing new leaders and knowledge. The university would combine the teaching of Catholicism with graduate studies and research. Leading the push for a Catholic university was John Lancaster Spalding, who in 1877 became the Bishop of Peoria, Ohio. Spalding convinced his friend Mary Gwendoline Caldwell to pledge \$300,000 for the establishment of the university. He also secured the support of Pope Leo XIII. Because of Spalding's efforts, in 1885 a committee was formed to develop and establish the university. In addition to Spalding, the committee members included Bishop John Ireland of St. Paul and Cardinal James Gibbons of Baltimore.<sup>3</sup>

The committee considered several locations for the university, but ultimately decided on Washington, DC. They chose to purchase the sixty-five-acre Middleton Estate at a cost of \$29,500.<sup>4</sup> Middleton was located about three miles from downtown Washington, between the U.S. Military Asylum to the west and the Metropolitan Branch of the Baltimore and Ohio Railroad to the east. The proximity of the railroad provided connection to downtown Washington, while the remove from the city was thought to be healthful.<sup>5</sup> Middleton had initially belonged to Samuel Harrison Smith, founder of the *National Intelligencer*, who called his estate Sidney. He and his wife Margaret Bayard Smith built a manor house on the property that became one of the CUA's earliest campus buildings. The land later belonged to James Middleton and his son Erasmus J. Middleton, who renamed it Middleton.<sup>6</sup> The Catholic University of America (CUA) first opened for classes in the fall of 1888 and initially offered courses in philosophy, English literature, scripture, and theology for religious students. Canon law was also soon added to the curriculum.<sup>7</sup> The first building constructed for CUA, Divinity Hall (later Caldwell Hall), was a massive, Romanesque Revival building clad in uncoursed stone ashlar. It was completed in 1889.<sup>8</sup>

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<sup>3</sup> Emily Broe, *The Heritage of CUA*, Digital Exhibits, American Catholic History Research Center and University Archives, Catholic University of America, <http://cuexhibits.wrlc.org/exhibits/show/the-heritage-of-cua> (accessed January 4, 2018).

<sup>4</sup> Sarah Rice Scott, Michael Dobbs, and Maria Mazzenga, "A Historical Walking Tour of the Catholic University of America," Digital Exhibits, American Catholic History Research Center and University Archives, <http://cuexhibits.wrlc.org/exhibits/show/walkingtour/pre1900/middleton> (accessed February 8, 2018).

<sup>5</sup> Robert P. Malesky, *The Catholic University of America* (Charleston, SC: Arcadia Publishing, 2010), 19.

<sup>6</sup> Scott, Dobbs, and Mazzenga.

<sup>7</sup> Broe.

<sup>8</sup> Malesky, 24-25.



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The neighborhoods around the new university were also developing. In 1868, Edgewood, to the south of CUA, had been subdivided under the name Metropolis View after an earlier estate at that location, which had belonged to Washington Berry.<sup>9</sup> Early development in the Metropolis View subdivision clustered towards the south and was primarily rowhouses.<sup>10</sup> The Brookland neighborhood to the west of CUA was subdivided in 1887 from land that was previously the farm of John and Anne Brooks. Brookland's high elevation and freestanding, single-family homes quickly made it popular. Moreover, though Brookland and Edgewood were already on the Metropolitan Branch, the arrival of the first electric streetcar line in 1889-1890 substantially increased development interest in the area.<sup>11</sup>

Soon after its founding, CUA extended an invitation to Catholic religious congregations to establish houses of study at CUA or in the developing neighborhoods in the vicinity. One of the first orders to accept this invitation were the Paulists. CUA gave the Paulists the former Middleton manor house, which they renamed St. Thomas Aquinas College. Groups like the Paulists boosted the total number of persons affiliated with CUA, which experienced unexpectedly low growth in enrollment in its early years. By 1895, there were only 7 professors and 115 students. Nonetheless, CUA continued to construct new buildings on its campus. In 1895, McMahon Hall—another massive, Romanesque Revival building—was constructed on land donated by James McMahon to house a new school of philosophy.<sup>12</sup> In the late nineteenth century, to boost enrollment, CUA decided to admit lay students.<sup>13</sup> In 1904, an undergraduate program was added, and in 1928, CUA opened to female graduate students. It would admit female undergraduate students after World War II.<sup>14</sup>

Meanwhile, between 1900 and 1940, more than fifty Catholic institutions followed the lead of the Paulists and rented or purchased property in the vicinity of CUA. The large number of Catholic institutions as well as the prevalence of people who could be seen in religious garb led to the neighborhood's nickname, "Little Rome." Another of the earliest orders to arrive were the Franciscans, who purchased a tract of land east of the university campus in 1890 and constructed a monastery that incorporated Byzantine and Romanesque influences. In 1901, the Marist Brothers arrived and soon constructed a building north of the campus on Harewood Road. The Dominicans also established their House of Studies in 1901.<sup>15</sup> In 1914, the Paulists relocated from the CUA campus to a new, Gothic Revival seminary on a large piece of land along Fourth

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<sup>9</sup> G.W. Baist, *Baist's map of the vicinity of Washington, D.C.* (Philadelphia: G. W. Baist, 1904); Albert Boschke, *Topographic Map of the District of Columbia Surveyed in the Years 1856, 1857, 1858, and 1859* (Washington, D.C.: D. McClelland, Blanchard, & Mohun, 1861).

<sup>10</sup> G.W. Baist, *Baist's real estate atlas of surveys of Washington, District of Columbia, complete in three volumes* (Philadelphia: G. W. Baist, 1903).

<sup>11</sup> John N. Pearce, "Brookland: Something in the Air," in *Washington at Home*, ed. Kathryn Schneider Smith (Baltimore: The Johns Hopkins University Press, 2010), 378-382.

<sup>12</sup> Malesky, 29-30.

<sup>13</sup> Malesky, 38.

<sup>14</sup> Broe.

<sup>15</sup> Broe.

Following the exit of the Paulists, St. Thomas Aquinas College was repurposed as St. Thomas Hall and was used as a dormitory until 1933, when it became the home of the School of Social Service. It was demolished in 1970.

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Street, NE, formerly part of Washington Berry's Metropolis View estate and the later subdivision of the same name, which they named St. Paul's College.<sup>16</sup> In addition to CUA, other Catholic universities were established, including Trinity College (now Trinity Washington University), a women's college founded in 1897 by the Sisters of Notre Dame de Namur, and Theological College, founded by the Society of St. Sulpice in 1917.<sup>17</sup> With the establishment of these institutions and others, Northeast Washington truly became a center of Catholic life and education for the District of Columbia.

*Romanesque, Romanesque Revival, and Lombardy Romanesque*

Romanesque is a style of architecture that was popular in central and southern Europe between approximately the ninth through twelfth centuries. The name Romanesque derives from the inspiration that the style drew from ancient Roman architecture, including the pervasive use of arches and columns. Romanesque architecture is typically characterized by heavy masonry, thick walls, and rounded arches. Of buildings constructed in the Romanesque style, the greatest number are churches or other ecclesiastical buildings, such as monasteries. Although spread throughout Europe, Romanesque architecture varied significantly by country and by region. In the northern Italian kingdom of Lombardy, Romanesque buildings were particularly bulky in appearance and were heavily influenced by the Romanesque buildings of Germany and France, while further to the south, the cities of the Duchy of Tuscany created more individualized interpretations. In Lombardy, a prosperous agricultural center during this period, the Romanesque was informed by the expansion of Benedictine monasticism and the position of Lombardy within the Holy Roman Empire, of which it was then a part.<sup>18</sup> In keeping with the Holy Roman Empire's Germanic origins, Lombardy Romanesque was closer in character to Saxon and Rhenish Romanesque buildings than elsewhere in Italy, and was characterized by square towers, rib vaulting, and arched colonnades below the eaves.<sup>19</sup>

Romanesque architecture was replaced in fashion by the Gothic style beginning around the twelfth century. However, beginning in the mid-nineteenth century, an interest in the Romanesque style resurged. The new Romanesque was first popularized in Germany, where it was known as *Rundbogenstil*, or round-arch style. It was soon exported to the United States. In addition to round arches, the first wave of Romanesque Revival was characterized by heavy stone or brick construction, round towers, and squat columns. Relatively few buildings in the United States were built in the style until it was embraced by architect Henry Hobson Richardson (1838-1886) beginning in the 1870s.<sup>20</sup> Richardson's particular interpretation of the Romanesque is often referred to as Richardsonian Romanesque. Among his most famous works of Romanesque Revival are Trinity Church in Boston (1872) and the John J. Glessner House in Chicago (1887). Neither Richardson's designs nor those of the architects he inspired were

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<sup>16</sup> Malesky, 81.

<sup>17</sup> Broe.

<sup>18</sup> Benedictine monasticism was a type of monastic living that was based on the *Rule of Saint Benedict* and emphasized the community environment of the monastery.

<sup>19</sup> David Watkin, *A History of Western Architecture* (London: Laurence King Publishing, 2005), 144-146.

<sup>20</sup> Pennsylvania Historical and Museum Commission, "Romanesque Revival Style 18540-1900," August 26, 2015, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/romanesque-revival.html> (accessed January 9, 2018).

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entirely true to the original Romanesque style. Richardson incorporated details like polychromatic masonry, borrowed from the Gothic style, and Syrian arches, common in early Christian buildings. His imitators were commonly influenced by the Queen Anne style and incorporated asymmetrical facades, turrets, and complex roofs.<sup>21</sup>

Although Romanesque Revival declined in overall popularity in the United States after 1900, architects continued to be inspired by the Romanesque in the design of select buildings. The late Romanesque Revival style, or Lombardy Romanesque, was most prevalent between 1922 and 1940. In contrast to earlier Romanesque Revival buildings, Lombardy Romanesque Revival buildings are truer in appearance to their medieval forebears. They show little of the Queen Anne influence that often colored earlier Romanesque Revival structures, and they usually incorporate square towers with flat or pyramidal roofs rather than round towers with conical roofs. The Lombardy Romanesque Revival is defined by the repetition of round arches for window and door openings, corbel tables or miniature arches below the eaves, and prominent belt courses that demark the horizontal lines of the building. The exteriors of Lombardy Romanesque buildings are usually clad in brick, stucco, or stone. Ecclesiastical buildings often have prominent bell towers.<sup>22</sup>

One of the most well-known examples of Lombardy Romanesque in the United States is the campus of the University of California at Los Angeles (UCLA). The campus's four original buildings—Royce Hall, Powell Library, the Humanities Building, and Haines Hall—were designed in the 1920s under the supervision of master planner George W. Kelham.<sup>23</sup> The style of the buildings was deliberately chosen for the Mediterranean climate of Southern California, where the Collegiate Gothic styles popular elsewhere in the country at that time would have seemed out of place.<sup>24</sup> Elsewhere, the style was predominantly used for ecclesiastical buildings. One such example is St. Anthony's Roman Catholic Church in Wilmington, Delaware, constructed in 1925 and listed on the National Register of Historic Places in 1984. Other examples include St. John's Roman Catholic Church in Cambridge, Massachusetts (1905); Congregation Agudath Sholom (the Walnut Street Synagogue) in Chelsea, Massachusetts (1909); Saint Mary of the Lake in Chicago, Illinois (1913-1917); and St. Luke's Church in Saint Paul, Minnesota (1924).<sup>25</sup> Lombardy Romanesque Revival buildings in the District of Columbia include Ward Hall at CUA (1930) and St. Anthony's Roman Catholic Church at Twelfth and Monroe Streets, NE (1939).

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<sup>21</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 300-302.

<sup>22</sup> Washington State Department of Archaeology and Historic Preservation, "Late Romanesque Revival, 1922-1940," <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/late-romanesque-revival> (accessed January 8, 2018).

<sup>23</sup> Rotem Ben-Schachar, "As UCLA campus grows, architecture recalls style of original four buildings," *Daily Bruin*, January 12, 2010, <http://dailybruin.com/2010/01/12/ucla-campus-grows-architecture-recalls-style-origi/> (accessed January 8, 2018).

<sup>24</sup> Sherin Wing, "How 5 California College Approach Campus Design," *ArchDaily*, February 15, 2014, <https://www.archdaily.com/475577/how-5-california-colleges-approach-campus-design> (accessed January 8, 2018).

<sup>25</sup> Jeffrey Howe, *Houses of Worship* (San Diego, CA: Thunder Bay Press, 2003), 268-270.

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### *The Redemptorists and Holy Redeemer College*

The Congregation of the Most Holy Redeemer, commonly referred to as the Redemptorists or the Redemptorist Fathers, is a Catholic religious order established in the mid-18<sup>th</sup> century in southern Italy by St. Alphonsus Liguri. The order has traditionally dedicated itself to missionary work. The first Redemptorists in the United States arrived in 1832 from Vienna, answering a call for Catholic priests put out by the ten Catholic dioceses then in existence.<sup>26</sup> These Redemptorists worked with Native Americans and with Irish, German, and Slavic immigrant groups. In 1850, they established the first American Redemptorist ecclesiastical province at Baltimore.<sup>27</sup>

Though the Redemptorists gradually spread to other areas of the United States, it was not until 1928 that leadership first discussed establishing a presence in Washington for purposes of facilitating the pursuit of graduate studies by Redemptorist fathers. Individual Redemptorists had previously undertaken studies at CUA and Georgetown, but had done so without a Redemptorist facility nearby. The Baltimore Provincial (head of the Redemptorist Baltimore Province), Father James Barron, proposed to rent a house near CUA beginning in 1930 for a limited number of Redemptorists as a trial run for a more permanent situation. After arranging with CUA for the enrollment of Redemptorist fathers, Barron secured a house at 3512 Ninth Street, NE. The house had sufficient bedrooms for six residents. It was formally named Holy Redeemer College at the suggestion of Father Cornelius Warren in 1933.<sup>28</sup>

In May 1930, Father Barron was replaced as the Baltimore Provincial by Father Andrew Kuhn. At that time, Barron became the first superior of Holy Redeemer College, a post that he would hold until 1936. Deeming the Washington experiment successful, Barron and Kuhn consulted about obtaining a more permanent site for the College. They viewed several properties before deciding to purchase four acres from the Paulist Fathers in 1932. The property, part of the land belonging to St. Paul's College, was located on Seventh Street between Jackson and Hamlin Streets.<sup>29</sup> The purchase price was \$35,000.<sup>30</sup> Prior to construction, the Park and Planning Commission and the Commissioners of the District of Columbia agreed to permanently close the portion of Irving Street northeast between Seventh and Fourth Streets that ran through the site.<sup>31</sup>

Barron hired Anthony A. F. Schmitt of New York to design the new building.<sup>32</sup> Schmitt had previously designed for the Redemptorists, including the Beaux-Arts school at the Immaculate

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<sup>26</sup> Michael J. Curley, *The Provincial Story* (New York: Redemptorist Fathers of the Baltimore Province, 1963), 2, 10.

<sup>27</sup> Redemptorists, "Who are the Redemptorists?," <https://redemptorists.net/redemptorists/who-are-the-redemptorists/> (accessed January 3, 2018).

<sup>28</sup> Patrick J. Hayes, "Holy Redeemer College: The Redemptorist House of Studies in Brookland," *Potomac Catholic Heritage* (Spring 2015): 3-4.

The house at 3512 Ninth Street is no longer extant.

<sup>29</sup> As noted in the preceding section *Catholic University and Little Rome*, prior to purchase by the Paulists, this land was part of the Metropolis View estate and later subdivision of the same name.

<sup>30</sup> Hayes, 4-5.

<sup>31</sup> *Evening Star*, "College Building Will Be Erected," August 15, 1932.

<sup>32</sup> Hayes, 4-5.

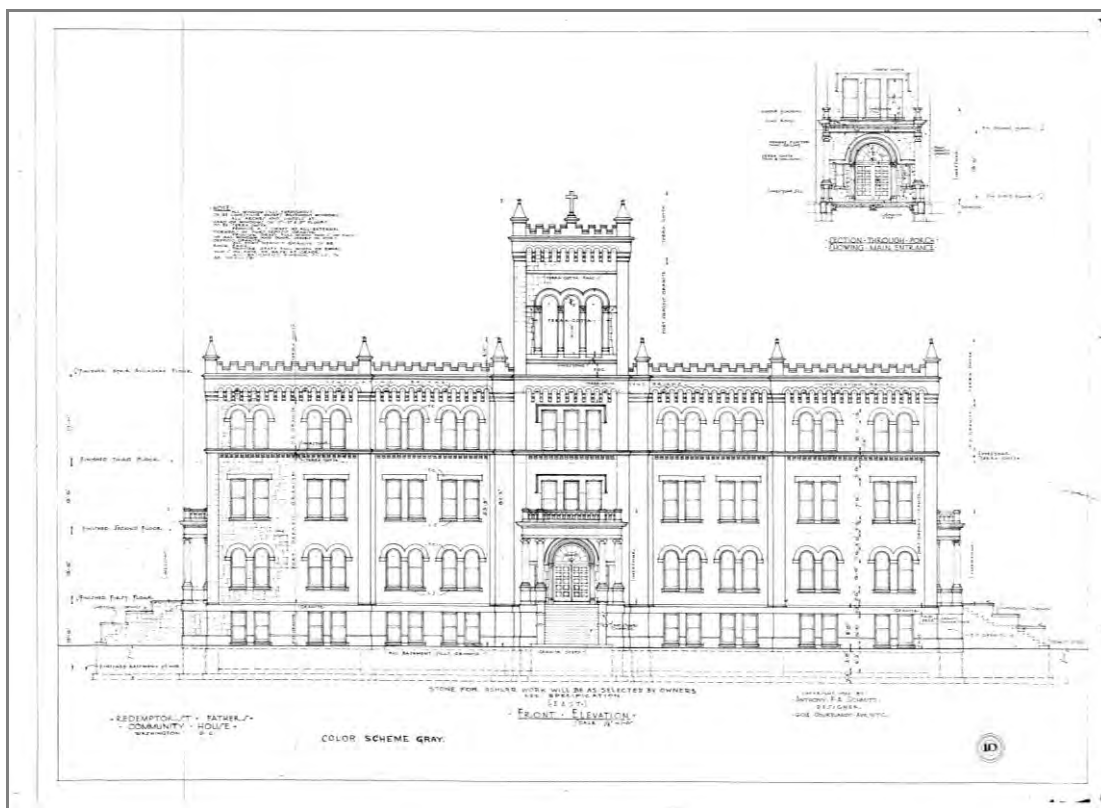
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Conception of the Blessed Virgin Mary Church at East 151 Street and Melrose Avenue in the Bronx (constructed 1901).<sup>33</sup> Schmitt also designed other Catholic buildings, including the Romanesque St. Luke's Catholic Church at 622 E. 138<sup>th</sup> Street, likewise in the Bronx (constructed 1915-1918).<sup>34</sup> Schmitt's design for Holy Redeemer College was quite similar in appearance to the Redemptorist seminary of Mount St. Alphonsus in Esopus, New York, designed by architect Franz Joseph Untersee. Mount St. Alphonsus, constructed between 1904 and 1907, was the seminary of the Redemptorists. Like Holy Redeemer College, it was Romanesque Revival, brick construction with granite ashlar cladding, had a central tower over the main entrance, and incorporated a mix of round-arched and flat-headed window openings. Mount St. Alphonsus also offered similar facilities to Holy Redeemer College, including a chapel and library.<sup>35</sup>



Anthony A. F. Schmitt, *Redemptorist Father Community House, Washington, DC*. Image courtesy of Redemptorist Fathers.

<sup>33</sup> Lloyd Ultan, "The Immaculate Conception Church and School," Lehman College Art Gallery, [http://www.lehman.edu/vpadvance/artgallery/arch/buildings/Immaculate\\_Conception.html](http://www.lehman.edu/vpadvance/artgallery/arch/buildings/Immaculate_Conception.html) (accessed January 3, 2018).

<sup>34</sup> Natalie Rose and Linda Dowling Almeida, Interview with Gerald J. Ryan, November 17, 2005, Ireland House Oral History Collection, New York University Library, <https://www.nyu.edu/library/bobst/research/aia/collections/ihoral/ryanfrg/ryanfrg.php> (accessed January 3, 2018).

<sup>35</sup> Mary Ann Garber, "Now-closed Mount St. Alphonsus has a storied history," *Criterion*, November 30, 2012, Archdiocese of Indianapolis, <http://www.archindy.org/criterion/local/2012/11-30/mount.html> (accessed January 8, 2018).

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In September 1932, the Redemptorists hired Parkhill Construction Company, who began excavation at the site by the end of that month. Though Schmitt had intended to use Port Deposit granite from Maryland, Parkhill favored Stone Mountain granite from Georgia for its durability.<sup>36</sup> Schmitt filed the building permit for a “community house” for the Redemptorists on September 28, 1932. The permit described the building as having fireproof construction, incorporating over one million bricks covered by ashlar. The estimated cost of the building was \$250,000. In October 1932, Schmitt wrote to the inspector of buildings to request that they be allowed to omit the skylights above the two rear staircases that were included in the plans; this request was granted.<sup>37</sup>

The cornerstone of the building was laid by Father Kuhn on January 9, 1933. The cornerstone contained a short history of the Redemptorists, a list of priests who had lived at the house at 3512 Ninth Street, a picture of that house, and several coins. Despite early delays in construction due to bad weather, the building was completed by August 1, 1933. The first fathers occupied the building in September, and the cost of the building was paid for in full by December 31, 1933. The building was formally blessed on January 14, 1934 by Auxiliary Bishop John M. McNamara of Baltimore, less than week after the death of Schmitt on January 8.<sup>38</sup>



Holy Redeemer College circa 1934. Image courtesy of Redemptorist Archives of the Baltimore Province.

<sup>36</sup> Hayes, 5.

<sup>37</sup> DC Building Permit #157553, September 28, 1932, M1116 [Microfilm], National Archives and Records Administration, Washington, DC.

<sup>38</sup> Hayes, 6.

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Shortly after opening, the college, which had a capacity of seventy residents, was occupied by twenty-seven students pursuing graduate studies at CUA.<sup>39</sup> In addition to individual rooms for these residents, the building offered more than one chapel, an extensive library, kitchen and dining facilities, and several parlors. In 1937, the first-floor chapel received eight stained-glass windows designed by Franz Meyer Studios of Munich, Germany. Between 1934 and 1944, forty Redemptorists received graduate degrees in the arts and sciences from Catholic University, including degrees in German, French, English, Sociology, Church History, and Canon Law.<sup>40</sup>

In March 1961, the house chapel was renovated. It would undergo further renovations after the Second Vatican Council, which concluded in 1965, developed new requirements for the positioning of altars.<sup>41</sup> In 1964, a portion of the Redemptorist property totaling 55,000 square feet at the corner of Seventh and Hamlin Streets was sold to the Augustinians. The Augustinians resold the property in 1967, and the land was developed as apartments.<sup>42</sup> In July 2017, the Redemptorists divided its remaining acreage. The northern section, comprising two lots (Lot 828 and 829), retains approximately 1.6 acres of land, the college building, garage and grounds. These grounds feature a broad lawn with mature shade trees on the front and sides of the building and a parking area and the garage at the rear. The southern portion, consisting of approximately 1.2 acres, includes open lawn, mature shade trees, the historic driveway leading from 7<sup>th</sup> Street to the parking lot at the rear of the college building, and a historic stone retaining wall along the 7<sup>th</sup> Street side of the property. This area has been divided into multiple lots (Lots 805-826 and Lot 830) and is currently under development review for a Planned Unit Development of townhouses.<sup>43</sup>

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<sup>39</sup> *Evening Star*, "Bishop M'Namara Dedicates College," January 15, 1934.

<sup>40</sup> Hayes, 8-9.

<sup>41</sup> Hayes, 18.

<sup>42</sup> Hayes, 14.

<sup>43</sup> DC Office of the Surveyor, Subdivision Square 3645, July 11, 2017, page 159, Subdivisions Book 212, SURDOCS Information System, <https://dcaonline-rms.dca.dc.gov/SurDocsPublic/> (accessed January 3, 2018).

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_

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\_\_\_\_\_ recorded by Historic American Engineering Record # \_\_\_\_\_  
\_\_\_\_\_ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** 1.6331

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                       |                      |
|-----------------------|----------------------|
| 1. Latitude: 38.92853 | Longitude: -76.99634 |
| 2. Latitude:          | Longitude:           |
| 3. Latitude:          | Longitude:           |
| 4. Latitude:          | Longitude:           |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |          |           |
|----------|----------|-----------|
| 1. Zone: | Easting: | Northing: |
|----------|----------|-----------|

Holy Redeemer College  
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2. Zone: Easting: Northing:  
3. Zone: Easting: Northing:  
4. Zone: Easting : Northing:

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

The boundaries of the property include Lots 828 and 829 in Square 3645 (See Boundary Map)

**Boundary Justification** (Explain why the boundaries were selected.)

Lots 828 and 829 together consist of a 1.6-acre section of the historic four-acre site still owned by the Redemptorists. The boundaries include the 1933 college building; the garage (contributing); and grounds. These grounds feature a broad lawn with mature shade trees on the front and sides of the building and a parking area and the garage at the rear. Although the boundaries do not include the entirety of the historic four-acre lot, the surviving acreage provides an appropriate visual context for Holy Redeemer College.

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**11. Form Prepared By**

name/title: Kendra Parzen. Historic Preservation Specialist  
organization: EHT Traceries, Inc.  
street & number: 440 Massachusetts Ave.  
city or town: Washington state: DC zip code: 20001  
e-mail kendra.parzen@traceries.com  
telephone: (202)393-1199  
date: May 8, 2018

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**Additional Documentation**

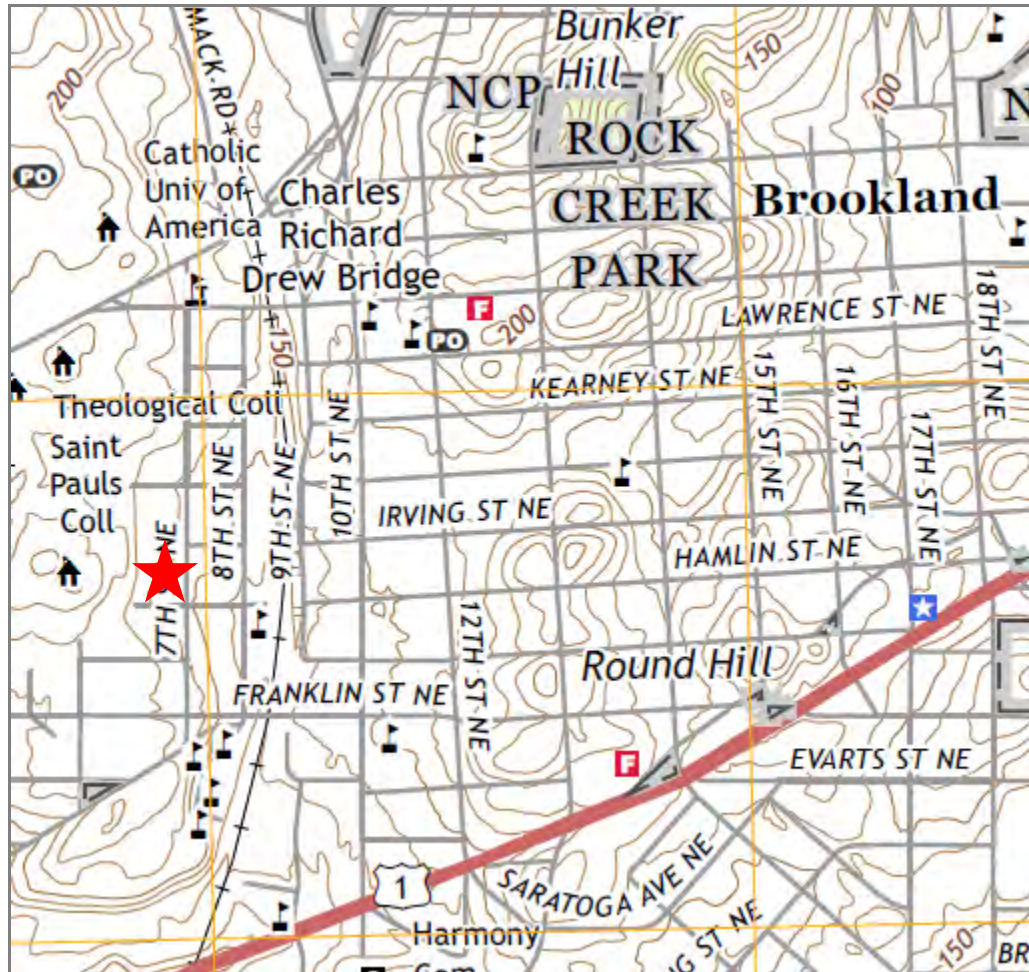
Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

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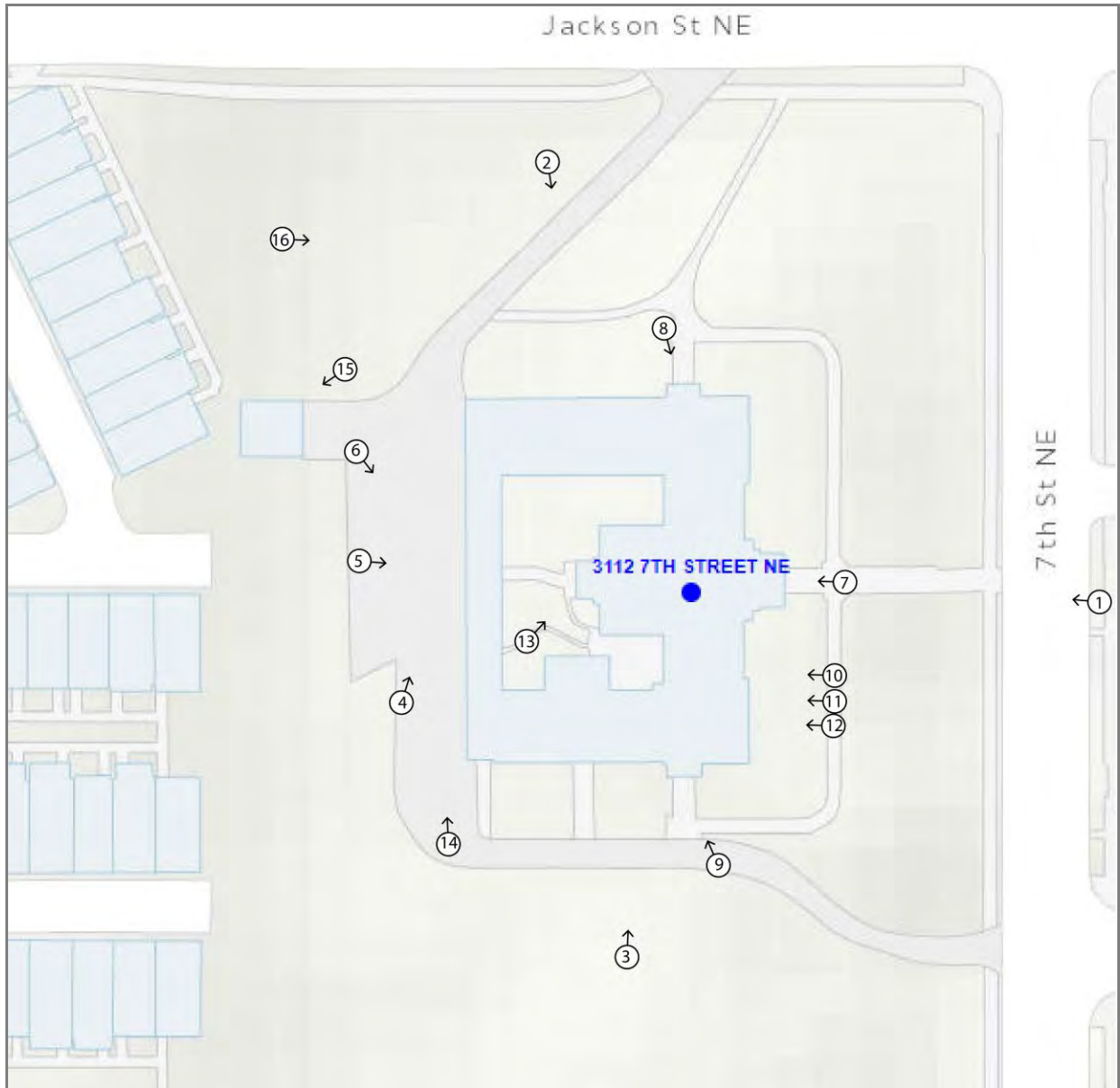
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)



USGS US Topo 7.5 Minute Map for Washington East, DC-MD, 2016  
Location of Holy Redeemer College is indicated by red star

Holy Redeemer College  
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Sketch Map with Exterior Photo Key  
Base Map from DC Atlas Plus, 2018

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Map showing National Register boundaries indicated by dashed red line  
(Map from DC Atlas Plus, 2018  
Overlay by EHT Traceries)

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### Photographs

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

### Photo Log

Name of Property: Holy Redeemer College

City or Vicinity: Washington

County: N/A

State: DC

Photographer: Kendra Parzen and Kimberly DeMuro

Date Photographed: December 8, 2017

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

1 of 20

Front (east) elevation, facing west

2 of 20

North (side) elevation, facing south

3 of 20

South (side) elevation, facing north

4 of 20

West (rear) elevation, facing northeast

5 of 20

West (rear) elevation, facing east

6 of 20

West (rear) elevation, facing southeast

7 of 20

Front entrance, facing west

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8 of 20

North entrance, facing south

9 of 20

South entrance, facing northwest

10 of 20

Typical basement and first-story windows on front elevation, facing west

11 of 20

Typical second- and third-story windows and roofline on front elevation, facing west

12 of 20

Detail of roofline

13 of 20

Rear courtyard with entrance, facing northeast

14 of 20

Rear parking lot, facing north

15 of 20

Garage, facing southwest

16 of 20

North lawn, facing east

17 of 20

Typical interior hallway

18 of 20

Chapel from rear

19 of 20

Refectory

20 of 20

Main stair

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

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding



Holy Redeemer College  
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this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



1 of 20  
Front (east) elevation, facing west

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2 of 20  
North (side) elevation, facing south

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3 of 20  
South (side) elevation, facing north

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4 of 20  
West (rear) elevation, facing northeast

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5 of 20  
West (rear) elevation, facing east

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6 of 20  
West (rear) elevation, facing southeast

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7 of 20  
Front entrance, facing west

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8 of 20  
North entrance, facing south



Holy Redeemer College  
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9 of 20  
South entrance, facing northwest

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10 of 20  
Typical basement and first-story windows on front elevation, facing west

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11 of 20  
Typical second- and third-story windows and roofline on front elevation, facing west

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12 of 20  
Detail of roofline

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13 of 20  
Rear courtyard with entrance, facing northeast

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14 of 20  
Rear parking lot, facing north

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15 of 20  
Garage, facing southwest

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16 of 20  
North lawn, facing east



Holy Redeemer College  
Name of Property

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17 of 20  
Typical interior hallway

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18 of 20  
Chapel from rear

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19 of 20  
Refectory

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20 of 20  
Main stair



Holy Redeemer  
1853-1860  
THE REDEMPTRISTS















3112

REDEMPTORISTS































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination  
Property Name: Holy Redeemer College  
Multiple Name: \_\_\_\_\_  
State & County: DISTRICT OF COLUMBIA, District of Columbia

Date Received: 4/10/2019 Date of Pending List: 4/30/2019 Date of 16th Day: 5/15/2019 Date of 45th Day: 5/28/2019 Date of Weekly List: \_\_\_\_\_

Reference number: SG100003958

Nominator: SHPO

Reason For Review:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Appeal           | <input type="checkbox"/> PDIL            | <input checked="" type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request     | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo                      |
| <input type="checkbox"/> Waiver           | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary               |
| <input type="checkbox"/> Resubmission     | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period                     |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years         |
|   | <input type="checkbox"/> CLG             |   |

Accept       Return       Reject      5/17/2019 Date

Abstract/Summary Comments: The Holy Redeemer College is locally significant under National Register Criteria A and C in the areas of Architecture, Education, and Religion. Designed by New York architect Anthony A. F. Schmitt and completed in 1933, the Holy Redeemer College building is an excellent local example of late Romanesque Revival (Lombardy Romanesque) style design. The school served as housing for members of the Redemptorist religious order while pursuing studies at nearby Catholic University of America, and was part of a significant pattern of Catholic educational facilities established in proximity to the University during the late nineteenth and early twentieth centuries.

Recommendation/ Criteria: Accept NR Criteria A and C

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 5/17/2019

DOCUMENTATION: see attached comments : No see attached SLR : **Yes**

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

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION OFFICE



MEMO

DATE: April 4, 2019

TO: Paul Lusignan

FROM: Kim Williams *KW*

RE: Transmittal Letter for Holy Redeemer College

Please find enclosed two disks for Holy Redeemer College National Register nomination. The enclosed disk, Disk 1 of 2 contains the true and correct copy of the nomination. The enclosed Disk 2 of 2 contains photographs as per the NR photo requirements.